

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00011-0014	1-00071-0001	1-00065-0010	1-00065-0020
Address	26 BEAVER STREET	156 FRONT STREET	9 MAIDEN LANE	12 JOHN STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	21	66	68	20
Year Built	1909	1930	1900	1900
Gross SqFt	51,387	52,969	58,354	31,118
Estimated Gross Income	\$1,780,046	\$1,834,816	\$2,087,396	\$771,607
Gross Income per SqFt	\$34.64	\$34.64	\$35.77	\$24.80
Estimated Expense	\$448,095	\$462,069	\$742,339	\$187,390
Expense SqFt	\$8.72	\$8.72	\$12.72	\$6.02
Net Operating Income	\$1,331,951	\$1,372,747	\$1,345,057	\$584,217
Full Market Value	\$10,056,000	\$10,364,000	\$10,155,000	\$4,385,000
Market Value per SqFt	\$195.69	\$195.66	\$174.02	\$140.92
Distance from Cooperative in miles		0.35	0.37	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00028-0001	1-00016-0015	1-00016-0020	1-00069-0006
Address	3 HANOVER SQUARE	50 BATTERY PLACE	70 BATTERY PLACE	211 PEARL STREET
Neighborhood	FINANCIAL	TRIBECA	TRIBECA	FINANCIAL
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	211	209	210	194
Year Built	1926	1998	1998	2007
Gross SqFt	239,121	239,165	230,766	222,000
Estimated Gross Income	\$6,578,219	\$6,580,344	\$6,196,187	\$7,153,372
Gross Income per SqFt	\$27.51	\$27.51	\$26.85	\$32.22
Estimated Expense	\$1,602,111	\$1,602,924	\$1,722,965	\$1,184,231
Expense SqFt	\$6.70	\$6.70	\$7.47	\$5.33
Net Operating Income	\$4,976,108	\$4,977,420	\$4,473,222	\$5,969,141
Full Market Value	\$37,570,000	\$37,580,000	\$33,740,000	\$45,067,000
Market Value per SqFt	\$157.12	\$157.13	\$146.21	\$203.00
Distance from Cooperative in miles		0.56	0.56	0.21

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00064-0008	1-00077-0024	1-00126-0013	1-00077-0001
Address	53 LIBERTY STREET	82 FULTON STREET	53 PARK PLACE	87 JOHN STREET
Neighborhood	FINANCIAL	FINANCIAL	CIVIC CENTER	FINANCIAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	92	205	116	163
Year Built	1911	1900	1921	1926
Gross SqFt	167,448	159,000	138,600	160,000
Estimated Gross Income	\$5,398,524	\$5,126,869	\$4,336,550	\$5,328,325
Gross Income per SqFt	\$32.24	\$32.24	\$31.29	\$33.30
Estimated Expense	\$1,461,821	\$1,387,789	\$1,284,420	\$1,895,424
Expense SqFt	\$8.73	\$8.73	\$9.27	\$11.85
Net Operating Income	\$3,936,703	\$3,739,080	\$3,052,130	\$3,432,901
Full Market Value	\$29,722,000	\$28,230,000	\$23,044,000	\$25,918,000
Market Value per SqFt	\$177.50	\$177.55	\$166.26	\$161.99
Distance from Cooperative in miles		0.15	0.34	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00065-0017	1-00077-0024	1-00077-0001	1-00521-0045
Address	176 BROADWAY	82 FULTON STREET	87 JOHN STREET	303 ELIZABETH STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	83	205	163	195
Year Built	1927	1900	1926	1991
Gross SqFt	168,176	159,000	160,000	187,368
Estimated Gross Income	\$5,600,261	\$5,126,869	\$5,328,325	\$7,665,420
Gross Income per SqFt	\$33.30	\$32.24	\$33.30	\$40.91
Estimated Expense	\$1,992,886	\$1,387,789	\$1,895,424	\$1,461,850
Expense SqFt	\$11.85	\$8.73	\$11.85	\$7.80
Net Operating Income	\$3,607,375	\$3,739,080	\$3,432,901	\$6,203,570
Full Market Value	\$27,236,000	\$28,230,000	\$25,918,000	\$46,837,000
Market Value per SqFt	\$161.95	\$177.55	\$161.99	\$249.97
Distance from Cooperative in miles		0.16	0.16	1.34

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00094-0001	1-00761-0043	1-01832-0001	
Address	80 GOLD STREET	320 WEST 38 STREET	741 WEST 96 STREET	
Neighborhood	SOUTHBRIDGE	FASHION	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR	
Total Units	1,664	570	221	
Year Built	1971	2007	1971	
Gross SqFt	2,075,590	718,503	303,585	
Estimated Gross Income	\$37,256,841	\$15,066,042	\$4,968,781	
Gross Income per SqFt	\$17.95	\$20.97	\$16.37	
Estimated Expense	\$14,238,547	\$4,562,301	\$2,237,491	
Expense SqFt	\$6.86	\$6.35	\$7.37	
Net Operating Income	\$23,018,294	\$10,503,741	\$2,731,290	
Full Market Value	\$162,215,000	\$178,148,000	\$18,798,000	
Market Value per SqFt	\$78.15	\$247.94	\$61.92	
Distance from Cooperative in miles		3.15	6.03	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00100-0026	1-00071-0001	1-00065-0020	
Address	138 NASSAU STREET	156 FRONT STREET	12 JOHN STREET	
Neighborhood	SOUTHBRIDGE	FINANCIAL	FINANCIAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	43	66	20	
Year Built	1901	1930	1900	
Gross SqFt	79,422	52,969	31,118	
Estimated Gross Income	\$2,360,422	\$1,834,816	\$771,607	
Gross Income per SqFt	\$29.72	\$34.64	\$24.80	
Estimated Expense	\$585,340	\$462,069	\$187,390	
Expense SqFt	\$7.37	\$8.72	\$6.02	
Net Operating Income	\$1,775,082	\$1,372,747	\$584,217	
Full Market Value	\$13,402,000	\$10,364,000	\$4,385,000	
Market Value per SqFt	\$168.74	\$195.66	\$140.92	
Distance from Cooperative in miles		0.33	0.22	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00101-0001	1-00079-0010	1-00140-0005	1-00068-0016
Address	36 PARK ROW	17 JOHN STREET	147 CHAMBERS STREET	84 WILLIAM STREET
Neighborhood	SOUTHBRIDGE	FINANCIAL	TRIBECA	FINANCIAL
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	51	114	123	123
Year Built	1900	1920	1997	1907
Gross SqFt	111,685	107,243	130,568	111,184
Estimated Gross Income	\$4,756,664	\$4,497,582	\$5,560,937	\$5,147,164
Gross Income per SqFt	\$42.59	\$41.94	\$42.59	\$46.29
Estimated Expense	\$1,203,964	\$1,276,764	\$1,407,390	\$1,445,424
Expense SqFt	\$10.78	\$11.91	\$10.78	\$13.00
Net Operating Income	\$3,552,700	\$3,220,818	\$4,153,547	\$3,701,740
Full Market Value	\$21,447,000	\$24,317,000	\$31,359,000	\$27,948,000
Market Value per SqFt	\$192.03	\$226.75	\$240.17	\$251.37
Distance from Cooperative in miles		0.16	0.37	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00106-0007	1-00097-0018	1-00065-0006	1-00175-0020
Address	266 WATER STREET	217 FRONT STREET	21 MAIDEN LANE	43 WHITE STREET
Neighborhood	SOUTHBRIDGE	SOUTHBRIDGE	FINANCIAL	CIVIC CENTER
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	24	33	32	18
Year Built	1900	2004	1900	1915
Gross SqFt	41,203	40,000	37,800	33,500
Estimated Gross Income	\$1,487,840	\$1,458,461	\$1,216,011	\$1,209,601
Gross Income per SqFt	\$36.11	\$36.46	\$32.17	\$36.11
Estimated Expense	\$416,974	\$447,968	\$348,140	\$338,906
Expense SqFt	\$10.12	\$11.20	\$9.21	\$10.12
Net Operating Income	\$1,070,866	\$1,010,493	\$867,871	\$870,695
Full Market Value	\$8,085,000	\$7,629,000	\$5,876,000	\$6,574,000
Market Value per SqFt	\$196.22	\$190.73	\$155.45	\$196.24
Distance from Cooperative in miles		0.12	0.39	0.67

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00117-0001	1-00075-0001	1-00016-0200	
Address	185 PARK ROW	127 JOHN STREET	400 CHAMBERS STREET	
Neighborhood	CIVIC CENTER	FINANCIAL	TRIBECA	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR	
Total Units	880	579	400	
Year Built	1960	1973	1998	
Gross SqFt	515,425	541,000	484,000	
Estimated Gross Income	\$17,220,349	\$17,637,758	\$16,563,867	
Gross Income per SqFt	\$33.41	\$32.60	\$34.22	
Estimated Expense	\$5,551,127	\$5,884,969	\$5,155,731	
Expense SqFt	\$10.77	\$10.88	\$10.65	
Net Operating Income	\$11,669,222	\$11,752,789	\$11,408,136	
Full Market Value	\$97,433,000	\$88,734,000	\$86,132,000	
Market Value per SqFt	\$189.03	\$164.02	\$177.96	
Distance from Cooperative in miles		0.45	0.86	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00134-0025	1-00068-0016	1-00585-0001	1-00065-0010
Address	258 BROADWAY	84 WILLIAM STREET	464 HUDSON STREET	9 MAIDEN LANE
Neighborhood	CIVIC CENTER	FINANCIAL	GREENWICH VILLAGE-WEST	FINANCIAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	46	123	138	68
Year Built	1915	1907	1900	1900
Gross SqFt	88,320	111,184	97,290	58,354
Estimated Gross Income	\$3,506,304	\$5,147,164	\$3,862,000	\$2,087,396
Gross Income per SqFt	\$39.70	\$46.29	\$39.70	\$35.77
Estimated Expense	\$792,230	\$1,445,424	\$872,518	\$742,339
Expense SqFt	\$8.97	\$13.00	\$8.97	\$12.72
Net Operating Income	\$2,714,074	\$3,701,740	\$2,989,482	\$1,345,057
Full Market Value	\$20,461,000	\$27,948,000	\$22,571,000	\$10,155,000
Market Value per SqFt	\$231.67	\$251.37	\$232.00	\$174.02
Distance from Cooperative in miles		0.42	1.27	0.29

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00137-0005	1-00065-0010	1-00078-0001	1-00071-0001
Address	76 WARREN STREET	9 MAIDEN LANE	135 WILLIAM STREET	156 FRONT STREET
Neighborhood	TRIBECA	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	30	68	32	66
Year Built	1915	1900	1905	1930
Gross SqFt	70,000	58,354	76,988	52,969
Estimated Gross Income	\$2,424,800	\$2,087,396	\$1,798,849	\$1,834,816
Gross Income per SqFt	\$34.64	\$35.77	\$23.37	\$34.64
Estimated Expense	\$610,400	\$742,339	\$623,688	\$462,069
Expense SqFt	\$8.72	\$12.72	\$8.10	\$8.72
Net Operating Income	\$1,814,400	\$1,345,057	\$1,175,161	\$1,372,747
Full Market Value	\$13,699,000	\$10,155,000	\$8,737,000	\$10,364,000
Market Value per SqFt	\$195.70	\$174.02	\$113.49	\$195.66
Distance from Cooperative in miles		0.41	0.46	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00137-0035	1-00179-0032	1-00065-0006	1-00522-0014
Address	90 WEST BROADWAY	176 WEST BROADWAY	21 MAIDEN LANE	640 BROADWAY
Neighborhood	TRIBECA	TRIBECA	FINANCIAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	21	17	32	31
Year Built	1920	2008	1900	1900
Gross SqFt	48,079	52,930	37,800	46,080
Estimated Gross Income	\$1,385,637	\$1,525,363	\$1,216,011	\$1,007,446
Gross Income per SqFt	\$28.82	\$28.82	\$32.17	\$21.86
Estimated Expense	\$529,831	\$583,105	\$348,140	\$413,053
Expense SqFt	\$11.02	\$11.02	\$9.21	\$8.96
Net Operating Income	\$855,806	\$942,258	\$867,871	\$594,393
Full Market Value	\$6,461,000	\$7,114,000	\$5,876,000	\$4,369,000
Market Value per SqFt	\$134.38	\$134.40	\$155.45	\$94.81
Distance from Cooperative in miles		0.23	0.41	1.03

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00140-0001	1-00150-0015	1-00065-0020	1-00149-0014
Address	139 CHAMBERS STREET	122 DUANE STREET	12 JOHN STREET	99 CHAMBERS STREET
Neighborhood	TRIBECA	CIVIC CENTER	FINANCIAL	CIVIC CENTER
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	11	26	20	18
Year Built	1915	1920	1900	1938
Gross SqFt	26,531	29,165	31,118	22,500
Estimated Gross Income	\$858,278	\$1,005,259	\$771,607	\$727,787
Gross Income per SqFt	\$32.35	\$34.47	\$24.80	\$32.35
Estimated Expense	\$200,309	\$199,927	\$187,390	\$169,951
Expense SqFt	\$7.55	\$6.86	\$6.02	\$7.55
Net Operating Income	\$657,969	\$805,332	\$584,217	\$557,836
Full Market Value	\$4,968,000	\$4,207,000	\$4,385,000	\$4,106,000
Market Value per SqFt	\$187.25	\$144.25	\$140.92	\$182.49
Distance from Cooperative in miles		0.19	0.45	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00143-0001	1-00400-0001	1-00902-0030	1-00771-0046
Address	47 HUDSON STREET	58 AVENUE A	371 2 AVENUE	196 7 AVENUE
Neighborhood	TRIBECA	ALPHABET CITY	GRAMERCY	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	45	84	94	85
Year Built	1930	1940	1930	1940
Gross SqFt	77,630	79,956	77,640	76,450
Estimated Gross Income	\$2,577,316	\$2,679,698	\$2,577,544	\$2,155,681
Gross Income per SqFt	\$33.20	\$33.51	\$33.20	\$28.20
Estimated Expense	\$754,564	\$447,443	\$824,814	\$557,884
Expense SqFt	\$9.72	\$5.60	\$10.62	\$7.30
Net Operating Income	\$1,822,752	\$2,232,255	\$1,752,730	\$1,597,797
Full Market Value	\$13,762,000	\$16,854,000	\$13,233,000	\$12,063,000
Market Value per SqFt	\$177.28	\$210.79	\$170.44	\$157.79
Distance from Cooperative in miles		1.41	1.93	1.88

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00143-0004	1-00079-0010	1-00140-0005	1-00445-0014
Address	55 HUDSON STREET	17 JOHN STREET	147 CHAMBERS STREET	88 EAST 4 STREET
Neighborhood	TRIBECA	FINANCIAL	TRIBECA	EAST VILLAGE
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	63	114	123	89
Year Built	1900	1920	1997	1997
Gross SqFt	103,750	107,243	130,568	114,700
Estimated Gross Income	\$4,351,275	\$4,497,582	\$5,560,937	\$3,247,257
Gross Income per SqFt	\$41.94	\$41.94	\$42.59	\$28.31
Estimated Expense	\$1,235,663	\$1,276,764	\$1,407,390	\$915,943
Expense SqFt	\$11.91	\$11.91	\$10.78	\$7.99
Net Operating Income	\$3,115,612	\$3,220,818	\$4,153,547	\$2,331,314
Full Market Value	\$23,523,000	\$24,317,000	\$31,359,000	\$17,601,000
Market Value per SqFt	\$226.73	\$226.75	\$240.17	\$153.45
Distance from Cooperative in miles		0.51	0.11	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00143-0009	1-00149-0014	1-00199-0034	1-00587-0030
Address	173 DUANE STREET	99 CHAMBERS STREET	106 BAYARD STREET	51 7 AVENUE
Neighborhood	TRIBECA	CIVIC CENTER	CHINATOWN	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	18	54	35
Year Built	1925	1938	1915	1926
Gross SqFt	24,500	22,500	30,582	21,679
Estimated Gross Income	\$782,775	\$727,787	\$462,970	\$692,650
Gross Income per SqFt	\$31.95	\$32.35	\$15.14	\$31.95
Estimated Expense	\$266,070	\$169,951	\$236,649	\$235,501
Expense SqFt	\$10.86	\$7.55	\$7.74	\$10.86
Net Operating Income	\$516,705	\$557,836	\$226,321	\$457,149
Full Market Value	\$3,901,000	\$4,106,000	\$1,523,000	\$3,451,000
Market Value per SqFt	\$159.22	\$182.49	\$49.80	\$159.19
Distance from Cooperative in miles		0.25	0.55	1.01

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00143-0021	1-00053-0033	1-00179-0032	1-00634-0047
Address	335 GREENWICH STREET	110 GREENWICH STREET	176 WEST BROADWAY	337 WEST 11 STREET
Neighborhood	TRIBECA	FINANCIAL	TRIBECA	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	29	61	17	63
Year Built	1931	1929	2008	1965
Gross SqFt	55,800	57,941	52,930	53,500
Estimated Gross Income	\$1,975,878	\$2,051,698	\$1,525,363	\$2,250,817
Gross Income per SqFt	\$35.41	\$35.41	\$28.82	\$42.07
Estimated Expense	\$639,468	\$663,933	\$583,105	\$599,060
Expense SqFt	\$11.46	\$11.46	\$11.02	\$11.20
Net Operating Income	\$1,336,410	\$1,387,765	\$942,258	\$1,651,757
Full Market Value	\$10,090,000	\$10,045,000	\$7,114,000	\$12,471,000
Market Value per SqFt	\$180.82	\$173.37	\$134.40	\$233.10
Distance from Cooperative in miles		0.66	0.12	1.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00144-0001	1-00398-0035	1-00521-0009	1-00283-0024
Address	16 HUDSON STREET	24 AVENUE B	304 MULBERRY STREET	10 RUTGERS STREET
Neighborhood	TRIBECA	ALPHABET CITY	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	33	64	92	89
Year Built	1915	1997	1974	2001
Gross SqFt	78,306	77,000	69,300	75,953
Estimated Gross Income	\$3,658,456	\$3,606,053	\$3,237,430	\$2,635,552
Gross Income per SqFt	\$46.72	\$46.83	\$46.72	\$34.70
Estimated Expense	\$987,439	\$727,998	\$874,106	\$622,912
Expense SqFt	\$12.61	\$9.45	\$12.61	\$8.20
Net Operating Income	\$2,671,017	\$2,878,055	\$2,363,324	\$2,012,640
Full Market Value	\$19,408,000	\$21,729,000	\$17,843,000	\$15,195,000
Market Value per SqFt	\$247.85	\$282.19	\$257.47	\$200.06
Distance from Cooperative in miles		1.34	0.97	0.92

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00144-0023	1-00199-0034	1-00065-0020	1-00504-0031
Address	84 THOMAS STREET	106 BAYARD STREET	12 JOHN STREET	112 SULLIVAN STREET
Neighborhood	TRIBECA	CHINATOWN	FINANCIAL	SOHO
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	16	54	20	60
Year Built	1910	1915	1900	1920
Gross SqFt	37,960	30,582	31,118	38,880
Estimated Gross Income	\$941,408	\$462,970	\$771,607	\$1,158,693
Gross Income per SqFt	\$24.80	\$15.14	\$24.80	\$29.80
Estimated Expense	\$228,519	\$236,649	\$187,390	\$281,659
Expense SqFt	\$6.02	\$7.74	\$6.02	\$7.24
Net Operating Income	\$712,889	\$226,321	\$584,217	\$877,034
Full Market Value	\$5,350,000	\$1,523,000	\$4,385,000	\$6,622,000
Market Value per SqFt	\$140.94	\$49.80	\$140.92	\$170.32
Distance from Cooperative in miles		0.47	0.52	0.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00146-0021	1-00199-0034	1-00504-0031	1-00149-0014
Address	134 DUANE STREET	106 BAYARD STREET	112 SULLIVAN STREET	99 CHAMBERS STREET
Neighborhood	CIVIC CENTER	CHINATOWN	SOHO	CIVIC CENTER
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	20	54	60	18
Year Built	1920	1915	1920	1938
Gross SqFt	38,700	30,582	38,880	22,500
Estimated Gross Income	\$1,153,260	\$462,970	\$1,158,693	\$727,787
Gross Income per SqFt	\$29.80	\$15.14	\$29.80	\$32.35
Estimated Expense	\$280,188	\$236,649	\$281,659	\$169,951
Expense SqFt	\$7.24	\$7.74	\$7.24	\$7.55
Net Operating Income	\$873,072	\$226,321	\$877,034	\$557,836
Full Market Value	\$6,592,000	\$1,523,000	\$6,622,000	\$4,106,000
Market Value per SqFt	\$170.34	\$49.80	\$170.32	\$182.49
Distance from Cooperative in miles		0.44	0.73	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00150-0010	1-00470-0029	1-00470-0005	1-00502-0020
Address	74 READE STREET	212 GRAND STREET	160 MOTT STREET	156 PRINCE STREET
Neighborhood	CIVIC CENTER	LITTLE ITALY	LITTLE ITALY	SOHO
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	12	16	35	24
Year Built	1915	1920	1910	1900
Gross SqFt	17,056	14,221	11,967	15,000
Estimated Gross Income	\$594,913	\$373,048	\$419,983	\$523,206
Gross Income per SqFt	\$34.88	\$26.23	\$35.10	\$34.88
Estimated Expense	\$178,406	\$146,149	\$139,410	\$156,962
Expense SqFt	\$10.46	\$10.28	\$11.65	\$10.46
Net Operating Income	\$416,507	\$226,899	\$280,573	\$366,244
Full Market Value	\$3,145,000	\$1,712,000	\$2,118,000	\$767,000
Market Value per SqFt	\$184.39	\$120.39	\$176.99	\$51.13
Distance from Cooperative in miles		0.62	0.62	0.73

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00161-0001	1-00027-0017	1-00042-0001	
Address	196 PARK ROW	67 WALL STREET	100 MAIDEN LANE	
Neighborhood	CIVIC CENTER	FINANCIAL	FINANCIAL	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	
Total Units	253	323	346	
Year Built	1965	1921	1930	
Gross SqFt	306,862	303,175	290,116	
Estimated Gross Income	\$11,623,933	\$11,522,703	\$10,947,850	
Gross Income per SqFt	\$37.88	\$38.01	\$37.74	
Estimated Expense	\$3,304,904	\$3,764,017	\$2,643,527	
Expense SqFt	\$10.77	\$12.42	\$9.11	
Net Operating Income	\$8,319,029	\$7,758,686	\$8,304,323	
Full Market Value	\$62,809,000	\$58,578,000	\$62,698,000	
Market Value per SqFt	\$204.68	\$193.22	\$216.11	
Distance from Cooperative in miles		0.72	0.62	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00172-0001	1-00585-0001	1-00610-0060	1-00068-0016
Address	364 BROADWAY	464 HUDSON STREET	1 CHRISTOPHER STREET	84 WILLIAM STREET
Neighborhood	CHINATOWN	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	FINANCIAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	40	138	134	123
Year Built	1920	1900	1931	1907
Gross SqFt	93,378	97,290	102,354	111,184
Estimated Gross Income	\$4,288,852	\$3,862,000	\$4,701,215	\$5,147,164
Gross Income per SqFt	\$45.93	\$39.70	\$45.93	\$46.29
Estimated Expense	\$1,118,668	\$872,518	\$1,226,143	\$1,445,424
Expense SqFt	\$11.98	\$8.97	\$11.98	\$13.00
Net Operating Income	\$3,170,184	\$2,989,482	\$3,475,072	\$3,701,740
Full Market Value	\$17,652,000	\$22,571,000	\$26,237,000	\$27,948,000
Market Value per SqFt	\$189.04	\$232.00	\$256.34	\$251.37
Distance from Cooperative in miles		1.01	1.15	0.72

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00178-0025	1-00179-0032	1-00494-0015	1-00631-0030
Address	13 WHITE STREET	176 WEST BROADWAY	40 PRINCE STREET	697 GREENWICH STREET
Neighborhood	CIVIC CENTER	TRIBECA	LITTLE ITALY	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	29	17	27	53
Year Built	1890	2008	1900	1979
Gross SqFt	49,000	52,930	45,990	51,200
Estimated Gross Income	\$2,205,980	\$1,525,363	\$2,288,730	\$2,305,184
Gross Income per SqFt	\$45.02	\$28.82	\$49.77	\$45.02
Estimated Expense	\$666,400	\$583,105	\$449,478	\$696,485
Expense SqFt	\$13.60	\$11.02	\$9.77	\$13.60
Net Operating Income	\$1,539,580	\$942,258	\$1,839,252	\$1,608,699
Full Market Value	\$7,716,000	\$7,114,000	\$13,886,000	\$12,146,000
Market Value per SqFt	\$157.47	\$134.40	\$301.94	\$237.23
Distance from Cooperative in miles		0.11	0.58	1.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00179-0006	1-00065-0006	1-00179-0032	1-00873-0015
Address	7 WORTH STREET	21 MAIDEN LANE	176 WEST BROADWAY	51 IRVING PLACE
Neighborhood	TRIBECA	FINANCIAL	TRIBECA	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	18	32	17	58
Year Built	1920	1900	2008	1969
Gross SqFt	43,094	37,800	52,930	42,476
Estimated Gross Income	\$1,386,334	\$1,216,011	\$1,525,363	\$1,995,285
Gross Income per SqFt	\$32.17	\$32.17	\$28.82	\$46.97
Estimated Expense	\$396,896	\$348,140	\$583,105	\$538,676
Expense SqFt	\$9.21	\$9.21	\$11.02	\$12.68
Net Operating Income	\$989,438	\$867,871	\$942,258	\$1,456,609
Full Market Value	\$7,470,000	\$5,876,000	\$7,114,000	\$10,997,000
Market Value per SqFt	\$173.34	\$155.45	\$134.40	\$258.90
Distance from Cooperative in miles		0.61	0.00	1.61

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00179-0011	1-00150-0015	1-00149-0014	1-00283-0094
Address	1 WORTH STREET	122 DUANE STREET	99 CHAMBERS STREET	111 DIVISION STREET
Neighborhood	TRIBECA	CIVIC CENTER	CIVIC CENTER	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	26	18	20
Year Built	1915	1920	1938	1920
Gross SqFt	19,285	29,165	22,500	17,895
Estimated Gross Income	\$623,870	\$1,005,259	\$727,787	\$263,550
Gross Income per SqFt	\$32.35	\$34.47	\$32.35	\$14.73
Estimated Expense	\$145,602	\$199,927	\$169,951	\$129,140
Expense SqFt	\$7.55	\$6.86	\$7.55	\$7.22
Net Operating Income	\$478,268	\$805,332	\$557,836	\$134,410
Full Market Value	\$3,611,000	\$4,207,000	\$4,106,000	\$897,000
Market Value per SqFt	\$187.24	\$144.25	\$182.49	\$50.13
Distance from Cooperative in miles		0.22	0.25	0.90

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00179-0017	1-00179-0032	1-00631-0030	1-00053-0033
Address	84 HUDSON STREET	176 WEST BROADWAY	697 GREENWICH STREET	110 GREENWICH STREET
Neighborhood	TRIBECA	TRIBECA	GREENWICH VILLAGE-WEST	FINANCIAL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	38	17	53	61
Year Built	1915	2008	1979	1929
Gross SqFt	51,748	52,930	51,200	57,941
Estimated Gross Income	\$1,832,397	\$1,525,363	\$2,305,184	\$2,051,698
Gross Income per SqFt	\$35.41	\$28.82	\$45.02	\$35.41
Estimated Expense	\$593,032	\$583,105	\$696,485	\$663,933
Expense SqFt	\$11.46	\$11.02	\$13.60	\$11.46
Net Operating Income	\$1,239,365	\$942,258	\$1,608,699	\$1,387,765
Full Market Value	\$9,357,000	\$7,114,000	\$12,146,000	\$10,045,000
Market Value per SqFt	\$180.82	\$134.40	\$237.23	\$173.37
Distance from Cooperative in miles		0.00	1.09	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00179-0021	1-00175-0020	1-00220-0027	1-00309-0022
Address	10 LEONARD STREET	43 WHITE STREET	36 LAIGHT STREET	51 LUDLOW STREET
Neighborhood	TRIBECA	CIVIC CENTER	TRIBECA	LOWER EAST SIDE
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	17	18	13	34
Year Built	1920	1915	1900	2000
Gross SqFt	29,610	33,500	26,712	26,300
Estimated Gross Income	\$1,069,217	\$1,209,601	\$858,310	\$1,239,432
Gross Income per SqFt	\$36.11	\$36.11	\$32.13	\$47.13
Estimated Expense	\$299,653	\$338,906	\$251,527	\$277,243
Expense SqFt	\$10.12	\$10.12	\$9.42	\$10.54
Net Operating Income	\$769,564	\$870,695	\$606,783	\$962,189
Full Market Value	\$5,682,000	\$6,574,000	\$4,581,000	\$7,265,000
Market Value per SqFt	\$191.89	\$196.24	\$171.50	\$276.24
Distance from Cooperative in miles		0.18	0.27	0.90

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00179-0056	1-00400-0001	1-00071-0001	1-00506-0016
Address	100 HUDSON STREET	58 AVENUE A	156 FRONT STREET	30 CHARLTON STREET
Neighborhood	TRIBECA	ALPHABET CITY	FINANCIAL	SOHO
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	49	84	66	86
Year Built	1919	1940	1930	1920
Gross SqFt	73,954	79,956	52,969	44,256
Estimated Gross Income	\$2,561,767	\$2,679,698	\$1,834,816	\$1,583,612
Gross Income per SqFt	\$34.64	\$33.51	\$34.64	\$35.78
Estimated Expense	\$644,879	\$447,443	\$462,069	\$475,084
Expense SqFt	\$8.72	\$5.60	\$8.72	\$10.73
Net Operating Income	\$1,916,888	\$2,232,255	\$1,372,747	\$1,108,528
Full Market Value	\$14,473,000	\$16,854,000	\$10,364,000	\$8,369,000
Market Value per SqFt	\$195.70	\$210.79	\$195.66	\$189.10
Distance from Cooperative in miles		1.31	0.90	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00187-0030	1-00850-0039	1-00466-0005	1-00462-0035
Address	105 HUDSON STREET	268 PARK AVENUE SOUTH	55 3 AVENUE	223 EAST 6 STREET
Neighborhood	TRIBECA	FLATIRON	EAST VILLAGE	EAST VILLAGE
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	32	77	58	86
Year Built	1920	1927	1986	1996
Gross SqFt	89,724	98,641	71,356	91,680
Estimated Gross Income	\$3,340,425	\$4,783,794	\$2,656,359	\$2,967,837
Gross Income per SqFt	\$37.23	\$48.50	\$37.23	\$32.37
Estimated Expense	\$765,346	\$1,195,996	\$608,778	\$1,009,065
Expense SqFt	\$8.53	\$12.12	\$8.53	\$11.01
Net Operating Income	\$2,575,079	\$3,587,798	\$2,047,581	\$1,958,772
Full Market Value	\$19,442,000	\$27,088,000	\$15,459,000	\$14,789,000
Market Value per SqFt	\$216.69	\$274.61	\$216.65	\$161.31
Distance from Cooperative in miles		1.75	1.35	1.19

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00188-0001	1-00220-0027	1-00586-0045	1-00149-0014
Address	55 NORTH MOORE STREET	36 LAIGHT STREET	29 7 AVENUE SOUTH	99 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	GREENWICH VILLAGE-WEST	CIVIC CENTER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	14	13	15	18
Year Built	1915	1900	1998	1938
Gross SqFt	23,700	26,712	25,542	22,500
Estimated Gross Income	\$761,481	\$858,310	\$732,437	\$727,787
Gross Income per SqFt	\$32.13	\$32.13	\$28.68	\$32.35
Estimated Expense	\$223,254	\$251,527	\$249,029	\$169,951
Expense SqFt	\$9.42	\$9.42	\$9.75	\$7.55
Net Operating Income	\$538,227	\$606,783	\$483,408	\$557,836
Full Market Value	\$4,064,000	\$4,581,000	\$3,650,000	\$4,106,000
Market Value per SqFt	\$171.48	\$171.50	\$142.90	\$182.49
Distance from Cooperative in miles		0.17	0.79	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00189-0025	1-00509-0026	1-00150-0015	1-00199-0034
Address	34 NORTH MOORE STREET	53 EAST HOUSTON STREET	122 DUANE STREET	106 BAYARD STREET
Neighborhood	TRIBECA	LITTLE ITALY	CIVIC CENTER	CHINATOWN
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	14	32	26	54
Year Built	1910	1910	1920	1915
Gross SqFt	28,500	25,480	29,165	30,582
Estimated Gross Income	\$634,125	\$566,951	\$1,005,259	\$462,970
Gross Income per SqFt	\$22.25	\$22.25	\$34.47	\$15.14
Estimated Expense	\$286,425	\$256,059	\$199,927	\$236,649
Expense SqFt	\$10.05	\$10.05	\$6.86	\$7.74
Net Operating Income	\$347,700	\$310,892	\$805,332	\$226,321
Full Market Value	\$2,565,000	\$2,293,000	\$4,207,000	\$1,523,000
Market Value per SqFt	\$90.00	\$89.99	\$144.25	\$49.80
Distance from Cooperative in miles		0.72	0.30	0.47

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00189-0030	1-00504-0036	1-00791-0078	1-00459-0029
Address	20 NORTH MOORE STREET	100 SULLIVAN STREET	91 7 AVENUE	63 2 AVENUE
Neighborhood	TRIBECA	SOHO	CHELSEA	EAST VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	70	69	45
Year Built	1921	1920	1920	1920
Gross SqFt	60,600	53,200	62,400	45,426
Estimated Gross Income	\$1,478,640	\$1,298,243	\$2,463,615	\$684,109
Gross Income per SqFt	\$24.40	\$24.40	\$39.48	\$15.06
Estimated Expense	\$379,356	\$333,222	\$689,812	\$321,531
Expense SqFt	\$6.26	\$6.26	\$11.05	\$7.08
Net Operating Income	\$1,099,284	\$965,021	\$1,773,803	\$362,578
Full Market Value	\$8,234,000	\$7,224,000	\$13,392,000	\$2,436,000
Market Value per SqFt	\$135.87	\$135.79	\$214.62	\$53.63
Distance from Cooperative in miles		0.50	1.43	0.99

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00210-0026	1-00504-0031	1-00150-0015	1-00413-0043
Address	45 LISPENARD STREET	112 SULLIVAN STREET	122 DUANE STREET	259 BROOME STREET
Neighborhood	TRIBECA	SOHO	CIVIC CENTER	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	19	60	26	55
Year Built	1920	1920	1920	1920
Gross SqFt	37,400	38,880	29,165	27,349
Estimated Gross Income	\$1,289,178	\$1,158,693	\$1,005,259	\$1,132,119
Gross Income per SqFt	\$34.47	\$29.80	\$34.47	\$41.40
Estimated Expense	\$256,564	\$281,659	\$199,927	\$339,211
Expense SqFt	\$6.86	\$7.24	\$6.86	\$12.40
Net Operating Income	\$1,032,614	\$877,034	\$805,332	\$792,908
Full Market Value	\$6,348,000	\$6,622,000	\$4,207,000	\$5,986,000
Market Value per SqFt	\$169.73	\$170.32	\$144.25	\$218.87
Distance from Cooperative in miles		0.43	0.36	0.65

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00214-0025	1-00527-0072	1-00457-0020	1-00489-0006
Address	135 HUDSON STREET	228 BLEECKER STREET	21 EAST 2 STREET	65 SULLIVAN STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-WEST	EAST VILLAGE	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	28	42	13
Year Built	1915	1900	1900	1989
Gross SqFt	22,363	16,205	27,600	9,110
Estimated Gross Income	\$607,155	\$771,554	\$749,445	\$213,284
Gross Income per SqFt	\$27.15	\$47.61	\$27.15	\$23.41
Estimated Expense	\$241,744	\$173,437	\$298,356	\$81,048
Expense SqFt	\$10.81	\$10.70	\$10.81	\$8.90
Net Operating Income	\$365,411	\$598,117	\$451,089	\$132,236
Full Market Value	\$2,759,000	\$4,516,000	\$3,406,000	\$984,000
Market Value per SqFt	\$123.37	\$278.68	\$123.41	\$108.01
Distance from Cooperative in miles		0.67	0.95	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00219-0026	1-00199-0034	1-00150-0015	1-00504-0019
Address	165 HUDSON STREET	106 BAYARD STREET	122 DUANE STREET	202 AVENUE OF THE AMERICA
Neighborhood	TRIBECA	CHINATOWN	CIVIC CENTER	SOHO
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	18	54	26	39
Year Built	1910	1915	1920	1910
Gross SqFt	30,000	30,582	29,165	21,740
Estimated Gross Income	\$1,034,100	\$462,970	\$1,005,259	\$911,459
Gross Income per SqFt	\$34.47	\$15.14	\$34.47	\$41.93
Estimated Expense	\$330,912	\$236,649	\$199,927	\$268,224
Expense SqFt	\$11.03	\$7.74	\$6.86	\$12.34
Net Operating Income	\$703,188	\$226,321	\$805,332	\$643,235
Full Market Value	\$5,309,000	\$1,523,000	\$4,207,000	\$4,856,000
Market Value per SqFt	\$176.97	\$49.80	\$144.25	\$223.37
Distance from Cooperative in miles		0.64	0.50	0.39

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00229-0020	1-00150-0015	1-00504-0031	1-00199-0034
Address	71 GRAND STREET	122 DUANE STREET	112 SULLIVAN STREET	106 BAYARD STREET
Neighborhood	SOHO	CIVIC CENTER	SOHO	CHINATOWN
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	18	26	60	54
Year Built	1920	1920	1920	1915
Gross SqFt	42,240	29,165	38,880	30,582
Estimated Gross Income	\$1,258,752	\$1,005,259	\$1,158,693	\$462,970
Gross Income per SqFt	\$29.80	\$34.47	\$29.80	\$15.14
Estimated Expense	\$305,818	\$199,927	\$281,659	\$236,649
Expense SqFt	\$7.24	\$6.86	\$7.24	\$7.74
Net Operating Income	\$952,934	\$805,332	\$877,034	\$226,321
Full Market Value	\$7,195,000	\$4,207,000	\$6,622,000	\$1,523,000
Market Value per SqFt	\$170.34	\$144.25	\$170.32	\$49.80
Distance from Cooperative in miles		0.44	0.33	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00229-0022	1-00585-0001	1-00850-0064	1-00400-0001
Address	75 GRAND STREET	464 HUDSON STREET	12 EAST 22 STREET	58 AVENUE A
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	FLATIRON	ALPHABET CITY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	31	138	87	84
Year Built	1915	1900	1911	1940
Gross SqFt	85,676	97,290	78,646	79,956
Estimated Gross Income	\$3,401,337	\$3,862,000	\$3,538,541	\$2,679,698
Gross Income per SqFt	\$39.70	\$39.70	\$44.99	\$33.51
Estimated Expense	\$768,514	\$872,518	\$914,483	\$447,443
Expense SqFt	\$8.97	\$8.97	\$11.63	\$5.60
Net Operating Income	\$2,632,823	\$2,989,482	\$2,624,058	\$2,232,255
Full Market Value	\$19,636,000	\$22,571,000	\$19,812,000	\$16,854,000
Market Value per SqFt	\$229.19	\$232.00	\$251.91	\$210.79
Distance from Cooperative in miles		0.76	1.48	1.03

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00230-0015	1-00470-0029	1-00588-0009	1-00543-0048
Address	16 GREENE STREET	212 GRAND STREET	26 GROVE STREET	136 WEST 4 STREET
Neighborhood	SOHO	LITTLE ITALY	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	16	43	30
Year Built	1920	1920	1926	1929
Gross SqFt	23,628	14,221	22,392	20,874
Estimated Gross Income	\$771,454	\$373,048	\$789,634	\$681,532
Gross Income per SqFt	\$32.65	\$26.23	\$35.26	\$32.65
Estimated Expense	\$185,007	\$146,149	\$236,890	\$163,491
Expense SqFt	\$7.83	\$10.28	\$10.58	\$7.83
Net Operating Income	\$586,447	\$226,899	\$552,744	\$518,041
Full Market Value	\$4,428,000	\$1,712,000	\$4,173,000	\$3,911,000
Market Value per SqFt	\$187.40	\$120.39	\$186.36	\$187.36
Distance from Cooperative in miles		0.35	0.81	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00230-0031	1-00150-0015	1-00413-0043	1-00488-0037
Address	31 MERCER STREET	122 DUANE STREET	259 BROOME STREET	508 BROOME STREET
Neighborhood	SOHO	CIVIC CENTER	LOWER EAST SIDE	SOHO
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	14	26	55	14
Year Built	1920	1920	1920	1900
Gross SqFt	30,000	29,165	27,349	21,598
Estimated Gross Income	\$1,133,700	\$1,005,259	\$1,132,119	\$816,081
Gross Income per SqFt	\$37.79	\$34.47	\$41.40	\$37.79
Estimated Expense	\$328,800	\$199,927	\$339,211	\$236,663
Expense SqFt	\$10.96	\$6.86	\$12.40	\$10.96
Net Operating Income	\$804,900	\$805,332	\$792,908	\$579,418
Full Market Value	\$6,077,000	\$4,207,000	\$5,986,000	\$4,375,000
Market Value per SqFt	\$202.57	\$144.25	\$218.87	\$202.57
Distance from Cooperative in miles		0.43	0.64	0.23

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00232-0009	1-00199-0034	1-00488-0037	1-00150-0015
Address	452 BROADWAY	106 BAYARD STREET	508 BROOME STREET	122 DUANE STREET
Neighborhood	SOHO	CHINATOWN	SOHO	CIVIC CENTER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	28	54	14	26
Year Built	1900	1915	1900	1920
Gross SqFt	42,111	30,582	21,598	29,165
Estimated Gross Income	\$1,451,566	\$462,970	\$816,081	\$1,005,259
Gross Income per SqFt	\$34.47	\$15.14	\$37.79	\$34.47
Estimated Expense	\$288,881	\$236,649	\$236,663	\$199,927
Expense SqFt	\$6.86	\$7.74	\$10.96	\$6.86
Net Operating Income	\$1,162,685	\$226,321	\$579,418	\$805,332
Full Market Value	\$8,778,000	\$1,523,000	\$4,375,000	\$4,207,000
Market Value per SqFt	\$208.45	\$49.80	\$202.57	\$144.25
Distance from Cooperative in miles		0.25	0.29	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00243-0056	1-00857-0066	1-00346-0001	1-00935-0013
Address	645 WATER STREET	10 EAST 28 STREET	50 NORFOLK STREET	315 EAST 29 STREET
Neighborhood	LOWER EAST SIDE	FLATIRON	LOWER EAST SIDE	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	212	418	156	208
Year Built	1962	1905	1982	1970
Gross SqFt	251,500	187,041	137,909	165,105
Estimated Gross Income	\$4,391,190	\$4,907,501	\$2,407,393	\$2,675,533
Gross Income per SqFt	\$17.46	\$26.24	\$17.46	\$16.21
Estimated Expense	\$1,745,410	\$2,257,450	\$957,509	\$1,301,243
Expense SqFt	\$6.94	\$12.07	\$6.94	\$7.88
Net Operating Income	\$2,645,780	\$2,650,051	\$1,449,884	\$1,374,290
Full Market Value	\$18,516,000	\$18,873,000	\$10,146,000	\$9,430,000
Market Value per SqFt	\$73.62	\$100.90	\$73.57	\$57.12
Distance from Cooperative in miles		2.26	0.48	2.09

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00244-0019	1-00346-0001	1-00935-0013	
Address	605 WATER STREET	50 NORFOLK STREET	315 EAST 29 STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	KIPS BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	124	156	208	
Year Built	1964	1982	1970	
Gross SqFt	124,600	137,909	165,105	
Estimated Gross Income	\$1,734,432	\$2,407,393	\$2,675,533	
Gross Income per SqFt	\$13.92	\$17.46	\$16.21	
Estimated Expense	\$887,152	\$957,509	\$1,301,243	
Expense SqFt	\$7.12	\$6.94	\$7.88	
Net Operating Income	\$847,280	\$1,449,884	\$1,374,290	
Full Market Value	\$5,550,000	\$10,146,000	\$9,430,000	
Market Value per SqFt	\$44.54	\$73.57	\$57.12	
Distance from Cooperative in miles		0.44	2.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00253-0001	1-02001-9005	1-01457-0017	
Address	2 MONROE STREET	3333 BROADWAY	450 EAST 63 STREET	
Neighborhood	LOWER EAST SIDE	HARLEM-WEST	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	1,618	1,193	509	
Year Built	1935	1975	1950	
Gross SqFt	1,396,625	1,443,724	723,578	
Estimated Gross Income	\$26,200,685	\$21,783,710	\$16,230,328	
Gross Income per SqFt	\$18.76	\$15.09	\$22.43	
Estimated Expense	\$11,591,988	\$10,674,018	\$6,654,434	
Expense SqFt	\$8.30	\$7.39	\$9.20	
Net Operating Income	\$14,608,697	\$11,109,692	\$9,575,894	
Full Market Value	\$97,172,000	\$74,627,000	\$70,744,000	
Market Value per SqFt	\$69.58	\$51.69	\$97.77	
Distance from Cooperative in miles		7.75	3.93	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00259-0001	1-00935-0013	1-00341-0058	
Address	604 WATER STREET	315 EAST 29 STREET	410 GRAND STREET	
Neighborhood	LOWER EAST SIDE	KIPS BAY	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	124	208	404	
Year Built	1964	1970	1972	
Gross SqFt	126,150	165,105	225,000	
Estimated Gross Income	\$1,732,040	\$2,675,533	\$3,929,121	
Gross Income per SqFt	\$13.73	\$16.21	\$17.46	
Estimated Expense	\$913,326	\$1,301,243	\$1,561,826	
Expense SqFt	\$7.24	\$7.88	\$6.94	
Net Operating Income	\$818,714	\$1,374,290	\$2,367,295	
Full Market Value	\$5,338,000	\$9,430,000	\$11,599,000	
Market Value per SqFt	\$42.31	\$57.12	\$51.55	
Distance from Cooperative in miles		2.04	0.27	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00259-0071	1-00246-0001	1-00248-0015	
Address	35 MONTGOMERY STREET	257 SOUTH STREET	82 RUTGERS SLIP	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	145	254	203	
Year Built	1964	1978	1995	
Gross SqFt	287,175	262,875	260,000	
Estimated Gross Income	\$5,192,124	\$6,396,719	\$3,073,741	
Gross Income per SqFt	\$18.08	\$24.33	\$11.82	
Estimated Expense	\$1,898,227	\$2,622,655	\$1,648,464	
Expense SqFt	\$6.61	\$9.98	\$6.34	
Net Operating Income	\$3,293,897	\$3,774,064	\$1,425,277	
Full Market Value	\$18,401,000	\$28,253,000	\$8,606,000	
Market Value per SqFt	\$64.08	\$107.48	\$33.10	
Distance from Cooperative in miles		0.19	0.36	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00263-0008	1-00709-0031	1-01457-0017	1-01514-0039
Address	453 F D R DRIVE	505 WEST 37 STREET	450 EAST 63 STREET	1524 3 AVENUE
Neighborhood	LOWER EAST SIDE	JAVITS CENTER	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	836	836	509	460
Year Built	1955	2007	1950	1967
Gross SqFt	923,000	834,583	723,578	651,162
Estimated Gross Income	\$20,702,890	\$11,838,844	\$16,230,328	\$14,757,622
Gross Income per SqFt	\$22.43	\$14.19	\$22.43	\$22.66
Estimated Expense	\$8,491,600	\$4,851,994	\$6,654,434	\$5,381,649
Expense SqFt	\$9.20	\$5.81	\$9.20	\$8.26
Net Operating Income	\$12,211,290	\$6,986,850	\$9,575,894	\$9,375,973
Full Market Value	\$90,213,000	\$210,268,000	\$70,744,000	\$69,385,000
Market Value per SqFt	\$97.74	\$251.94	\$97.77	\$106.56
Distance from Cooperative in miles		3.20	3.47	4.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00267-0001	1-00346-0001	1-00460-0001	1-00857-0066
Address	305 MADISON STREET	50 NORFOLK STREET	1 COOPER SQUARE	10 EAST 28 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	EAST VILLAGE	FLATIRON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	143	156	153	418
Year Built	1964	1982	1985	1905
Gross SqFt	136,070	137,909	122,689	187,041
Estimated Gross Income	\$2,737,728	\$2,407,393	\$2,468,459	\$4,907,501
Gross Income per SqFt	\$20.12	\$17.46	\$20.12	\$26.24
Estimated Expense	\$1,089,921	\$957,509	\$982,412	\$2,257,450
Expense SqFt	\$8.01	\$6.94	\$8.01	\$12.07
Net Operating Income	\$1,647,807	\$1,449,884	\$1,486,047	\$2,650,051
Full Market Value	\$11,919,000	\$10,146,000	\$10,749,000	\$18,873,000
Market Value per SqFt	\$87.59	\$73.57	\$87.61	\$100.90
Distance from Cooperative in miles		0.32	0.99	2.08

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00289-9001	1-01171-0063	1-00721-0007	1-00991-0060
Address	1 BOWERY	75 WEST END AVENUE	415 WEST 23 STREET	25 F D R DRIVE
Neighborhood	CHINATOWN	UPPER WEST SIDE (59-79)	CHELSEA	KIPS BAY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	790	1,009	959	1,112
Year Built	1977	1994	1934	1973
Gross SqFt	1,217,600	978,985	950,200	1,588,533
Estimated Gross Income	\$35,383,456	\$28,447,150	\$30,519,473	\$40,181,307
Gross Income per SqFt	\$29.06	\$29.06	\$32.12	\$25.29
Estimated Expense	\$12,029,888	\$9,672,031	\$10,174,209	\$16,981,718
Expense SqFt	\$9.88	\$9.88	\$10.71	\$10.69
Net Operating Income	\$23,353,568	\$18,775,119	\$20,345,264	\$23,199,589
Full Market Value	\$176,320,000	\$141,753,000	\$153,607,000	\$174,617,000
Market Value per SqFt	\$144.81	\$144.80	\$161.66	\$109.92
Distance from Cooperative in miles		4.23	2.24	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00299-0027	1-00293-0028	1-00294-0022	1-00293-0018
Address	25 ORCHARD STREET	88 DIVISION STREET	50 CANAL STREET	7 ALLEN STREET
Neighborhood	LOWER EAST SIDE	CHINATOWN	LOWER EAST SIDE	CHINATOWN
Building Classification	C8-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	17	23	19
Year Built	1900	1900	1900	1900
Gross SqFt	12,325	10,038	14,047	8,530
Estimated Gross Income	\$381,336	\$323,938	\$355,900	\$263,914
Gross Income per SqFt	\$30.94	\$32.27	\$25.34	\$30.94
Estimated Expense	\$129,659	\$93,215	\$135,242	\$89,731
Expense SqFt	\$10.52	\$9.29	\$9.63	\$10.52
Net Operating Income	\$251,677	\$230,723	\$220,658	\$174,183
Full Market Value	\$1,900,000	\$1,742,000	\$1,662,000	\$1,315,000
Market Value per SqFt	\$154.16	\$173.54	\$118.32	\$154.16
Distance from Cooperative in miles		0.09	0.06	0.09

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00311-0013	1-01457-0017	1-01514-0039	
Address	357 GRAND STREET	450 EAST 63 STREET	1524 3 AVENUE	
Neighborhood	LOWER EAST SIDE	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	893	509	460	
Year Built	1960	1950	1967	
Gross SqFt	986,641	723,578	651,162	
Estimated Gross Income	\$22,248,755	\$16,230,328	\$14,757,622	
Gross Income per SqFt	\$22.55	\$22.43	\$22.66	
Estimated Expense	\$8,613,376	\$6,654,434	\$5,381,649	
Expense SqFt	\$8.73	\$9.20	\$8.26	
Net Operating Income	\$13,635,379	\$9,575,894	\$9,375,973	
Full Market Value	\$100,809,000	\$70,744,000	\$69,385,000	
Market Value per SqFt	\$102.17	\$97.77	\$106.56	
Distance from Cooperative in miles		3.50	4.68	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00315-0001	1-01457-0017	1-01760-0001	1-01514-0039
Address	409 GRAND STREET	450 EAST 63 STREET	2225 5 AVENUE	1524 3 AVENUE
Neighborhood	LOWER EAST SIDE	UPPER EAST SIDE (59-79)	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	880	509	915	460
Year Built	1960	1950	1947	1967
Gross SqFt	1,034,940	723,578	716,400	651,162
Estimated Gross Income	\$23,213,704	\$16,230,328	\$10,644,098	\$14,757,622
Gross Income per SqFt	\$22.43	\$22.43	\$14.86	\$22.66
Estimated Expense	\$9,521,448	\$6,654,434	\$5,658,531	\$5,381,649
Expense SqFt	\$9.20	\$9.20	\$7.90	\$8.26
Net Operating Income	\$13,692,256	\$9,575,894	\$4,985,567	\$9,375,973
Full Market Value	\$101,154,000	\$70,744,000	\$33,346,000	\$69,385,000
Market Value per SqFt	\$97.74	\$97.77	\$46.55	\$106.56
Distance from Cooperative in miles		3.45	7.23	4.65

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00321-0001	1-02001-9005	1-01616-0001	
Address	570 GRAND STREET	3333 BROADWAY	1307 5 AVENUE	
Neighborhood	LOWER EAST SIDE	HARLEM-WEST	HARLEM-EAST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	1,684	1,193	608	
Year Built	1955	1975	1974	
Gross SqFt	1,231,250	1,443,724	680,000	
Estimated Gross Income	\$20,869,688	\$21,783,710	\$12,793,260	
Gross Income per SqFt	\$16.95	\$15.09	\$18.81	
Estimated Expense	\$9,874,625	\$10,674,018	\$5,884,900	
Expense SqFt	\$8.02	\$7.39	\$8.65	
Net Operating Income	\$10,995,063	\$11,109,692	\$6,908,360	
Full Market Value	\$76,371,000	\$74,627,000	\$49,243,000	
Market Value per SqFt	\$62.03	\$51.69	\$72.42	
Distance from Cooperative in miles		7.33	5.87	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00331-0001	1-00904-9024	1-00246-0001	
Address	504 GRAND STREET	401 2 AVENUE	257 SOUTH STREET	
Neighborhood	LOWER EAST SIDE	GRAMERCY	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	240	169	254	
Year Built	1929	1974	1978	
Gross SqFt	216,200	200,299	262,875	
Estimated Gross Income	\$5,251,498	\$4,858,135	\$6,396,719	
Gross Income per SqFt	\$24.29	\$24.25	\$24.33	
Estimated Expense	\$1,857,158	\$2,062,917	\$2,622,655	
Expense SqFt	\$8.59	\$10.30	\$9.98	
Net Operating Income	\$3,394,340	\$2,795,218	\$3,774,064	
Full Market Value	\$25,403,000	\$20,914,000	\$28,253,000	
Market Value per SqFt	\$117.50	\$104.41	\$107.48	
Distance from Cooperative in miles		1.60	0.42	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00331-0065	1-00816-0007	1-00246-0001	1-00248-0015
Address	484 GRAND STREET	53 WEST 14 STREET	257 SOUTH STREET	82 RUTGERS SLIP
Neighborhood	LOWER EAST SIDE	FLATIRON	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	274	245	254	203
Year Built	1949	1965	1978	1995
Gross SqFt	299,510	310,000	262,875	260,000
Estimated Gross Income	\$6,870,759	\$7,110,865	\$6,396,719	\$3,073,741
Gross Income per SqFt	\$22.94	\$22.94	\$24.33	\$11.82
Estimated Expense	\$2,734,526	\$2,831,413	\$2,622,655	\$1,648,464
Expense SqFt	\$9.13	\$9.13	\$9.98	\$6.34
Net Operating Income	\$4,136,233	\$4,279,452	\$3,774,064	\$1,425,277
Full Market Value	\$30,076,000	\$31,733,000	\$28,253,000	\$8,606,000
Market Value per SqFt	\$100.42	\$102.36	\$107.48	\$33.10
Distance from Cooperative in miles		1.63	0.42	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00333-0001	1-01612-0001	1-00341-0058	1-01959-0001
Address	87 DELANCEY STREET	1250 5 AVENUE	410 GRAND STREET	2491 FREDRICK DOUGLASS BL
Neighborhood	LOWER EAST SIDE	UPPER EAST SIDE (96-110)	LOWER EAST SIDE	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	1,139	452	404	261
Year Built	1966	1974	1972	1975
Gross SqFt	1,191,180	532,700	225,000	331,448
Estimated Gross Income	\$14,949,309	\$6,906,159	\$3,929,121	\$4,160,706
Gross Income per SqFt	\$12.55	\$12.96	\$17.46	\$12.55
Estimated Expense	\$7,242,374	\$3,384,018	\$1,561,826	\$2,038,746
Expense SqFt	\$6.08	\$6.35	\$6.94	\$6.15
Net Operating Income	\$7,706,935	\$3,522,141	\$2,367,295	\$2,121,960
Full Market Value	\$48,686,000	\$22,506,000	\$11,599,000	\$13,398,000
Market Value per SqFt	\$40.87	\$42.25	\$51.55	\$40.42
Distance from Cooperative in miles		5.48	0.26	6.94

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00341-0070	1-00341-0058	1-00345-0048	1-00346-0001
Address	131 BROOME STREET	410 GRAND STREET	115 PITT STREET	50 NORFOLK STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	201	404	172	156
Year Built	1972	1972	1983	1982
Gross SqFt	231,417	225,000	170,100	137,909
Estimated Gross Income	\$4,040,541	\$3,929,121	\$5,797,985	\$2,407,393
Gross Income per SqFt	\$17.46	\$17.46	\$34.09	\$17.46
Estimated Expense	\$1,606,034	\$1,561,826	\$1,855,355	\$957,509
Expense SqFt	\$6.94	\$6.94	\$10.91	\$6.94
Net Operating Income	\$2,434,507	\$2,367,295	\$3,942,630	\$1,449,884
Full Market Value	\$16,606,000	\$11,599,000	\$23,400,000	\$10,146,000
Market Value per SqFt	\$71.76	\$51.55	\$137.57	\$73.57
Distance from Cooperative in miles		0.00	0.33	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00343-0062	1-00343-0060	1-00350-0035	
Address	63 PITT STREET	67 PITT STREET	158 STANTON 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	16	
Year Built	1920	1920	1920	
Gross SqFt	10,070	9,570	8,063	
Estimated Gross Income	\$356,680	\$334,825	\$288,965	
Gross Income per SqFt	\$35.42	\$34.99	\$35.84	
Estimated Expense	\$121,271	\$107,144	\$103,941	
Expense SqFt	\$12.04	\$11.20	\$12.89	
Net Operating Income	\$235,409	\$227,681	\$185,024	
Full Market Value	\$1,777,000	\$1,719,000	\$1,397,000	
Market Value per SqFt	\$176.46	\$179.62	\$173.26	
Distance from Cooperative in miles		0.00	0.22	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00344-0017	1-00886-0062	1-00694-0017	
Address	129 RIDGE STREET	175 LEXINGTON AVENUE	527 WEST 22 STREET	
Neighborhood	LOWER EAST SIDE	MURRAY HILL	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	
Total Units	28	17	50	
Year Built	1925	1915	1926	
Gross SqFt	27,299	25,284	33,535	
Estimated Gross Income	\$581,742	\$622,654	\$603,117	
Gross Income per SqFt	\$21.31	\$24.63	\$17.98	
Estimated Expense	\$250,878	\$255,288	\$277,434	
Expense SqFt	\$9.19	\$10.10	\$8.27	
Net Operating Income	\$330,864	\$367,366	\$325,683	
Full Market Value	\$1,742,000	\$2,755,000	\$2,296,000	
Market Value per SqFt	\$63.81	\$108.96	\$68.47	
Distance from Cooperative in miles		1.68	2.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00344-0154	1-00395-0001	1-00404-0018	1-00353-0024
Address	141 ATTORNEY STREET	195 AVENUE B	528 EAST 11 STREET	129 RIVINGTON STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	18	35	19
Year Built	1920	1910	1900	1930
Gross SqFt	18,753	27,000	23,594	14,497
Estimated Gross Income	\$258,979	\$658,885	\$293,682	\$200,265
Gross Income per SqFt	\$13.81	\$24.40	\$12.45	\$13.81
Estimated Expense	\$113,456	\$171,462	\$137,653	\$87,701
Expense SqFt	\$6.05	\$6.35	\$5.83	\$6.05
Net Operating Income	\$145,523	\$487,423	\$156,029	\$112,564
Full Market Value	\$888,000	\$3,150,000	\$777,000	\$506,000
Market Value per SqFt	\$47.35	\$116.67	\$32.93	\$34.90
Distance from Cooperative in miles		0.67	0.59	0.18

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00344-0173	1-00392-0022	1-00393-0014	1-00346-0095
Address	72 CLINTON STREET	374 EAST 10 STREET	612 EAST 11 STREET	384 GRAND STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	22	17	28	29
Year Built	1925	1900	1900	1920
Gross SqFt	14,425	20,599	30,750	26,377
Estimated Gross Income	\$473,573	\$729,330	\$1,009,533	\$668,442
Gross Income per SqFt	\$32.83	\$35.41	\$32.83	\$25.34
Estimated Expense	\$128,815	\$211,506	\$274,515	\$168,686
Expense SqFt	\$8.93	\$10.27	\$8.93	\$6.40
Net Operating Income	\$344,758	\$517,824	\$735,018	\$499,756
Full Market Value	\$2,603,000	\$3,195,000	\$5,549,000	\$3,762,000
Market Value per SqFt	\$180.45	\$155.10	\$180.46	\$142.62
Distance from Cooperative in miles		0.53	0.57	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00348-0002	1-00350-0033	1-00344-0168	
Address	98 SUFFOLK STREET	162 STANTON STREET	176 RIVINGTON STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	20	20	23	
Year Built	1920	1920	1920	
Gross SqFt	9,519	8,340	9,915	
Estimated Gross Income	\$286,236	\$271,522	\$273,438	
Gross Income per SqFt	\$30.07	\$32.56	\$27.58	
Estimated Expense	\$113,562	\$99,180	\$103,906	
Expense SqFt	\$11.93	\$11.89	\$10.48	
Net Operating Income	\$172,674	\$172,342	\$169,532	
Full Market Value	\$1,304,000	\$1,301,000	\$1,280,000	
Market Value per SqFt	\$136.99	\$156.00	\$129.10	
Distance from Cooperative in miles		0.17	0.11	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00348-0003	1-00348-0005	1-00350-0033	1-00434-0045
Address	100 SUFFOLK STREET	104 SUFFOLK STREET	162 STANTON STREET	425 EAST 6 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	20	18
Year Built	1920	1920	1920	1920
Gross SqFt	9,858	9,858	8,340	9,648
Estimated Gross Income	\$320,976	\$320,957	\$271,522	\$250,196
Gross Income per SqFt	\$32.56	\$32.56	\$32.56	\$25.93
Estimated Expense	\$131,900	\$131,896	\$99,180	\$104,287
Expense SqFt	\$13.38	\$13.38	\$11.89	\$10.81
Net Operating Income	\$189,076	\$189,061	\$172,342	\$145,909
Full Market Value	\$1,428,000	\$1,427,000	\$1,301,000	\$1,102,000
Market Value per SqFt	\$144.86	\$144.76	\$156.00	\$114.22
Distance from Cooperative in miles		0.00	0.17	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00348-0007	1-00350-0033	1-00344-0168	1-00348-0074
Address	110 SUFFOLK STREET	162 STANTON STREET	176 RIVINGTON STREET	170 DELANCEY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	20	23	24
Year Built	1920	1920	1920	1920
Gross SqFt	11,652	8,340	9,915	12,180
Estimated Gross Income	\$355,969	\$271,522	\$273,438	\$372,062
Gross Income per SqFt	\$30.55	\$32.56	\$27.58	\$30.55
Estimated Expense	\$103,120	\$99,180	\$103,906	\$107,798
Expense SqFt	\$8.85	\$11.89	\$10.48	\$8.85
Net Operating Income	\$252,849	\$172,342	\$169,532	\$264,264
Full Market Value	\$1,909,000	\$1,301,000	\$1,280,000	\$1,995,000
Market Value per SqFt	\$163.83	\$156.00	\$129.10	\$163.79
Distance from Cooperative in miles		0.17	0.11	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00348-0009	1-00404-0018	1-00395-0001	
Address	114 SUFFOLK STREET	528 EAST 11 STREET	195 AVENUE B	
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	16	35	18	
Year Built	1920	1900	1910	
Gross SqFt	8,750	23,594	27,000	
Estimated Gross Income	\$161,263	\$293,682	\$658,885	
Gross Income per SqFt	\$18.43	\$12.45	\$24.40	
Estimated Expense	\$53,288	\$137,653	\$171,462	
Expense SqFt	\$6.09	\$5.83	\$6.35	
Net Operating Income	\$107,975	\$156,029	\$487,423	
Full Market Value	\$506,000	\$777,000	\$3,150,000	
Market Value per SqFt	\$57.83	\$32.93	\$116.67	
Distance from Cooperative in miles		0.67	0.77	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00348-0011	1-00349-0015	1-00350-0001	1-00384-0023
Address	118 SUFFOLK STREET	157 STANTON STREET	166 SUFFOLK STREET	237 EAST 2 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	13	20	19	16
Year Built	1910	1910	1910	1900
Gross SqFt	7,200	8,255	7,425	7,334
Estimated Gross Income	\$243,000	\$262,196	\$250,619	\$358,467
Gross Income per SqFt	\$33.75	\$31.76	\$33.75	\$48.88
Estimated Expense	\$82,656	\$109,695	\$85,210	\$91,078
Expense SqFt	\$11.48	\$13.29	\$11.48	\$12.42
Net Operating Income	\$160,344	\$152,501	\$165,409	\$267,389
Full Market Value	\$1,211,000	\$1,151,000	\$1,249,000	\$2,019,000
Market Value per SqFt	\$168.19	\$139.43	\$168.22	\$275.29
Distance from Cooperative in miles		0.08	0.17	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00348-0030	1-00348-0051	1-00353-0024	1-00793-0032
Address	103 CLINTON STREET	169 RIVINGTON STREET	129 RIVINGTON STREET	105 WEST 17 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	14	19	19
Year Built	1920	1920	1930	1940
Gross SqFt	9,850	11,480	14,497	8,820
Estimated Gross Income	\$166,268	\$193,791	\$200,265	\$163,953
Gross Income per SqFt	\$16.88	\$16.88	\$13.81	\$18.59
Estimated Expense	\$69,837	\$81,392	\$87,701	\$78,218
Expense SqFt	\$7.09	\$7.09	\$6.05	\$8.87
Net Operating Income	\$96,431	\$112,399	\$112,564	\$85,735
Full Market Value	\$572,000	\$780,000	\$506,000	\$609,000
Market Value per SqFt	\$58.07	\$67.94	\$34.90	\$69.05
Distance from Cooperative in miles		0.05	0.09	1.58

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00348-0073	1-00345-0014	1-00392-0022	1-00395-0001
Address	172 DELANCEY STREET	325 EAST HOUSTON STREET	374 EAST 10 STREET	195 AVENUE B
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	14	18	17	18
Year Built	1920	1920	1900	1910
Gross SqFt	12,180	10,818	20,599	27,000
Estimated Gross Income	\$297,192	\$127,184	\$729,330	\$658,885
Gross Income per SqFt	\$24.40	\$11.76	\$35.41	\$24.40
Estimated Expense	\$77,343	\$68,651	\$211,506	\$171,462
Expense SqFt	\$6.35	\$6.35	\$10.27	\$6.35
Net Operating Income	\$219,849	\$58,533	\$517,824	\$487,423
Full Market Value	\$621,000	\$360,000	\$3,195,000	\$3,150,000
Market Value per SqFt	\$50.99	\$33.28	\$155.10	\$116.67
Distance from Cooperative in miles		0.18	0.61	0.76

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00349-0014	1-00348-0051	1-00353-0024	
Address	153 STANTON STREET	169 RIVINGTON STREET	129 RIVINGTON STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	12	14	19	
Year Built	1920	1920	1930	
Gross SqFt	8,085	11,480	14,497	
Estimated Gross Income	\$124,105	\$193,791	\$200,265	
Gross Income per SqFt	\$15.35	\$16.88	\$13.81	
Estimated Expense	\$53,118	\$81,392	\$87,701	
Expense SqFt	\$6.57	\$7.09	\$6.05	
Net Operating Income	\$70,987	\$112,399	\$112,564	
Full Market Value	\$438,000	\$780,000	\$506,000	
Market Value per SqFt	\$54.17	\$67.94	\$34.90	
Distance from Cooperative in miles		0.10	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00350-0057	1-00344-0072	1-00350-0050	
Address	309 EAST HOUSTON STREET	206 RIVINGTON STREET	6 CLINTON STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	32	27	22	
Year Built	1920	1920	1930	
Gross SqFt	20,837	16,237	13,045	
Estimated Gross Income	\$603,023	\$418,125	\$418,977	
Gross Income per SqFt	\$28.94	\$25.75	\$32.12	
Estimated Expense	\$194,826	\$158,888	\$116,045	
Expense SqFt	\$9.35	\$9.79	\$8.90	
Net Operating Income	\$408,197	\$259,237	\$302,932	
Full Market Value	\$3,082,000	\$1,957,000	\$2,287,000	
Market Value per SqFt	\$147.91	\$120.53	\$175.32	
Distance from Cooperative in miles		0.13	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00354-0027	1-00344-0170	1-00349-0024	1-00348-0074
Address	139 NORFOLK STREET	172 RIVINGTON STREET	55 CLINTON STREET	170 DELANCEY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	23	18	24
Year Built	1920	1920	1920	1920
Gross SqFt	10,255	9,715	8,311	12,180
Estimated Gross Income	\$313,290	\$361,775	\$193,137	\$372,062
Gross Income per SqFt	\$30.55	\$37.24	\$23.24	\$30.55
Estimated Expense	\$90,757	\$108,533	\$57,941	\$107,798
Expense SqFt	\$8.85	\$11.17	\$6.97	\$8.85
Net Operating Income	\$222,533	\$253,242	\$135,196	\$264,264
Full Market Value	\$1,680,000	\$1,912,000	\$269,000	\$1,995,000
Market Value per SqFt	\$163.82	\$196.81	\$32.37	\$163.79
Distance from Cooperative in miles		0.16	0.09	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00354-0031	1-00353-0024	1-00348-0051	1-00346-0095
Address	128 RIVINGTON STREET	129 RIVINGTON STREET	169 RIVINGTON STREET	384 GRAND STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	19	14	29
Year Built	1920	1930	1920	1920
Gross SqFt	19,405	14,497	11,480	26,377
Estimated Gross Income	\$267,983	\$200,265	\$193,791	\$668,442
Gross Income per SqFt	\$13.81	\$13.81	\$16.88	\$25.34
Estimated Expense	\$117,400	\$87,701	\$81,392	\$168,686
Expense SqFt	\$6.05	\$6.05	\$7.09	\$6.40
Net Operating Income	\$150,583	\$112,564	\$112,399	\$499,756
Full Market Value	\$983,000	\$506,000	\$780,000	\$3,762,000
Market Value per SqFt	\$50.66	\$34.90	\$67.94	\$142.62
Distance from Cooperative in miles		0.08	0.16	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00355-0039	1-00348-0051	1-00353-0024	1-00346-0095
Address	168 NORFOLK STREET	169 RIVINGTON STREET	129 RIVINGTON STREET	384 GRAND STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	14	19	29
Year Built	1920	1920	1930	1920
Gross SqFt	7,300	11,480	14,497	26,377
Estimated Gross Income	\$123,224	\$193,791	\$200,265	\$668,442
Gross Income per SqFt	\$16.88	\$16.88	\$13.81	\$25.34
Estimated Expense	\$51,757	\$81,392	\$87,701	\$168,686
Expense SqFt	\$7.09	\$7.09	\$6.05	\$6.40
Net Operating Income	\$71,467	\$112,399	\$112,564	\$499,756
Full Market Value	\$496,000	\$780,000	\$506,000	\$3,762,000
Market Value per SqFt	\$67.95	\$67.94	\$34.90	\$142.62
Distance from Cooperative in miles		0.19	0.17	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00355-0040	1-00350-0035	1-00438-0021	1-00445-0052
Address	170 NORFOLK STREET	158 STANTON STREET	426 EAST 11 STREET	67 EAST 3 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	23	16	12	19
Year Built	1900	1920	1920	1987
Gross SqFt	10,610	8,063	6,850	14,000
Estimated Gross Income	\$362,544	\$288,965	\$232,631	\$478,411
Gross Income per SqFt	\$34.17	\$35.84	\$33.96	\$34.17
Estimated Expense	\$116,073	\$103,941	\$89,272	\$153,092
Expense SqFt	\$10.94	\$12.89	\$13.03	\$10.94
Net Operating Income	\$246,471	\$185,024	\$143,359	\$325,319
Full Market Value	\$1,861,000	\$1,397,000	\$816,000	\$2,456,000
Market Value per SqFt	\$175.40	\$173.26	\$119.12	\$175.43
Distance from Cooperative in miles		0.05	0.52	0.33

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00372-0055	1-00395-0001	1-00375-0039	
Address	290 EAST 2 STREET	195 AVENUE B	67 AVENUE D	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	18	22	
Year Built	1920	1910	1910	
Gross SqFt	17,990	27,000	14,730	
Estimated Gross Income	\$320,042	\$658,885	\$635,700	
Gross Income per SqFt	\$17.79	\$24.40	\$43.16	
Estimated Expense	\$120,893	\$171,462	\$177,996	
Expense SqFt	\$6.72	\$6.35	\$12.08	
Net Operating Income	\$199,149	\$487,423	\$457,704	
Full Market Value	\$1,400,000	\$3,150,000	\$3,456,000	
Market Value per SqFt	\$77.82	\$116.67	\$234.62	
Distance from Cooperative in miles		0.50	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00373-0021	1-00373-0060	1-00391-0050	1-00348-0067
Address	336 EAST 4 STREET	291 EAST 3 STREET	319 EAST 8 STREET	87 ATTORNEY STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	18	12	17	24
Year Built	1920	1900	2000	2000
Gross SqFt	16,914	11,160	18,260	17,168
Estimated Gross Income	\$585,224	\$386,101	\$570,370	\$639,643
Gross Income per SqFt	\$34.60	\$34.60	\$31.24	\$37.26
Estimated Expense	\$187,238	\$123,552	\$182,518	\$185,496
Expense SqFt	\$11.07	\$11.07	\$10.00	\$10.80
Net Operating Income	\$397,986	\$262,549	\$387,852	\$454,147
Full Market Value	\$1,525,000	\$1,827,000	\$2,928,000	\$3,429,000
Market Value per SqFt	\$90.16	\$163.71	\$160.35	\$199.73
Distance from Cooperative in miles		0.00	0.27	0.37

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00373-0040	1-00353-0024	1-00348-0051	
Address	327 EAST 3 STREET	129 RIVINGTON STREET	169 RIVINGTON STREET	
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	29	19	14	
Year Built	1920	1930	1920	
Gross SqFt	17,610	14,497	11,480	
Estimated Gross Income	\$270,314	\$200,265	\$193,791	
Gross Income per SqFt	\$15.35	\$13.81	\$16.88	
Estimated Expense	\$115,698	\$87,701	\$81,392	
Expense SqFt	\$6.57	\$6.05	\$7.09	
Net Operating Income	\$154,616	\$112,564	\$112,399	
Full Market Value	\$1,024,000	\$506,000	\$780,000	
Market Value per SqFt	\$58.15	\$34.90	\$67.94	
Distance from Cooperative in miles		0.46	0.37	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00373-0046	1-00395-0001	1-00348-0051	
Address	317 EAST 3 STREET	195 AVENUE B	169 RIVINGTON STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	35	18	14	
Year Built	1925	1910	1920	
Gross SqFt	20,076	27,000	11,480	
Estimated Gross Income	\$308,167	\$658,885	\$193,791	
Gross Income per SqFt	\$15.35	\$24.40	\$16.88	
Estimated Expense	\$131,899	\$171,462	\$81,392	
Expense SqFt	\$6.57	\$6.35	\$7.09	
Net Operating Income	\$176,268	\$487,423	\$112,399	
Full Market Value	\$1,191,000	\$3,150,000	\$780,000	
Market Value per SqFt	\$59.32	\$116.67	\$67.94	
Distance from Cooperative in miles		0.45	0.37	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00373-0049	1-00924-0034	1-00353-0024	1-00348-0051
Address	311 EAST 3 STREET	321 1 AVENUE	129 RIVINGTON STREET	169 RIVINGTON STREET
Neighborhood	ALPHABET CITY	KIPS BAY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	37	19	14
Year Built	1920	1920	1930	1920
Gross SqFt	20,076	18,950	14,497	11,480
Estimated Gross Income	\$338,883	\$842,323	\$200,265	\$193,791
Gross Income per SqFt	\$16.88	\$44.45	\$13.81	\$16.88
Estimated Expense	\$142,339	\$235,850	\$87,701	\$81,392
Expense SqFt	\$7.09	\$12.45	\$6.05	\$7.09
Net Operating Income	\$196,544	\$606,473	\$112,564	\$112,399
Full Market Value	\$1,307,000	\$1,718,000	\$506,000	\$780,000
Market Value per SqFt	\$65.10	\$90.66	\$34.90	\$67.94
Distance from Cooperative in miles		0.91	0.46	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00374-0006	1-00353-0024	1-00348-0051	1-00346-0095
Address	64 AVENUE C	129 RIVINGTON STREET	169 RIVINGTON STREET	384 GRAND STREET
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	19	14	29
Year Built	1910	1930	1920	1920
Gross SqFt	16,872	14,497	11,480	26,377
Estimated Gross Income	\$233,002	\$200,265	\$193,791	\$668,442
Gross Income per SqFt	\$13.81	\$13.81	\$16.88	\$25.34
Estimated Expense	\$102,076	\$87,701	\$81,392	\$168,686
Expense SqFt	\$6.05	\$6.05	\$7.09	\$6.40
Net Operating Income	\$130,926	\$112,564	\$112,399	\$499,756
Full Market Value	\$855,000	\$506,000	\$780,000	\$3,762,000
Market Value per SqFt	\$50.68	\$34.90	\$67.94	\$142.62
Distance from Cooperative in miles		0.50	0.41	0.56

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00374-0065	1-00348-0051	1-00353-0024	
Address	307 EAST 4 STREET	169 RIVINGTON STREET	129 RIVINGTON STREET	
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	14	19	
Year Built	1900	1920	1930	
Gross SqFt	19,354	11,480	14,497	
Estimated Gross Income	\$297,084	\$193,791	\$200,265	
Gross Income per SqFt	\$15.35	\$16.88	\$13.81	
Estimated Expense	\$127,156	\$81,392	\$87,701	
Expense SqFt	\$6.57	\$7.09	\$6.05	
Net Operating Income	\$169,928	\$112,399	\$112,564	
Full Market Value	\$1,148,000	\$780,000	\$506,000	
Market Value per SqFt	\$59.32	\$67.94	\$34.90	
Distance from Cooperative in miles		0.41	0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00375-0030	1-00397-0033	1-00407-0006	
Address	742 EAST 6 STREET	14 AVENUE B	220 AVENUE A	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	19	27	16	
Year Built	1902	1925	1900	
Gross SqFt	17,556	18,212	14,976	
Estimated Gross Income	\$469,272	\$514,757	\$377,270	
Gross Income per SqFt	\$26.73	\$28.26	\$25.19	
Estimated Expense	\$155,371	\$166,186	\$128,272	
Expense SqFt	\$8.85	\$9.13	\$8.57	
Net Operating Income	\$313,901	\$348,571	\$248,998	
Full Market Value	\$2,370,000	\$2,632,000	\$1,873,000	
Market Value per SqFt	\$135.00	\$144.52	\$125.07	
Distance from Cooperative in miles		0.34	0.47	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00376-0005	1-00395-0001	1-00348-0051	1-00286-0006
Address	98 AVENUE C	195 AVENUE B	169 RIVINGTON STREET	219 HENRY STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	24	18	14	20
Year Built	1900	1910	1920	1900
Gross SqFt	15,086	27,000	11,480	7,985
Estimated Gross Income	\$254,652	\$658,885	\$193,791	\$111,652
Gross Income per SqFt	\$16.88	\$24.40	\$16.88	\$13.98
Estimated Expense	\$106,960	\$171,462	\$81,392	\$76,011
Expense SqFt	\$7.09	\$6.35	\$7.09	\$9.52
Net Operating Income	\$147,692	\$487,423	\$112,399	\$35,641
Full Market Value	\$1,024,000	\$3,150,000	\$780,000	\$514,000
Market Value per SqFt	\$67.88	\$116.67	\$67.94	\$64.37
Distance from Cooperative in miles		0.32	0.50	0.77

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00376-0014	1-00405-0005	1-00398-0015	
Address	246 EAST 7 STREET	182 AVENUE A	170 EAST 3 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	24	32	54	
Year Built	1928	1920	1930	
Gross SqFt	16,776	15,392	20,642	
Estimated Gross Income	\$535,658	\$492,836	\$656,978	
Gross Income per SqFt	\$31.93	\$32.02	\$31.83	
Estimated Expense	\$176,819	\$157,708	\$223,373	
Expense SqFt	\$10.54	\$10.25	\$10.82	
Net Operating Income	\$358,839	\$335,128	\$433,605	
Full Market Value	\$2,709,000	\$2,530,000	\$3,274,000	
Market Value per SqFt	\$161.48	\$164.37	\$158.61	
Distance from Cooperative in miles		0.36	0.34	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00376-0016	1-00391-0011	1-00391-0012	1-00405-0005
Address	248 EAST 7 STREET	608 EAST 9 STREET	610 EAST 9 STREET	182 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	24	24	32
Year Built	1928	1910	1910	1920
Gross SqFt	11,802	11,496	11,568	15,392
Estimated Gross Income	\$377,900	\$329,100	\$390,000	\$492,836
Gross Income per SqFt	\$32.02	\$28.63	\$33.71	\$32.02
Estimated Expense	\$120,971	\$128,107	\$132,600	\$157,708
Expense SqFt	\$10.25	\$11.14	\$11.46	\$10.25
Net Operating Income	\$256,929	\$200,993	\$257,400	\$335,128
Full Market Value	\$1,940,000	\$1,518,000	\$1,779,000	\$2,530,000
Market Value per SqFt	\$164.38	\$132.05	\$153.79	\$164.37
Distance from Cooperative in miles		0.17	0.17	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00376-0018	1-00391-0012	1-00405-0005	1-00391-0011
Address	250 EAST 7 STREET	610 EAST 9 STREET	182 AVENUE A	608 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	24	32	24
Year Built	1928	1910	1920	1910
Gross SqFt	11,802	11,568	15,392	11,496
Estimated Gross Income	\$377,900	\$390,000	\$492,836	\$329,100
Gross Income per SqFt	\$32.02	\$33.71	\$32.02	\$28.63
Estimated Expense	\$120,971	\$132,600	\$157,708	\$128,107
Expense SqFt	\$10.25	\$11.46	\$10.25	\$11.14
Net Operating Income	\$256,929	\$257,400	\$335,128	\$200,993
Full Market Value	\$1,940,000	\$1,779,000	\$2,530,000	\$1,518,000
Market Value per SqFt	\$164.38	\$153.79	\$164.37	\$132.05
Distance from Cooperative in miles		0.17	0.36	0.17

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00376-0019	1-00391-0012	1-00405-0005	1-00376-0011
Address	254 EAST 7 STREET	610 EAST 9 STREET	182 AVENUE A	238 EAST 7 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	24	32	30
Year Built	1910	1910	1920	1900
Gross SqFt	14,508	11,568	15,392	16,962
Estimated Gross Income	\$464,546	\$390,000	\$492,836	\$504,367
Gross Income per SqFt	\$32.02	\$33.71	\$32.02	\$29.74
Estimated Expense	\$148,707	\$132,600	\$157,708	\$155,061
Expense SqFt	\$10.25	\$11.46	\$10.25	\$9.14
Net Operating Income	\$315,839	\$257,400	\$335,128	\$349,306
Full Market Value	\$2,385,000	\$1,779,000	\$2,530,000	\$2,637,000
Market Value per SqFt	\$164.39	\$153.79	\$164.37	\$155.47
Distance from Cooperative in miles		0.17	0.36	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00377-0016	1-00395-0001	1-00404-0018	1-00393-0014
Address	368 EAST 8 STREET	195 AVENUE B	528 EAST 11 STREET	612 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	32	18	35	28
Year Built	1923	1910	1900	1900
Gross SqFt	19,632	27,000	23,594	30,750
Estimated Gross Income	\$479,021	\$658,885	\$293,682	\$1,009,533
Gross Income per SqFt	\$24.40	\$24.40	\$12.45	\$32.83
Estimated Expense	\$124,663	\$171,462	\$137,653	\$274,515
Expense SqFt	\$6.35	\$6.35	\$5.83	\$8.93
Net Operating Income	\$354,358	\$487,423	\$156,029	\$735,018
Full Market Value	\$2,654,000	\$3,150,000	\$777,000	\$5,549,000
Market Value per SqFt	\$135.19	\$116.67	\$32.93	\$180.46
Distance from Cooperative in miles		0.28	0.31	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00377-0026	1-00377-0037	1-00405-0001	1-00372-0026
Address	388 EAST 8 STREET	107 AVENUE D	174 AVENUE A	306 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	36	45	46	53
Year Built	1900	1900	1998	2007
Gross SqFt	30,018	14,940	40,376	46,162
Estimated Gross Income	\$514,392	\$354,630	\$655,696	\$549,822
Gross Income per SqFt	\$17.14	\$23.74	\$16.24	\$11.91
Estimated Expense	\$247,680	\$149,358	\$315,554	\$327,648
Expense SqFt	\$8.25	\$10.00	\$7.82	\$7.10
Net Operating Income	\$266,712	\$205,272	\$340,142	\$222,174
Full Market Value	\$1,858,000	\$1,530,000	\$2,335,000	\$3,694,000
Market Value per SqFt	\$61.90	\$102.41	\$57.83	\$80.02
Distance from Cooperative in miles		0.00	0.34	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00377-0059	1-00392-0042	1-00400-0049	1-00350-0035
Address	257 EAST 7 STREET	641 EAST 9 STREET	217 EAST 4 STREET	158 STANTON STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	13	15	16
Year Built	1900	1900	1900	1920
Gross SqFt	8,655	8,160	6,685	8,063
Estimated Gross Income	\$345,681	\$356,117	\$266,977	\$288,965
Gross Income per SqFt	\$39.94	\$43.64	\$39.94	\$35.84
Estimated Expense	\$111,476	\$87,662	\$86,088	\$103,941
Expense SqFt	\$12.88	\$10.74	\$12.88	\$12.89
Net Operating Income	\$234,205	\$268,455	\$180,889	\$185,024
Full Market Value	\$1,768,000	\$2,027,000	\$1,366,000	\$1,397,000
Market Value per SqFt	\$204.27	\$248.41	\$204.34	\$173.26
Distance from Cooperative in miles		0.17	0.31	0.42

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00377-0062	1-00385-0035	1-00350-0035	1-00405-0042
Address	249 EAST 7 STREET	29 AVENUE C	158 STANTON STREET	541 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	13	16	15
Year Built	2001	2000	1920	1900
Gross SqFt	9,664	7,908	8,063	10,000
Estimated Gross Income	\$346,358	\$285,287	\$288,965	\$124,943
Gross Income per SqFt	\$35.84	\$36.08	\$35.84	\$12.49
Estimated Expense	\$124,569	\$72,945	\$103,941	\$78,768
Expense SqFt	\$12.89	\$9.22	\$12.89	\$7.88
Net Operating Income	\$221,789	\$212,342	\$185,024	\$46,175
Full Market Value	\$1,675,000	\$1,603,000	\$1,397,000	\$866,000
Market Value per SqFt	\$173.32	\$202.71	\$173.26	\$86.60
Distance from Cooperative in miles		0.28	0.42	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00377-0067	1-00394-0065	1-00402-0025	
Address	241 EAST 7 STREET	607 EAST 11 STREET	162 EAST 7 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	22	20	14	
Year Built	1900	1900	1900	
Gross SqFt	7,986	9,765	6,794	
Estimated Gross Income	\$279,350	\$357,817	\$226,337	
Gross Income per SqFt	\$34.98	\$36.64	\$33.31	
Estimated Expense	\$93,516	\$107,345	\$84,388	
Expense SqFt	\$11.71	\$10.99	\$12.42	
Net Operating Income	\$185,834	\$250,472	\$141,949	
Full Market Value	\$1,403,000	\$1,891,000	\$1,072,000	
Market Value per SqFt	\$175.68	\$193.65	\$157.79	
Distance from Cooperative in miles		0.24	0.28	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00379-0011	1-00379-0019	1-00406-0059	1-00404-0017
Address	404 EAST 10 STREET	420 EAST 10 STREET	511 EAST 12 STREET	526 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	20	19	20
Year Built	1900	1900	1900	1900
Gross SqFt	8,675	9,262	9,625	9,140
Estimated Gross Income	\$323,057	\$346,166	\$358,454	\$324,598
Gross Income per SqFt	\$37.24	\$37.37	\$37.24	\$35.51
Estimated Expense	\$123,445	\$100,388	\$136,966	\$102,150
Expense SqFt	\$14.23	\$10.84	\$14.23	\$11.18
Net Operating Income	\$199,612	\$245,778	\$221,488	\$222,448
Full Market Value	\$1,507,000	\$1,791,000	\$1,672,000	\$1,390,000
Market Value per SqFt	\$173.72	\$193.37	\$173.71	\$152.08
Distance from Cooperative in miles		0.00	0.31	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00379-0012	1-00400-0024	1-00350-0050	1-00407-0027
Address	406 EAST 10 STREET	536 EAST 5 STREET	6 CLINTON STREET	538 EAST 14 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	24	24	22	21
Year Built	1930	1929	1930	1920
Gross SqFt	14,653	16,344	13,045	12,396
Estimated Gross Income	\$470,654	\$406,141	\$418,977	\$457,034
Gross Income per SqFt	\$32.12	\$24.85	\$32.12	\$36.87
Estimated Expense	\$130,412	\$146,043	\$116,045	\$130,348
Expense SqFt	\$8.90	\$8.94	\$8.90	\$10.52
Net Operating Income	\$340,242	\$260,098	\$302,932	\$326,686
Full Market Value	\$2,569,000	\$1,953,000	\$2,287,000	\$2,466,000
Market Value per SqFt	\$175.32	\$119.49	\$175.32	\$198.94
Distance from Cooperative in miles		0.36	0.48	0.34

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00379-0015	1-00395-0001	1-00375-0039	
Address	412 EAST 10 STREET	195 AVENUE B	67 AVENUE D	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	27	18	22	
Year Built	1930	1910	1910	
Gross SqFt	14,910	27,000	14,730	
Estimated Gross Income	\$265,249	\$658,885	\$635,700	
Gross Income per SqFt	\$17.79	\$24.40	\$43.16	
Estimated Expense	\$100,195	\$171,462	\$177,996	
Expense SqFt	\$6.72	\$6.35	\$12.08	
Net Operating Income	\$165,054	\$487,423	\$457,704	
Full Market Value	\$968,000	\$3,150,000	\$3,456,000	
Market Value per SqFt	\$64.92	\$116.67	\$234.62	
Distance from Cooperative in miles		0.20	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00379-0017	1-00395-0001	1-00392-0017	1-00392-0027
Address	416 EAST 10 STREET	195 AVENUE B	364 EAST 10 STREET	384 EAST 10 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	30	18	44	45
Year Built	1900	1910	1900	1900
Gross SqFt	17,761	27,000	46,700	49,799
Estimated Gross Income	\$578,653	\$658,885	\$1,658,519	\$1,622,464
Gross Income per SqFt	\$32.58	\$24.40	\$35.51	\$32.58
Estimated Expense	\$157,540	\$171,462	\$530,726	\$441,495
Expense SqFt	\$8.87	\$6.35	\$11.36	\$8.87
Net Operating Income	\$421,113	\$487,423	\$1,127,793	\$1,180,969
Full Market Value	\$3,179,000	\$3,150,000	\$7,560,000	\$7,402,000
Market Value per SqFt	\$178.99	\$116.67	\$161.88	\$148.64
Distance from Cooperative in miles		0.20	0.14	0.14

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00379-0045	1-00405-0017	1-00402-0029	
Address	735 EAST 9 STREET	518 EAST 12 STREET	172 EAST 7 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	12	41	25	
Year Built	1920	1930	1929	
Gross SqFt	31,500	31,500	20,886	
Estimated Gross Income	\$805,140	\$784,016	\$547,726	
Gross Income per SqFt	\$25.56	\$24.89	\$26.22	
Estimated Expense	\$291,375	\$297,926	\$188,642	
Expense SqFt	\$9.25	\$9.46	\$9.03	
Net Operating Income	\$513,765	\$486,090	\$359,084	
Full Market Value	\$3,873,000	\$3,650,000	\$2,709,000	
Market Value per SqFt	\$122.95	\$115.87	\$129.70	
Distance from Cooperative in miles		0.29	0.31	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00382-0100	1-01832-0001	1-00341-0058	
Address	162 AVENUE C	741 WEST 96 STREET	410 GRAND STREET	
Neighborhood	ALPHABET CITY	MANHATTAN VALLEY	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	439	221	404	
Year Built	1950	1971	1972	
Gross SqFt	553,660	303,585	225,000	
Estimated Gross Income	\$7,646,045	\$4,968,781	\$3,929,121	
Gross Income per SqFt	\$13.81	\$16.37	\$17.46	
Estimated Expense	\$3,864,547	\$2,237,491	\$1,561,826	
Expense SqFt	\$6.98	\$7.37	\$6.94	
Net Operating Income	\$3,781,498	\$2,731,290	\$2,367,295	
Full Market Value	\$24,703,000	\$18,798,000	\$11,599,000	
Market Value per SqFt	\$44.62	\$61.92	\$51.55	
Distance from Cooperative in miles		4.56	0.87	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00385-0056	1-00377-0030	1-00436-0044	
Address	228 EAST 2 STREET	394 EAST 8 STREET	107 ST MARK'S PLACE	
Neighborhood	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	28	39	48	
Year Built	1900	2000	1920	
Gross SqFt	19,200	28,906	25,610	
Estimated Gross Income	\$635,136	\$929,885	\$870,477	
Gross Income per SqFt	\$33.08	\$32.17	\$33.99	
Estimated Expense	\$192,000	\$297,563	\$248,468	
Expense SqFt	\$10.00	\$10.29	\$9.70	
Net Operating Income	\$443,136	\$632,322	\$622,009	
Full Market Value	\$3,346,000	\$4,774,000	\$4,696,000	
Market Value per SqFt	\$174.27	\$165.16	\$183.37	
Distance from Cooperative in miles		0.28	0.39	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00386-0020	1-00395-0001	1-00392-0048	
Address	268 EAST 4 STREET	195 AVENUE B	627 EAST 9 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	12	18	35	
Year Built	1923	1910	1900	
Gross SqFt	9,100	27,000	43,871	
Estimated Gross Income	\$260,533	\$658,885	\$1,441,311	
Gross Income per SqFt	\$28.63	\$24.40	\$32.85	
Estimated Expense	\$67,795	\$171,462	\$375,074	
Expense SqFt	\$7.45	\$6.35	\$8.55	
Net Operating Income	\$192,738	\$487,423	\$1,066,237	
Full Market Value	\$849,000	\$3,150,000	\$6,277,000	
Market Value per SqFt	\$93.30	\$116.67	\$143.08	
Distance from Cooperative in miles		0.43	0.28	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00386-0036	1-00391-0050	1-00348-0067	
Address	300 EAST 4 STREET	319 EAST 8 STREET	87 ATTORNEY STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	20	17	24	
Year Built	1940	2000	2000	
Gross SqFt	16,550	18,260	17,168	
Estimated Gross Income	\$566,838	\$570,370	\$639,643	
Gross Income per SqFt	\$34.25	\$31.24	\$37.26	
Estimated Expense	\$172,120	\$182,518	\$185,496	
Expense SqFt	\$10.40	\$10.00	\$10.80	
Net Operating Income	\$394,718	\$387,852	\$454,147	
Full Market Value	\$2,980,000	\$2,928,000	\$3,429,000	
Market Value per SqFt	\$180.06	\$160.35	\$199.73	
Distance from Cooperative in miles		0.24	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00386-0058	1-00886-0062	1-00377-0037	1-00421-0049
Address	223 EAST 3 STREET	175 LEXINGTON AVENUE	107 AVENUE D	184 FORSYTH STREET
Neighborhood	ALPHABET CITY	MURRAY HILL	ALPHABET CITY	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	24	17	45	21
Year Built	1900	1915	1900	2001
Gross SqFt	18,114	25,284	14,940	8,594
Estimated Gross Income	\$430,026	\$622,654	\$354,630	\$261,217
Gross Income per SqFt	\$23.74	\$24.63	\$23.74	\$30.40
Estimated Expense	\$181,140	\$255,288	\$149,358	\$125,384
Expense SqFt	\$10.00	\$10.10	\$10.00	\$14.59
Net Operating Income	\$248,886	\$367,366	\$205,272	\$135,833
Full Market Value	\$1,602,000	\$2,755,000	\$1,530,000	\$1,026,000
Market Value per SqFt	\$88.44	\$108.96	\$102.41	\$119.39
Distance from Cooperative in miles		1.46	0.24	0.48

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00387-0015	1-00348-0051	1-00392-0022	1-00393-0014
Address	610 EAST 5 STREET	169 RIVINGTON STREET	374 EAST 10 STREET	612 EAST 11 STREET
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	14	17	28
Year Built	1900	1920	1900	1900
Gross SqFt	17,868	11,480	20,599	30,750
Estimated Gross Income	\$301,612	\$193,791	\$729,330	\$1,009,533
Gross Income per SqFt	\$16.88	\$16.88	\$35.41	\$32.83
Estimated Expense	\$126,684	\$81,392	\$211,506	\$274,515
Expense SqFt	\$7.09	\$7.09	\$10.27	\$8.93
Net Operating Income	\$174,928	\$112,399	\$517,824	\$735,018
Full Market Value	\$1,213,000	\$780,000	\$3,195,000	\$5,549,000
Market Value per SqFt	\$67.89	\$67.94	\$155.10	\$180.46
Distance from Cooperative in miles		0.38	0.23	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00387-0037	1-00353-0024	1-00348-0051	
Address	55 AVENUE C	129 RIVINGTON STREET	169 RIVINGTON STREET	
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	26	19	14	
Year Built	1900	1930	1920	
Gross SqFt	21,255	14,497	11,480	
Estimated Gross Income	\$326,264	\$200,265	\$193,791	
Gross Income per SqFt	\$15.35	\$13.81	\$16.88	
Estimated Expense	\$139,645	\$87,701	\$81,392	
Expense SqFt	\$6.57	\$6.05	\$7.09	
Net Operating Income	\$186,619	\$112,564	\$112,399	
Full Market Value	\$1,260,000	\$506,000	\$780,000	
Market Value per SqFt	\$59.28	\$34.90	\$67.94	
Distance from Cooperative in miles		0.42	0.38	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00387-0044	1-00377-0037	1-00405-0001	
Address	283 EAST 4 STREET	107 AVENUE D	174 AVENUE A	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	36	45	46	
Year Built	1920	1900	1998	
Gross SqFt	20,460	14,940	40,376	
Estimated Gross Income	\$408,995	\$354,630	\$655,696	
Gross Income per SqFt	\$19.99	\$23.74	\$16.24	
Estimated Expense	\$182,299	\$149,358	\$315,554	
Expense SqFt	\$8.91	\$10.00	\$7.82	
Net Operating Income	\$226,696	\$205,272	\$340,142	
Full Market Value	\$1,637,000	\$1,530,000	\$2,335,000	
Market Value per SqFt	\$80.01	\$102.41	\$57.83	
Distance from Cooperative in miles		0.23	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00387-0141	1-00395-0001	1-00392-0048	
Address	73 AVENUE C	195 AVENUE B	627 EAST 9 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	18	18	35	
Year Built	1920	1910	1900	
Gross SqFt	16,747	27,000	43,871	
Estimated Gross Income	\$308,647	\$658,885	\$1,441,311	
Gross Income per SqFt	\$18.43	\$24.40	\$32.85	
Estimated Expense	\$101,989	\$171,462	\$375,074	
Expense SqFt	\$6.09	\$6.35	\$8.55	
Net Operating Income	\$206,658	\$487,423	\$1,066,237	
Full Market Value	\$1,121,000	\$3,150,000	\$6,277,000	
Market Value per SqFt	\$66.94	\$116.67	\$143.08	
Distance from Cooperative in miles		0.38	0.23	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00389-0009	1-00404-0018	1-00348-0051	
Address	184 EAST 7 STREET	528 EAST 11 STREET	169 RIVINGTON STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	22	35	14	
Year Built	1900	1900	1920	
Gross SqFt	17,205	23,594	11,480	
Estimated Gross Income	\$252,397	\$293,682	\$193,791	
Gross Income per SqFt	\$14.67	\$12.45	\$16.88	
Estimated Expense	\$111,144	\$137,653	\$81,392	
Expense SqFt	\$6.46	\$5.83	\$7.09	
Net Operating Income	\$141,253	\$156,029	\$112,399	
Full Market Value	\$941,000	\$777,000	\$780,000	
Market Value per SqFt	\$54.69	\$32.93	\$67.94	
Distance from Cooperative in miles		0.23	0.47	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00389-0017	1-00350-0035	1-00375-0061	1-00389-0007
Address	198 EAST 7 STREET	158 STANTON STREET	717 EAST 5 STREET	105 AVENUE B
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	14	16	22	14
Year Built	1930	1920	1920	1900
Gross SqFt	10,698	8,063	9,345	12,074
Estimated Gross Income	\$346,401	\$288,965	\$302,601	\$380,083
Gross Income per SqFt	\$32.38	\$35.84	\$32.38	\$31.48
Estimated Expense	\$119,818	\$103,941	\$104,639	\$129,228
Expense SqFt	\$11.20	\$12.89	\$11.20	\$10.70
Net Operating Income	\$226,583	\$185,024	\$197,962	\$250,855
Full Market Value	\$1,711,000	\$1,397,000	\$1,495,000	\$1,894,000
Market Value per SqFt	\$159.94	\$173.26	\$159.98	\$156.87
Distance from Cooperative in miles		0.32	0.15	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00389-0020	1-00391-0055	1-00394-0065	1-00391-0011
Address	204 EAST 7 STREET	309 EAST 8 STREET	607 EAST 11 STREET	608 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	17	20	24
Year Built	1900	1900	1900	1910
Gross SqFt	10,800	9,071	9,765	11,496
Estimated Gross Income	\$309,204	\$328,370	\$357,817	\$329,100
Gross Income per SqFt	\$28.63	\$36.20	\$36.64	\$28.63
Estimated Expense	\$120,312	\$111,646	\$107,345	\$128,107
Expense SqFt	\$11.14	\$12.31	\$10.99	\$11.14
Net Operating Income	\$188,892	\$216,724	\$250,472	\$200,993
Full Market Value	\$1,426,000	\$1,636,000	\$1,891,000	\$1,518,000
Market Value per SqFt	\$132.04	\$180.35	\$193.65	\$132.05
Distance from Cooperative in miles		0.09	0.23	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00389-0021	1-00375-0042	1-00400-0038	1-00402-0032
Address	206 EAST 7 STREET	63 AVENUE D	60 AVENUE B	178 EAST 7 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	18	23	18
Year Built	1900	1900	1900	1900
Gross SqFt	10,800	11,688	11,469	10,270
Estimated Gross Income	\$334,152	\$307,123	\$431,115	\$317,782
Gross Income per SqFt	\$30.94	\$26.28	\$37.59	\$30.94
Estimated Expense	\$130,356	\$102,913	\$133,792	\$123,948
Expense SqFt	\$12.07	\$8.81	\$11.67	\$12.07
Net Operating Income	\$203,796	\$204,210	\$297,323	\$193,834
Full Market Value	\$1,539,000	\$1,542,000	\$2,229,000	\$1,463,000
Market Value per SqFt	\$142.50	\$131.93	\$194.35	\$142.45
Distance from Cooperative in miles		0.15	0.17	0.14

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00389-0030	1-00412-0008	1-00397-0065	
Address	224 EAST 7 STREET	186 ORCHARD STREET	244 EAST HOUSTON STREET	
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	
Total Units	13	22	13	
Year Built	1950	1930	1900	
Gross SqFt	8,720	12,225	9,606	
Estimated Gross Income	\$300,230	\$459,463	\$382,725	
Gross Income per SqFt	\$34.43	\$37.58	\$39.84	
Estimated Expense	\$73,074	\$133,244	\$107,163	
Expense SqFt	\$8.38	\$10.90	\$11.16	
Net Operating Income	\$227,156	\$326,219	\$275,562	
Full Market Value	\$1,715,000	\$2,463,000	\$2,080,000	
Market Value per SqFt	\$196.67	\$201.47	\$216.53	
Distance from Cooperative in miles		0.43	0.27	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00389-0054	1-00400-0016	1-00405-0014	1-00391-0012
Address	613 EAST 6 STREET	520 EAST 5 STREET	512 EAST 12 STREET	610 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	14	16	20	24
Year Built	1939	1940	1920	1910
Gross SqFt	10,896	6,955	9,730	11,568
Estimated Gross Income	\$377,328	\$240,835	\$342,171	\$390,000
Gross Income per SqFt	\$34.63	\$34.63	\$35.17	\$33.71
Estimated Expense	\$122,798	\$78,365	\$118,218	\$132,600
Expense SqFt	\$11.27	\$11.27	\$12.15	\$11.46
Net Operating Income	\$254,530	\$162,470	\$223,953	\$257,400
Full Market Value	\$1,922,000	\$1,227,000	\$1,691,000	\$1,779,000
Market Value per SqFt	\$176.40	\$176.42	\$173.79	\$153.79
Distance from Cooperative in miles		0.17	0.27	0.09

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00390-0009	1-00384-0012	1-00407-0006	
Address	304 EAST 8 STREET	215 EAST 2 STREET	220 AVENUE A	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	17	28	16	
Year Built	1900	1900	1900	
Gross SqFt	19,548	22,390	14,976	
Estimated Gross Income	\$435,920	\$434,315	\$377,270	
Gross Income per SqFt	\$22.30	\$19.40	\$25.19	
Estimated Expense	\$150,129	\$178,069	\$128,272	
Expense SqFt	\$7.68	\$7.95	\$8.57	
Net Operating Income	\$285,791	\$256,246	\$248,998	
Full Market Value	\$2,108,000	\$1,839,000	\$1,873,000	
Market Value per SqFt	\$107.84	\$82.13	\$125.07	
Distance from Cooperative in miles		0.27	0.32	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00390-0037	1-00404-0018	1-00395-0001	
Address	107 AVENUE C	528 EAST 11 STREET	195 AVENUE B	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	12	35	18	
Year Built	1900	1900	1910	
Gross SqFt	13,553	23,594	27,000	
Estimated Gross Income	\$249,782	\$293,682	\$658,885	
Gross Income per SqFt	\$18.43	\$12.45	\$24.40	
Estimated Expense	\$82,538	\$137,653	\$171,462	
Expense SqFt	\$6.09	\$5.83	\$6.35	
Net Operating Income	\$167,244	\$156,029	\$487,423	
Full Market Value	\$778,000	\$777,000	\$3,150,000	
Market Value per SqFt	\$57.40	\$32.93	\$116.67	
Distance from Cooperative in miles		0.20	0.24	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00390-0042	1-00393-0014	1-00286-0006	
Address	219 EAST 7 STREET	612 EAST 11 STREET	219 HENRY STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	24	28	20	
Year Built	1910	1900	1900	
Gross SqFt	18,288	30,750	7,985	
Estimated Gross Income	\$428,122	\$1,009,533	\$111,652	
Gross Income per SqFt	\$23.41	\$32.83	\$13.98	
Estimated Expense	\$168,798	\$274,515	\$76,011	
Expense SqFt	\$9.23	\$8.93	\$9.52	
Net Operating Income	\$259,324	\$735,018	\$35,641	
Full Market Value	\$1,399,000	\$5,549,000	\$514,000	
Market Value per SqFt	\$76.50	\$180.46	\$64.37	
Distance from Cooperative in miles		0.14	0.81	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00390-0055	1-00400-0026	1-00400-0024	1-00400-0009
Address	199 EAST 7 STREET	540 EAST 5 STREET	536 EAST 5 STREET	506 EAST 5 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	19	24	24	19
Year Built	1935	1929	1929	1940
Gross SqFt	15,986	16,326	16,344	7,137
Estimated Gross Income	\$390,698	\$398,955	\$406,141	\$162,660
Gross Income per SqFt	\$24.44	\$24.44	\$24.85	\$22.79
Estimated Expense	\$148,830	\$152,003	\$146,043	\$61,811
Expense SqFt	\$9.31	\$9.31	\$8.94	\$8.66
Net Operating Income	\$241,868	\$246,952	\$260,098	\$100,849
Full Market Value	\$1,812,000	\$1,850,000	\$1,953,000	\$747,000
Market Value per SqFt	\$113.35	\$113.32	\$119.49	\$104.67
Distance from Cooperative in miles		0.20	0.20	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00391-0003	1-00386-0053	1-00921-0046	
Address	131 AVENUE B	233 EAST 3 STREET	332 EAST 15 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	KIPS BAY	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	18	29	24	
Year Built	1940	1910	1910	
Gross SqFt	22,117	17,754	22,680	
Estimated Gross Income	\$575,706	\$448,660	\$607,664	
Gross Income per SqFt	\$26.03	\$25.27	\$26.79	
Estimated Expense	\$168,974	\$152,544	\$151,696	
Expense SqFt	\$7.64	\$8.59	\$6.69	
Net Operating Income	\$406,732	\$296,116	\$455,968	
Full Market Value	\$3,071,000	\$2,229,000	\$3,443,000	
Market Value per SqFt	\$138.85	\$125.55	\$151.81	
Distance from Cooperative in miles		0.24	0.51	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00391-0014	1-00395-0001	1-00404-0018	
Address	614 EAST 9 STREET	195 AVENUE B	528 EAST 11 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	37	18	35	
Year Built	1910	1910	1900	
Gross SqFt	33,000	27,000	23,594	
Estimated Gross Income	\$608,190	\$658,885	\$293,682	
Gross Income per SqFt	\$18.43	\$24.40	\$12.45	
Estimated Expense	\$200,970	\$171,462	\$137,653	
Expense SqFt	\$6.09	\$6.35	\$5.83	
Net Operating Income	\$407,220	\$487,423	\$156,029	
Full Market Value	\$1,895,000	\$3,150,000	\$777,000	
Market Value per SqFt	\$57.42	\$116.67	\$32.93	
Distance from Cooperative in miles		0.19	0.17	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00391-0020	1-00345-0014	1-00392-0022	1-00395-0001
Address	626 EAST 9 STREET	325 EAST HOUSTON STREET	374 EAST 10 STREET	195 AVENUE B
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	12	18	17	18
Year Built	1910	1920	1900	1910
Gross SqFt	10,154	10,818	20,599	27,000
Estimated Gross Income	\$247,758	\$127,184	\$729,330	\$658,885
Gross Income per SqFt	\$24.40	\$11.76	\$35.41	\$24.40
Estimated Expense	\$64,478	\$68,651	\$211,506	\$171,462
Expense SqFt	\$6.35	\$6.35	\$10.27	\$6.35
Net Operating Income	\$183,280	\$58,533	\$517,824	\$487,423
Full Market Value	\$777,000	\$360,000	\$3,195,000	\$3,150,000
Market Value per SqFt	\$76.52	\$33.28	\$155.10	\$116.67
Distance from Cooperative in miles		0.39	0.05	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00391-0021	1-00392-0022	1-00286-0006	
Address	628 EAST 9 STREET	374 EAST 10 STREET	219 HENRY STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	15	17	20	
Year Built	1910	1900	1900	
Gross SqFt	10,184	20,599	7,985	
Estimated Gross Income	\$251,545	\$729,330	\$111,652	
Gross Income per SqFt	\$24.70	\$35.41	\$13.98	
Estimated Expense	\$93,591	\$211,506	\$76,011	
Expense SqFt	\$9.19	\$10.27	\$9.52	
Net Operating Income	\$157,954	\$517,824	\$35,641	
Full Market Value	\$780,000	\$3,195,000	\$514,000	
Market Value per SqFt	\$76.59	\$155.10	\$64.37	
Distance from Cooperative in miles		0.05	0.86	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00391-0048	1-00407-0006	1-00389-0007	
Address	323 EAST 8 STREET	220 AVENUE A	105 AVENUE B	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	25	16	14	
Year Built	1910	1900	1900	
Gross SqFt	13,044	14,976	12,074	
Estimated Gross Income	\$369,667	\$377,270	\$380,083	
Gross Income per SqFt	\$28.34	\$25.19	\$31.48	
Estimated Expense	\$125,744	\$128,272	\$129,228	
Expense SqFt	\$9.64	\$8.57	\$10.70	
Net Operating Income	\$243,923	\$248,998	\$250,855	
Full Market Value	\$1,842,000	\$1,873,000	\$1,894,000	
Market Value per SqFt	\$141.21	\$125.07	\$156.87	
Distance from Cooperative in miles		0.28	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00391-0056	1-00392-0042	1-00375-0061	1-00385-0035
Address	307 EAST 8 STREET	641 EAST 9 STREET	717 EAST 5 STREET	29 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	12	13	22	13
Year Built	1900	1900	1920	2000
Gross SqFt	9,984	8,160	9,345	7,908
Estimated Gross Income	\$360,223	\$356,117	\$302,601	\$285,287
Gross Income per SqFt	\$36.08	\$43.64	\$32.38	\$36.08
Estimated Expense	\$92,052	\$87,662	\$104,639	\$72,945
Expense SqFt	\$9.22	\$10.74	\$11.20	\$9.22
Net Operating Income	\$268,171	\$268,455	\$197,962	\$212,342
Full Market Value	\$2,025,000	\$2,027,000	\$1,495,000	\$1,603,000
Market Value per SqFt	\$202.82	\$248.41	\$159.98	\$202.71
Distance from Cooperative in miles		0.05	0.20	0.28

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00391-0057	1-00397-0033	1-00445-0052	1-00389-0007
Address	303 EAST 8 STREET	14 AVENUE B	67 EAST 3 STREET	105 AVENUE B
Neighborhood	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	27	19	14
Year Built	1900	1925	1987	1900
Gross SqFt	18,216	18,212	14,000	12,074
Estimated Gross Income	\$573,440	\$514,757	\$478,411	\$380,083
Gross Income per SqFt	\$31.48	\$28.26	\$34.17	\$31.48
Estimated Expense	\$194,911	\$166,186	\$153,092	\$129,228
Expense SqFt	\$10.70	\$9.13	\$10.94	\$10.70
Net Operating Income	\$378,529	\$348,571	\$325,319	\$250,855
Full Market Value	\$2,858,000	\$2,632,000	\$2,456,000	\$1,894,000
Market Value per SqFt	\$156.90	\$144.52	\$175.43	\$156.87
Distance from Cooperative in miles		0.36	0.47	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00392-0036	1-00404-0017	1-00379-0019	1-00391-0055
Address	149 AVENUE C	526 EAST 11 STREET	420 EAST 10 STREET	309 EAST 8 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	20	20	17
Year Built	1900	1900	1900	1900
Gross SqFt	8,214	9,140	9,262	9,071
Estimated Gross Income	\$291,679	\$324,598	\$346,166	\$328,370
Gross Income per SqFt	\$35.51	\$35.51	\$37.37	\$36.20
Estimated Expense	\$91,833	\$102,150	\$100,388	\$111,646
Expense SqFt	\$11.18	\$11.18	\$10.84	\$12.31
Net Operating Income	\$199,846	\$222,448	\$245,778	\$216,724
Full Market Value	\$1,509,000	\$1,390,000	\$1,791,000	\$1,636,000
Market Value per SqFt	\$183.71	\$152.08	\$193.37	\$180.35
Distance from Cooperative in miles		0.14	0.14	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00393-0051	1-00404-0018	1-00395-0001	
Address	367 EAST 10 STREET	528 EAST 11 STREET	195 AVENUE B	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	16	35	18	
Year Built	1900	1900	1910	
Gross SqFt	10,728	23,594	27,000	
Estimated Gross Income	\$197,717	\$293,682	\$658,885	
Gross Income per SqFt	\$18.43	\$12.45	\$24.40	
Estimated Expense	\$65,334	\$137,653	\$171,462	
Expense SqFt	\$6.09	\$5.83	\$6.35	
Net Operating Income	\$132,383	\$156,029	\$487,423	
Full Market Value	\$939,000	\$777,000	\$3,150,000	
Market Value per SqFt	\$87.53	\$32.93	\$116.67	
Distance from Cooperative in miles		0.14	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00394-0052	1-00394-0066	1-00396-0026	1-00407-0052
Address	633 EAST 11 STREET	605 EAST 11 STREET	638 EAST 14 STREET	517 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	20	20	20
Year Built	1937	1920	1920	1920
Gross SqFt	11,610	9,718	10,740	9,785
Estimated Gross Income	\$343,192	\$257,487	\$317,495	\$329,372
Gross Income per SqFt	\$29.56	\$26.50	\$29.56	\$33.66
Estimated Expense	\$107,741	\$97,845	\$99,669	\$111,986
Expense SqFt	\$9.28	\$10.07	\$9.28	\$11.44
Net Operating Income	\$235,451	\$159,642	\$217,826	\$217,386
Full Market Value	\$1,778,000	\$989,000	\$1,645,000	\$1,641,000
Market Value per SqFt	\$153.14	\$101.77	\$153.17	\$167.71
Distance from Cooperative in miles		0.00	0.10	0.17

BOROUGH OF MANHATTAN - 2012/13 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	\$5,046,836	\$2,568,271	
Gross Income per SqFt	\$20.74	\$52.57	\$31.90	
Estimated Expense	\$1,472,959	\$1,261,709	\$873,212	
Expense SqFt	\$8.50	\$13.14	\$10.85	
Net Operating Income	\$2,119,624	\$3,785,127	\$1,695,059	
Full Market Value	\$15,422,000	\$28,578,000	\$12,798,000	
Market Value per SqFt	\$89.03	\$297.69	\$158.98	
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	1-00495-0011	1-00771-0014	1-00441-0020
Address	626 EAST 14 STREET	255 LAFAYETTE STREET	247 WEST 21 STREET	426 EAST 14 STREET
Neighborhood	ALPHABET CITY	LITTLE ITALY	CHELSEA	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	119	102	59	51
Year Built	1920	1926	1920	1930
Gross SqFt	65,585	63,587	41,100	31,875
Estimated Gross Income	\$1,756,366	\$1,702,704	\$1,090,754	\$884,148
Gross Income per SqFt	\$26.78	\$26.78	\$26.54	\$27.74
Estimated Expense	\$667,655	\$647,028	\$370,856	\$300,610
Expense SqFt	\$10.18	\$10.18	\$9.02	\$9.43
Net Operating Income	\$1,088,711	\$1,055,676	\$719,898	\$583,538
Full Market Value	\$8,220,000	\$7,970,000	\$5,435,000	\$4,406,000
Market Value per SqFt	\$125.33	\$125.34	\$132.24	\$138.23
Distance from Cooperative in miles		1.07	1.49	0.27

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00397-0011	1-00404-0018	1-00395-0001	
Address	155 EAST 2 STREET	528 EAST 11 STREET	195 AVENUE B	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	22	35	18	
Year Built	1900	1900	1910	
Gross SqFt	12,330	23,594	27,000	
Estimated Gross Income	\$227,242	\$293,682	\$658,885	
Gross Income per SqFt	\$18.43	\$12.45	\$24.40	
Estimated Expense	\$75,090	\$137,653	\$171,462	
Expense SqFt	\$6.09	\$5.83	\$6.35	
Net Operating Income	\$152,152	\$156,029	\$487,423	
Full Market Value	\$1,079,000	\$777,000	\$3,150,000	
Market Value per SqFt	\$87.51	\$32.93	\$116.67	
Distance from Cooperative in miles		0.42	0.54	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00397-0012	1-00377-0037	1-00405-0001	
Address	157 EAST 2 STREET	107 AVENUE D	174 AVENUE A	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	40	45	46	
Year Built	1920	1900	1998	
Gross SqFt	27,500	14,940	40,376	
Estimated Gross Income	\$549,725	\$354,630	\$655,696	
Gross Income per SqFt	\$19.99	\$23.74	\$16.24	
Estimated Expense	\$245,025	\$149,358	\$315,554	
Expense SqFt	\$8.91	\$10.00	\$7.82	
Net Operating Income	\$304,700	\$205,272	\$340,142	
Full Market Value	\$2,200,000	\$1,530,000	\$2,335,000	
Market Value per SqFt	\$80.00	\$102.41	\$57.83	
Distance from Cooperative in miles		0.40	0.47	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00397-0025	1-00392-0022	1-00286-0006	
Address	185 EAST 2 STREET	374 EAST 10 STREET	219 HENRY STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	23	17	20	
Year Built	1915	1900	1900	
Gross SqFt	13,524	20,599	7,985	
Estimated Gross Income	\$334,043	\$729,330	\$111,652	
Gross Income per SqFt	\$24.70	\$35.41	\$13.98	
Estimated Expense	\$124,286	\$211,506	\$76,011	
Expense SqFt	\$9.19	\$10.27	\$9.52	
Net Operating Income	\$209,757	\$517,824	\$35,641	
Full Market Value	\$1,288,000	\$3,195,000	\$514,000	
Market Value per SqFt	\$95.24	\$155.10	\$64.37	
Distance from Cooperative in miles		0.40	0.57	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00398-0008	1-00402-0011	1-00504-0036	
Address	156 EAST 3 STREET	134 EAST 7 STREET	100 SULLIVAN STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	SOHO	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	61	79	70	
Year Built	1940	1925	1920	
Gross SqFt	55,947	41,600	53,200	
Estimated Gross Income	\$1,531,829	\$1,262,980	\$1,298,243	
Gross Income per SqFt	\$27.38	\$30.36	\$24.40	
Estimated Expense	\$457,087	\$419,304	\$333,222	
Expense SqFt	\$8.17	\$10.08	\$6.26	
Net Operating Income	\$1,074,742	\$843,676	\$965,021	
Full Market Value	\$8,114,000	\$6,370,000	\$7,224,000	
Market Value per SqFt	\$145.03	\$153.13	\$135.79	
Distance from Cooperative in miles		0.19	1.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00398-0058	1-00392-0022	1-00392-0048	
Address	160 EAST 2 STREET	374 EAST 10 STREET	627 EAST 9 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	24	17	35	
Year Built	1950	1900	1900	
Gross SqFt	11,611	20,599	43,871	
Estimated Gross Income	\$396,283	\$729,330	\$1,441,311	
Gross Income per SqFt	\$34.13	\$35.41	\$32.85	
Estimated Expense	\$101,132	\$211,506	\$375,074	
Expense SqFt	\$8.71	\$10.27	\$8.55	
Net Operating Income	\$295,151	\$517,824	\$1,066,237	
Full Market Value	\$1,285,000	\$3,195,000	\$6,277,000	
Market Value per SqFt	\$110.67	\$155.10	\$143.08	
Distance from Cooperative in miles		0.36	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00398-0066	1-00385-0034	1-00399-0026	1-00399-0030
Address	24 AVENUE A	31 AVENUE C	234 EAST 4 STREET	50 AVENUE B
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	23	23	31	30
Year Built	1900	1900	1900	1900
Gross SqFt	15,308	14,889	18,690	19,512
Estimated Gross Income	\$455,719	\$443,259	\$528,245	\$688,464
Gross Income per SqFt	\$29.77	\$29.77	\$28.26	\$35.28
Estimated Expense	\$154,917	\$150,713	\$192,208	\$258,805
Expense SqFt	\$10.12	\$10.12	\$10.28	\$13.26
Net Operating Income	\$300,802	\$292,546	\$336,037	\$429,659
Full Market Value	\$2,271,000	\$2,209,000	\$2,537,000	\$3,244,000
Market Value per SqFt	\$148.35	\$148.36	\$135.74	\$166.26
Distance from Cooperative in miles		0.14	0.05	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00400-0045	1-00286-0006	1-00393-0014	
Address	225 EAST 4 STREET	219 HENRY STREET	612 EAST 11 STREET	
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	21	20	28	
Year Built	1937	1900	1900	
Gross SqFt	12,948	7,985	30,750	
Estimated Gross Income	\$303,113	\$111,652	\$1,009,533	
Gross Income per SqFt	\$23.41	\$13.98	\$32.83	
Estimated Expense	\$119,510	\$76,011	\$274,515	
Expense SqFt	\$9.23	\$9.52	\$8.93	
Net Operating Income	\$183,603	\$35,641	\$735,018	
Full Market Value	\$1,314,000	\$514,000	\$5,549,000	
Market Value per SqFt	\$101.48	\$64.37	\$180.46	
Distance from Cooperative in miles		0.70	0.31	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00400-0047	1-00286-0006	1-00393-0014	
Address	223 EAST 4 STREET	219 HENRY STREET	612 EAST 11 STREET	
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	19	20	28	
Year Built	1937	1900	1900	
Gross SqFt	12,636	7,985	30,750	
Estimated Gross Income	\$295,809	\$111,652	\$1,009,533	
Gross Income per SqFt	\$23.41	\$13.98	\$32.83	
Estimated Expense	\$116,630	\$76,011	\$274,515	
Expense SqFt	\$9.23	\$9.52	\$8.93	
Net Operating Income	\$179,179	\$35,641	\$735,018	
Full Market Value	\$1,284,000	\$514,000	\$5,549,000	
Market Value per SqFt	\$101.61	\$64.37	\$180.46	
Distance from Cooperative in miles		0.70	0.31	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00401-0057	1-00401-0013	1-00400-0016	1-00355-0038
Address	513 EAST 5 STREET	506 EAST 6 STREET	520 EAST 5 STREET	166 NORFOLK STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	14	16	24
Year Built	1929	1920	1940	1930
Gross SqFt	6,870	6,825	6,955	8,898
Estimated Gross Income	\$253,228	\$251,544	\$240,835	\$335,157
Gross Income per SqFt	\$36.86	\$36.86	\$34.63	\$37.67
Estimated Expense	\$73,440	\$72,948	\$78,365	\$110,528
Expense SqFt	\$10.69	\$10.69	\$11.27	\$12.42
Net Operating Income	\$179,788	\$178,596	\$162,470	\$224,629
Full Market Value	\$1,357,000	\$1,348,000	\$1,227,000	\$1,696,000
Market Value per SqFt	\$197.53	\$197.51	\$176.42	\$190.60
Distance from Cooperative in miles		0.00	0.05	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00404-0010	1-00392-0022	1-00286-0006	
Address	512 EAST 11 STREET	374 EAST 10 STREET	219 HENRY STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	20	17	20	
Year Built	1929	1900	1900	
Gross SqFt	6,175	20,599	7,985	
Estimated Gross Income	\$152,523	\$729,330	\$111,652	
Gross Income per SqFt	\$24.70	\$35.41	\$13.98	
Estimated Expense	\$56,748	\$211,506	\$76,011	
Expense SqFt	\$9.19	\$10.27	\$9.52	
Net Operating Income	\$95,775	\$517,824	\$35,641	
Full Market Value	\$719,000	\$3,195,000	\$514,000	
Market Value per SqFt	\$116.44	\$155.10	\$64.37	
Distance from Cooperative in miles		0.14	0.97	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00404-0013	1-00452-0021	1-00438-0021	
Address	518 EAST 11 STREET	326 EAST 11 STREET	426 EAST 11 STREET	
Neighborhood	ALPHABET CITY	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	13	15	12	
Year Built	1900	1900	1920	
Gross SqFt	10,674	10,980	6,850	
Estimated Gross Income	\$381,489	\$411,903	\$232,631	
Gross Income per SqFt	\$35.74	\$37.51	\$33.96	
Estimated Expense	\$127,341	\$118,920	\$89,272	
Expense SqFt	\$11.93	\$10.83	\$13.03	
Net Operating Income	\$254,148	\$292,983	\$143,359	
Full Market Value	\$1,919,000	\$2,212,000	\$816,000	
Market Value per SqFt	\$179.78	\$201.46	\$119.12	
Distance from Cooperative in miles		0.27	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00404-0021	1-00404-0018	1-00395-0001	1-00393-0014
Address	534 EAST 11 STREET	528 EAST 11 STREET	195 AVENUE B	612 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	29	35	18	28
Year Built	1920	1900	1910	1900
Gross SqFt	15,864	23,594	27,000	30,750
Estimated Gross Income	\$387,082	\$293,682	\$658,885	\$1,009,533
Gross Income per SqFt	\$24.40	\$12.45	\$24.40	\$32.83
Estimated Expense	\$100,736	\$137,653	\$171,462	\$274,515
Expense SqFt	\$6.35	\$5.83	\$6.35	\$8.93
Net Operating Income	\$286,346	\$156,029	\$487,423	\$735,018
Full Market Value	\$1,402,000	\$777,000	\$3,150,000	\$5,549,000
Market Value per SqFt	\$88.38	\$32.93	\$116.67	\$180.46
Distance from Cooperative in miles		0.00	0.17	0.14

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00405-0051	1-00286-0006	1-00393-0014	
Address	519 EAST 11 STREET	219 HENRY STREET	612 EAST 11 STREET	
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	12	20	28	
Year Built	1910	1900	1900	
Gross SqFt	10,585	7,985	30,750	
Estimated Gross Income	\$247,795	\$111,652	\$1,009,533	
Gross Income per SqFt	\$23.41	\$13.98	\$32.83	
Estimated Expense	\$97,700	\$76,011	\$274,515	
Expense SqFt	\$9.23	\$9.52	\$8.93	
Net Operating Income	\$150,095	\$35,641	\$735,018	
Full Market Value	\$811,000	\$514,000	\$5,549,000	
Market Value per SqFt	\$76.62	\$64.37	\$180.46	
Distance from Cooperative in miles		1.02	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00406-0013	1-00404-0018	1-00392-0027	
Address	514 EAST 13 STREET	528 EAST 11 STREET	384 EAST 10 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	14	35	45	
Year Built	1900	1900	1900	
Gross SqFt	8,055	23,594	49,799	
Estimated Gross Income	\$181,399	\$293,682	\$1,622,464	
Gross Income per SqFt	\$22.52	\$12.45	\$32.58	
Estimated Expense	\$59,204	\$137,653	\$441,495	
Expense SqFt	\$7.35	\$5.83	\$8.87	
Net Operating Income	\$122,195	\$156,029	\$1,180,969	
Full Market Value	\$518,000	\$777,000	\$7,402,000	
Market Value per SqFt	\$64.31	\$32.93	\$148.64	
Distance from Cooperative in miles		0.10	0.20	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00406-0018	1-00407-0052	1-00405-0005	1-00452-0053
Address	524 EAST 13 STREET	517 EAST 13 STREET	182 AVENUE A	209 EAST 10 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	32	15
Year Built	1925	1920	1920	1920
Gross SqFt	10,405	9,785	15,392	9,200
Estimated Gross Income	\$350,232	\$329,372	\$492,836	\$321,126
Gross Income per SqFt	\$33.66	\$33.66	\$32.02	\$34.91
Estimated Expense	\$119,033	\$111,986	\$157,708	\$106,820
Expense SqFt	\$11.44	\$11.44	\$10.25	\$11.61
Net Operating Income	\$231,199	\$217,386	\$335,128	\$214,306
Full Market Value	\$1,746,000	\$1,641,000	\$2,530,000	\$1,618,000
Market Value per SqFt	\$167.80	\$167.71	\$164.37	\$175.87
Distance from Cooperative in miles		0.05	0.05	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00406-0040	1-00404-0018	1-00395-0001	
Address	547 EAST 12 STREET	528 EAST 11 STREET	195 AVENUE B	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	16	35	18	
Year Built	1900	1900	1910	
Gross SqFt	12,030	23,594	27,000	
Estimated Gross Income	\$221,713	\$293,682	\$658,885	
Gross Income per SqFt	\$18.43	\$12.45	\$24.40	
Estimated Expense	\$73,263	\$137,653	\$171,462	
Expense SqFt	\$6.09	\$5.83	\$6.35	
Net Operating Income	\$148,450	\$156,029	\$487,423	
Full Market Value	\$762,000	\$777,000	\$3,150,000	
Market Value per SqFt	\$63.34	\$32.93	\$116.67	
Distance from Cooperative in miles		0.10	0.14	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00406-0050	1-00393-0014	1-00395-0001	1-00392-0048
Address	527 EAST 12 STREET	612 EAST 11 STREET	195 AVENUE B	627 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	48	28	18	35
Year Built	1901	1900	1910	1900
Gross SqFt	23,172	30,750	27,000	43,871
Estimated Gross Income	\$572,348	\$1,009,533	\$658,885	\$1,441,311
Gross Income per SqFt	\$24.70	\$32.83	\$24.40	\$32.85
Estimated Expense	\$212,951	\$274,515	\$171,462	\$375,074
Expense SqFt	\$9.19	\$8.93	\$6.35	\$8.55
Net Operating Income	\$359,397	\$735,018	\$487,423	\$1,066,237
Full Market Value	\$1,371,000	\$5,549,000	\$3,150,000	\$6,277,000
Market Value per SqFt	\$59.17	\$180.46	\$116.67	\$143.08
Distance from Cooperative in miles		0.17	0.14	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00406-0061	1-00392-0042	1-00438-0021	1-00452-0021
Address	507 EAST 12 STREET	641 EAST 9 STREET	426 EAST 11 STREET	326 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	13	13	12	15
Year Built	1900	1900	1920	1900
Gross SqFt	8,750	8,160	6,850	10,980
Estimated Gross Income	\$328,213	\$356,117	\$232,631	\$411,903
Gross Income per SqFt	\$37.51	\$43.64	\$33.96	\$37.51
Estimated Expense	\$94,763	\$87,662	\$89,272	\$118,920
Expense SqFt	\$10.83	\$10.74	\$13.03	\$10.83
Net Operating Income	\$233,450	\$268,455	\$143,359	\$292,983
Full Market Value	\$1,763,000	\$2,027,000	\$816,000	\$2,212,000
Market Value per SqFt	\$201.49	\$248.41	\$119.12	\$201.46
Distance from Cooperative in miles		0.20	0.17	0.29

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00414-0032	1-00395-0001	1-00348-0051	1-00353-0024
Address	128 ELDRIDGE STREET	195 AVENUE B	169 RIVINGTON STREET	129 RIVINGTON STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	17	18	14	19
Year Built	1900	1910	1920	1930
Gross SqFt	11,398	27,000	11,480	14,497
Estimated Gross Income	\$192,398	\$658,885	\$193,791	\$200,265
Gross Income per SqFt	\$16.88	\$24.40	\$16.88	\$13.81
Estimated Expense	\$80,812	\$171,462	\$81,392	\$87,701
Expense SqFt	\$7.09	\$6.35	\$7.09	\$6.05
Net Operating Income	\$111,586	\$487,423	\$112,399	\$112,564
Full Market Value	\$774,000	\$3,150,000	\$780,000	\$506,000
Market Value per SqFt	\$67.91	\$116.67	\$67.94	\$34.90
Distance from Cooperative in miles		0.94	0.32	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00416-0020	1-00377-0037	1-00405-0001	
Address	169 ALLEN STREET	107 AVENUE D	174 AVENUE A	
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	30	45	46	
Year Built	1920	1900	1998	
Gross SqFt	20,680	14,940	40,376	
Estimated Gross Income	\$413,393	\$354,630	\$655,696	
Gross Income per SqFt	\$19.99	\$23.74	\$16.24	
Estimated Expense	\$184,259	\$149,358	\$315,554	
Expense SqFt	\$8.91	\$10.00	\$7.82	
Net Operating Income	\$229,134	\$205,272	\$340,142	
Full Market Value	\$1,655,000	\$1,530,000	\$2,335,000	
Market Value per SqFt	\$80.03	\$102.41	\$57.83	
Distance from Cooperative in miles		0.68	0.69	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00416-0022	1-00793-0032	1-00348-0051	1-01076-0034
Address	167 ALLEN STREET	105 WEST 17 STREET	169 RIVINGTON STREET	699 10 AVENUE
Neighborhood	LOWER EAST SIDE	CHELSEA	LOWER EAST SIDE	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	19	14	18
Year Built	1900	1940	1920	1901
Gross SqFt	9,000	8,820	11,480	9,725
Estimated Gross Income	\$151,920	\$163,953	\$193,791	\$159,391
Gross Income per SqFt	\$16.88	\$18.59	\$16.88	\$16.39
Estimated Expense	\$63,810	\$78,218	\$81,392	\$73,320
Expense SqFt	\$7.09	\$8.87	\$7.09	\$7.54
Net Operating Income	\$88,110	\$85,735	\$112,399	\$86,071
Full Market Value	\$611,000	\$609,000	\$780,000	\$372,000
Market Value per SqFt	\$67.89	\$69.05	\$67.94	\$38.25
Distance from Cooperative in miles		1.34	0.33	2.91

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00416-0055	1-00410-0010	1-00412-0045	1-00410-0009
Address	85 STANTON STREET	138 ORCHARD STREET	174 LUDLOW STREET	136 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	18	18	18
Year Built	1900	1900	1900	1900
Gross SqFt	8,928	9,068	8,625	9,008
Estimated Gross Income	\$310,962	\$321,728	\$300,427	\$310,324
Gross Income per SqFt	\$34.83	\$35.48	\$34.83	\$34.45
Estimated Expense	\$115,796	\$119,482	\$111,851	\$93,937
Expense SqFt	\$12.97	\$13.18	\$12.97	\$10.43
Net Operating Income	\$195,166	\$202,246	\$188,576	\$216,387
Full Market Value	\$1,474,000	\$1,527,000	\$1,424,000	\$1,634,000
Market Value per SqFt	\$165.10	\$168.39	\$165.10	\$181.39
Distance from Cooperative in miles		0.09	0.12	0.09

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00419-0040	1-00404-0018	1-00353-0024	
Address	110 FORSYTH STREET	528 EAST 11 STREET	129 RIVINGTON STREET	
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	31	35	19	
Year Built	1900	1900	1930	
Gross SqFt	20,798	23,594	14,497	
Estimated Gross Income	\$273,078	\$293,682	\$200,265	
Gross Income per SqFt	\$13.13	\$12.45	\$13.81	
Estimated Expense	\$123,540	\$137,653	\$87,701	
Expense SqFt	\$5.94	\$5.83	\$6.05	
Net Operating Income	\$149,538	\$156,029	\$112,564	
Full Market Value	\$960,000	\$777,000	\$506,000	
Market Value per SqFt	\$46.16	\$32.93	\$34.90	
Distance from Cooperative in miles		0.82	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00420-0046	1-00353-0024	1-00348-0051	
Address	152 FORSYTH STREET	129 RIVINGTON STREET	169 RIVINGTON STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	19	14	
Year Built	1915	1930	1920	
Gross SqFt	12,000	14,497	11,480	
Estimated Gross Income	\$184,200	\$200,265	\$193,791	
Gross Income per SqFt	\$15.35	\$13.81	\$16.88	
Estimated Expense	\$78,840	\$87,701	\$81,392	
Expense SqFt	\$6.57	\$6.05	\$7.09	
Net Operating Income	\$105,360	\$112,564	\$112,399	
Full Market Value	\$712,000	\$506,000	\$780,000	
Market Value per SqFt	\$59.33	\$34.90	\$67.94	
Distance from Cooperative in miles		0.22	0.36	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00421-0043	1-00395-0001	1-00353-0024	1-00348-0051
Address	172 FORSYTH STREET	195 AVENUE B	129 RIVINGTON STREET	169 RIVINGTON STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	18	19	14
Year Built	1900	1910	1930	1920
Gross SqFt	12,166	27,000	14,497	11,480
Estimated Gross Income	\$205,362	\$658,885	\$200,265	\$193,791
Gross Income per SqFt	\$16.88	\$24.40	\$13.81	\$16.88
Estimated Expense	\$86,257	\$171,462	\$87,701	\$81,392
Expense SqFt	\$7.09	\$6.35	\$6.05	\$7.09
Net Operating Income	\$119,105	\$487,423	\$112,564	\$112,399
Full Market Value	\$826,000	\$3,150,000	\$506,000	\$780,000
Market Value per SqFt	\$67.89	\$116.67	\$34.90	\$67.94
Distance from Cooperative in miles		0.82	0.24	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00421-0075	1-00793-0032	1-00348-0051	1-01076-0034
Address	46 RIVINGTON STREET	105 WEST 17 STREET	169 RIVINGTON STREET	699 10 AVENUE
Neighborhood	LOWER EAST SIDE	CHELSEA	LOWER EAST SIDE	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	19	14	18
Year Built	1920	1940	1920	1901
Gross SqFt	18,120	8,820	11,480	9,725
Estimated Gross Income	\$305,866	\$163,953	\$193,791	\$159,391
Gross Income per SqFt	\$16.88	\$18.59	\$16.88	\$16.39
Estimated Expense	\$128,471	\$78,218	\$81,392	\$73,320
Expense SqFt	\$7.09	\$8.87	\$7.09	\$7.54
Net Operating Income	\$177,395	\$85,735	\$112,399	\$86,071
Full Market Value	\$1,230,000	\$609,000	\$780,000	\$372,000
Market Value per SqFt	\$67.88	\$69.05	\$67.94	\$38.25
Distance from Cooperative in miles		1.32	0.37	2.89

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00422-0044	1-00793-0032	1-00348-0051	1-01076-0034
Address	208 FORSYTH STREET	105 WEST 17 STREET	169 RIVINGTON STREET	699 10 AVENUE
Neighborhood	LOWER EAST SIDE	CHELSEA	LOWER EAST SIDE	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	19	14	18
Year Built	1900	1940	1920	1901
Gross SqFt	8,845	8,820	11,480	9,725
Estimated Gross Income	\$149,304	\$163,953	\$193,791	\$159,391
Gross Income per SqFt	\$16.88	\$18.59	\$16.88	\$16.39
Estimated Expense	\$62,711	\$78,218	\$81,392	\$73,320
Expense SqFt	\$7.09	\$8.87	\$7.09	\$7.54
Net Operating Income	\$86,593	\$85,735	\$112,399	\$86,071
Full Market Value	\$601,000	\$609,000	\$780,000	\$372,000
Market Value per SqFt	\$67.95	\$69.05	\$67.94	\$38.25
Distance from Cooperative in miles		1.25	0.40	2.81

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00422-0060	1-00421-0078	1-00445-0022	
Address	237 ELDRIDGE STREET	42 RIVINGTON STREET	112 EAST 4 STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	42	33	21	
Year Built	1900	1900	1900	
Gross SqFt	23,260	19,038	19,850	
Estimated Gross Income	\$571,033	\$423,878	\$532,588	
Gross Income per SqFt	\$24.55	\$22.26	\$26.83	
Estimated Expense	\$227,483	\$161,074	\$220,237	
Expense SqFt	\$9.78	\$8.46	\$11.10	
Net Operating Income	\$343,550	\$262,804	\$312,351	
Full Market Value	\$2,575,000	\$1,939,000	\$2,358,000	
Market Value per SqFt	\$110.71	\$101.85	\$118.79	
Distance from Cooperative in miles		0.08	0.21	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00430-0001	1-00345-0048	1-00879-0027	1-00248-0070
Address	40 1 AVENUE	115 PITT STREET	143 EAST 23 STREET	80 RUTGERS SLIP
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	GRAMERCY	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	164	172	327	109
Year Built	1964	1983	1928	1987
Gross SqFt	147,730	170,100	101,857	83,904
Estimated Gross Income	\$4,601,790	\$5,797,985	\$3,172,972	\$2,051,283
Gross Income per SqFt	\$31.15	\$34.09	\$31.15	\$24.45
Estimated Expense	\$1,650,144	\$1,855,355	\$1,138,072	\$894,378
Expense SqFt	\$11.17	\$10.91	\$11.17	\$10.66
Net Operating Income	\$2,951,646	\$3,942,630	\$2,034,900	\$1,156,905
Full Market Value	\$8,805,000	\$23,400,000	\$7,962,000	\$8,668,000
Market Value per SqFt	\$59.60	\$137.57	\$78.17	\$103.31
Distance from Cooperative in miles		0.34	1.09	0.94

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00431-0001	1-00556-0001	1-00927-0001	1-00816-0042
Address	60 1 AVENUE	85 4 AVENUE	362 2 AVENUE	92 5 AVENUE
Neighborhood	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	KIPS BAY	FLATIRON
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	203	164	211	217
Year Built	1964	1959	1930	1962
Gross SqFt	194,800	156,465	185,127	180,000
Estimated Gross Income	\$6,093,344	\$4,893,704	\$5,790,528	\$5,567,473
Gross Income per SqFt	\$31.28	\$31.28	\$31.28	\$30.93
Estimated Expense	\$2,070,724	\$1,663,859	\$1,852,733	\$1,797,646
Expense SqFt	\$10.63	\$10.63	\$10.01	\$9.99
Net Operating Income	\$4,022,620	\$3,229,845	\$3,937,795	\$3,769,827
Full Market Value	\$13,005,000	\$24,385,000	\$29,730,000	\$28,462,000
Market Value per SqFt	\$66.76	\$155.85	\$160.59	\$158.12
Distance from Cooperative in miles		0.51	0.88	0.98

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00431-0031	1-00527-0027		
Address	43 AVENUE A	10 DOWNING STREET		
Neighborhood	EAST VILLAGE	GREENWICH VILLAGE-WEST		
Building Classification	D4-ELEVATOR	D9-ELEVATOR		
Total Units	105	125		
Year Built	1929	1940		
Gross SqFt	120,605	118,467		
Estimated Gross Income	\$3,069,664	\$6,206,556		
Gross Income per SqFt	\$25.45	\$52.39		
Estimated Expense	\$1,026,541	\$1,737,836		
Expense SqFt	\$8.51	\$14.67		
Net Operating Income	\$2,043,123	\$4,468,720		
Full Market Value	\$15,393,000	\$32,211,000		
Market Value per SqFt	\$127.63	\$271.90		
Distance from Cooperative in miles		0.93		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00432-0001	1-01373-0030	1-01068-0003	1-01514-0039
Address	66 1 AVENUE	510 MAIN STREET	400 WEST 59 STREET	1524 3 AVENUE
Neighborhood	EAST VILLAGE	UPPER EAST SIDE (59-79)	CLINTON	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	877	1,017	736	460
Year Built	1962	1969	1997	1967
Gross SqFt	780,062	804,200	961,433	651,162
Estimated Gross Income	\$22,801,212	\$25,624,124	\$28,105,239	\$14,757,622
Gross Income per SqFt	\$29.23	\$31.86	\$29.23	\$22.66
Estimated Expense	\$6,497,916	\$8,199,720	\$8,011,787	\$5,381,649
Expense SqFt	\$8.33	\$10.20	\$8.33	\$8.26
Net Operating Income	\$16,303,296	\$17,424,404	\$20,093,452	\$9,375,973
Full Market Value	\$76,275,000	\$129,825,000	\$151,706,000	\$69,385,000
Market Value per SqFt	\$97.78	\$161.43	\$157.79	\$106.56
Distance from Cooperative in miles		3.12	3.01	3.99

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00434-0044	1-00438-0021	1-00350-0035	1-00468-0044
Address	427 EAST 6 STREET	426 EAST 11 STREET	158 STANTON STREET	235 EAST 12 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	12	16	20
Year Built	1900	1920	1920	1920
Gross SqFt	7,980	6,850	8,063	8,240
Estimated Gross Income	\$271,001	\$232,631	\$288,965	\$270,267
Gross Income per SqFt	\$33.96	\$33.96	\$35.84	\$32.80
Estimated Expense	\$103,979	\$89,272	\$103,941	\$91,891
Expense SqFt	\$13.03	\$13.03	\$12.89	\$11.15
Net Operating Income	\$167,022	\$143,359	\$185,024	\$178,376
Full Market Value	\$1,261,000	\$816,000	\$1,397,000	\$1,347,000
Market Value per SqFt	\$158.02	\$119.12	\$173.26	\$163.47
Distance from Cooperative in miles		0.19	0.36	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00436-0057	1-00437-0023	1-00375-0061	1-00468-0045
Address	87 ST MARK'S PLACE	284 EAST 10 STREET	717 EAST 5 STREET	233 EAST 12 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	25	20	22	22
Year Built	1940	1954	1920	1930
Gross SqFt	15,000	9,355	9,345	10,746
Estimated Gross Income	\$485,700	\$284,806	\$302,601	\$430,859
Gross Income per SqFt	\$32.38	\$30.44	\$32.38	\$40.09
Estimated Expense	\$168,000	\$96,834	\$104,639	\$110,032
Expense SqFt	\$11.20	\$10.35	\$11.20	\$10.24
Net Operating Income	\$317,700	\$187,972	\$197,962	\$320,827
Full Market Value	\$2,399,000	\$1,419,000	\$1,495,000	\$2,422,000
Market Value per SqFt	\$159.93	\$151.68	\$159.98	\$225.39
Distance from Cooperative in miles		0.05	0.44	0.33

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00440-0031	1-00346-0095	1-00793-0032	
Address	446 EAST 13 STREET	384 GRAND STREET	105 WEST 17 STREET	
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	CHELSEA	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	14	29	19	
Year Built	1900	1920	1940	
Gross SqFt	10,400	26,377	8,820	
Estimated Gross Income	\$228,488	\$668,442	\$163,953	
Gross Income per SqFt	\$21.97	\$25.34	\$18.59	
Estimated Expense	\$79,456	\$168,686	\$78,218	
Expense SqFt	\$7.64	\$6.40	\$8.87	
Net Operating Income	\$149,032	\$499,756	\$85,735	
Full Market Value	\$834,000	\$3,762,000	\$609,000	
Market Value per SqFt	\$80.19	\$142.62	\$69.05	
Distance from Cooperative in miles		0.92	1.03	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00440-0052	1-00793-0032	1-00348-0051	1-00353-0024
Address	415 EAST 12 STREET	105 WEST 17 STREET	169 RIVINGTON STREET	129 RIVINGTON STREET
Neighborhood	EAST VILLAGE	CHELSEA	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	19	14	19
Year Built	1900	1940	1920	1930
Gross SqFt	9,794	8,820	11,480	14,497
Estimated Gross Income	\$165,323	\$163,953	\$193,791	\$200,265
Gross Income per SqFt	\$16.88	\$18.59	\$16.88	\$13.81
Estimated Expense	\$69,439	\$78,218	\$81,392	\$87,701
Expense SqFt	\$7.09	\$8.87	\$7.09	\$6.05
Net Operating Income	\$95,884	\$85,735	\$112,399	\$112,564
Full Market Value	\$665,000	\$609,000	\$780,000	\$506,000
Market Value per SqFt	\$67.90	\$69.05	\$67.94	\$34.90
Distance from Cooperative in miles		1.03	0.80	0.78

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00442-0013	1-00444-0038	1-00445-0034	1-00445-0031
Address	35 EAST 1 STREET	41 1 AVENUE	55 1 AVENUE	61 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	12	14	16	17
Year Built	1900	1900	1900	1900
Gross SqFt	6,605	8,100	7,935	8,895
Estimated Gross Income	\$216,512	\$260,464	\$260,073	\$350,920
Gross Income per SqFt	\$32.78	\$32.16	\$32.78	\$39.45
Estimated Expense	\$73,580	\$88,558	\$88,425	\$124,224
Expense SqFt	\$11.14	\$10.93	\$11.14	\$13.97
Net Operating Income	\$142,932	\$171,906	\$171,648	\$226,696
Full Market Value	\$1,079,000	\$1,163,000	\$1,296,000	\$1,712,000
Market Value per SqFt	\$163.36	\$143.58	\$163.33	\$192.47
Distance from Cooperative in miles		0.09	0.14	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00443-0030	1-00445-0038	1-00445-0055	
Address	29 1 AVENUE	91 EAST 3 STREET	59 EAST 3 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	24	41	82	
Year Built	1910	1920	1910	
Gross SqFt	22,625	19,785	28,314	
Estimated Gross Income	\$700,018	\$627,224	\$854,150	
Gross Income per SqFt	\$30.94	\$31.70	\$30.17	
Estimated Expense	\$265,391	\$213,571	\$358,865	
Expense SqFt	\$11.73	\$10.79	\$12.67	
Net Operating Income	\$434,627	\$413,653	\$495,285	
Full Market Value	\$3,281,000	\$3,123,000	\$3,739,000	
Market Value per SqFt	\$145.02	\$157.85	\$132.05	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00443-0050	1-00445-0029	1-00415-0032	
Address	54 EAST 1 STREET	126 EAST 4 STREET	127 ALLEN STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	25	21	25	
Year Built	1910	1910	1910	
Gross SqFt	10,083	9,195	10,254	
Estimated Gross Income	\$305,918	\$304,999	\$282,025	
Gross Income per SqFt	\$30.34	\$33.17	\$27.50	
Estimated Expense	\$115,551	\$103,028	\$120,059	
Expense SqFt	\$11.46	\$11.20	\$11.71	
Net Operating Income	\$190,367	\$201,971	\$161,966	
Full Market Value	\$1,437,000	\$1,525,000	\$946,000	
Market Value per SqFt	\$142.52	\$165.85	\$92.26	
Distance from Cooperative in miles		0.10	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00443-0052	1-00412-0043	1-00444-0038	
Address	50 EAST 1 STREET	170 LUDLOW STREET	41 1 AVENUE	
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	22	17	14	
Year Built	1910	1910	1900	
Gross SqFt	8,536	8,610	8,100	
Estimated Gross Income	\$283,993	\$296,027	\$260,464	
Gross Income per SqFt	\$33.27	\$34.38	\$32.16	
Estimated Expense	\$90,652	\$88,808	\$88,558	
Expense SqFt	\$10.62	\$10.31	\$10.93	
Net Operating Income	\$193,341	\$207,219	\$171,906	
Full Market Value	\$1,460,000	\$1,565,000	\$1,163,000	
Market Value per SqFt	\$171.04	\$181.77	\$143.58	
Distance from Cooperative in miles		0.20	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00443-0056	1-00445-0045	1-00393-0056	
Address	38 EAST 1 STREET	81 EAST 3 STREET	355 EAST 10 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	15	45	33	
Year Built	1920	2003	1920	
Gross SqFt	41,236	36,047	38,520	
Estimated Gross Income	\$1,241,204	\$1,071,482	\$1,174,224	
Gross Income per SqFt	\$30.10	\$29.72	\$30.48	
Estimated Expense	\$382,258	\$364,304	\$324,669	
Expense SqFt	\$9.27	\$10.11	\$8.43	
Net Operating Income	\$858,946	\$707,178	\$849,555	
Full Market Value	\$6,485,000	\$5,339,000	\$6,414,000	
Market Value per SqFt	\$157.27	\$148.11	\$166.51	
Distance from Cooperative in miles		0.10	0.59	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00444-0033	1-00445-0049	1-00448-0037	
Address	88 EAST 3 STREET	75 EAST 3 STREET	337 EAST 6 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	22	24	20	
Year Built	1900	1900	1900	
Gross SqFt	8,845	11,046	9,438	
Estimated Gross Income	\$304,976	\$375,926	\$329,605	
Gross Income per SqFt	\$34.48	\$34.03	\$34.92	
Estimated Expense	\$113,924	\$161,060	\$105,474	
Expense SqFt	\$12.88	\$14.58	\$11.18	
Net Operating Income	\$191,052	\$214,866	\$224,131	
Full Market Value	\$1,442,000	\$1,622,000	\$1,692,000	
Market Value per SqFt	\$163.03	\$146.84	\$179.28	
Distance from Cooperative in miles		0.05	0.19	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00445-0051	1-00445-0049	1-00445-0043	1-00446-0028
Address	71 EAST 3 STREET	75 EAST 3 STREET	87 EAST 3 STREET	340 EAST 5 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	24	20	20
Year Built	1900	1900	1900	1900
Gross SqFt	11,046	11,046	8,847	9,320
Estimated Gross Income	\$375,895	\$375,926	\$282,671	\$396,477
Gross Income per SqFt	\$34.03	\$34.03	\$31.95	\$42.54
Estimated Expense	\$161,051	\$161,060	\$108,389	\$111,014
Expense SqFt	\$14.58	\$14.58	\$12.25	\$11.91
Net Operating Income	\$214,844	\$214,866	\$174,282	\$285,463
Full Market Value	\$1,622,000	\$1,622,000	\$1,316,000	\$2,155,000
Market Value per SqFt	\$146.84	\$146.84	\$148.75	\$231.22
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	1-00446-0025	1-00447-0042	1-00447-0022	1-00447-0014
Address	334 EAST 5 STREET	333 EAST 5 STREET	332 EAST 6 STREET	316 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	12	24	12	20
Year Built	1900	1900	1900	1900
Gross SqFt	7,001	7,000	6,750	6,800
Estimated Gross Income	\$258,197	\$275,171	\$205,791	\$250,789
Gross Income per SqFt	\$36.88	\$39.31	\$30.49	\$36.88
Estimated Expense	\$100,674	\$82,551	\$90,346	\$88,530
Expense SqFt	\$14.38	\$11.79	\$13.38	\$13.02
Net Operating Income	\$157,523	\$192,620	\$115,445	\$162,259
Full Market Value	\$1,189,000	\$1,454,000	\$872,000	\$1,225,000
Market Value per SqFt	\$169.83	\$207.71	\$129.19	\$180.15
Distance from Cooperative in miles		0.05	0.05	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00447-0024	1-00448-0011	1-00450-0026	
Address	336 EAST 6 STREET	54 EAST 7 STREET	344 EAST 9 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	21	20	20	
Year Built	1929	1920	1920	
Gross SqFt	8,370	9,425	9,365	
Estimated Gross Income	\$274,452	\$335,171	\$281,099	
Gross Income per SqFt	\$32.79	\$35.56	\$30.02	
Estimated Expense	\$84,872	\$100,551	\$89,952	
Expense SqFt	\$10.14	\$10.67	\$9.61	
Net Operating Income	\$189,580	\$234,620	\$191,147	
Full Market Value	\$1,431,000	\$1,771,000	\$1,443,000	
Market Value per SqFt	\$170.97	\$187.90	\$154.08	
Distance from Cooperative in miles		0.05	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00449-0002	1-00449-0004	1-00448-0007	1-00460-0037
Address	120 2 AVENUE	124 2 AVENUE	116 2 AVENUE	77 2 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	13	24	15	23
Year Built	1920	1920	1920	1920
Gross SqFt	16,251	16,329	15,908	16,230
Estimated Gross Income	\$564,397	\$551,349	\$552,408	\$597,218
Gross Income per SqFt	\$34.73	\$33.77	\$34.73	\$36.80
Estimated Expense	\$191,924	\$187,459	\$187,819	\$177,631
Expense SqFt	\$11.81	\$11.48	\$11.81	\$10.94
Net Operating Income	\$372,473	\$363,890	\$364,589	\$419,587
Full Market Value	\$2,812,000	\$2,747,000	\$2,753,000	\$3,168,000
Market Value per SqFt	\$173.04	\$168.23	\$173.06	\$195.19
Distance from Cooperative in miles		0.00	0.05	0.19

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00451-0021	1-00346-0095	1-00395-0001	
Address	220 EAST 10 STREET	384 GRAND STREET	195 AVENUE B	
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	11	29	18	
Year Built	1900	1920	1910	
Gross SqFt	10,512	26,377	27,000	
Estimated Gross Income	\$261,433	\$668,442	\$658,885	
Gross Income per SqFt	\$24.87	\$25.34	\$24.40	
Estimated Expense	\$67,067	\$168,686	\$171,462	
Expense SqFt	\$6.38	\$6.40	\$6.35	
Net Operating Income	\$194,366	\$499,756	\$487,423	
Full Market Value	\$971,000	\$3,762,000	\$3,150,000	
Market Value per SqFt	\$92.37	\$142.62	\$116.67	
Distance from Cooperative in miles		0.82	0.44	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00452-0006	1-00610-0060	1-00452-0002	1-00400-0001
Address	170 2 AVENUE	1 CHRISTOPHER STREET	162 2 AVENUE	58 AVENUE A
Neighborhood	EAST VILLAGE	GREENWICH VILLAGE-WEST	EAST VILLAGE	ALPHABET CITY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	79	134	166	84
Year Built	1928	1931	1929	1940
Gross SqFt	97,896	102,354	121,503	79,956
Estimated Gross Income	\$3,754,312	\$4,701,215	\$4,659,721	\$2,679,698
Gross Income per SqFt	\$38.35	\$45.93	\$38.35	\$33.51
Estimated Expense	\$1,435,155	\$1,226,143	\$1,780,869	\$447,443
Expense SqFt	\$14.66	\$11.98	\$14.66	\$5.60
Net Operating Income	\$2,319,157	\$3,475,072	\$2,878,852	\$2,232,255
Full Market Value	\$17,510,000	\$26,237,000	\$21,735,000	\$16,854,000
Market Value per SqFt	\$178.86	\$256.34	\$178.88	\$210.79
Distance from Cooperative in miles		0.85	0.00	0.39

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00452-0019	1-00451-0054	1-00467-0047	
Address	322 EAST 11 STREET	315 EAST 9 STREET	229 EAST 11 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	25	26	26	
Year Built	1900	1900	1900	
Gross SqFt	10,794	10,590	12,024	
Estimated Gross Income	\$321,014	\$325,439	\$345,553	
Gross Income per SqFt	\$29.74	\$30.73	\$28.74	
Estimated Expense	\$108,804	\$110,024	\$117,488	
Expense SqFt	\$10.08	\$10.39	\$9.77	
Net Operating Income	\$212,210	\$215,415	\$228,065	
Full Market Value	\$1,602,000	\$1,626,000	\$1,722,000	
Market Value per SqFt	\$148.42	\$153.54	\$143.21	
Distance from Cooperative in miles		0.05	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00452-0042	1-00392-0027	1-01148-0059	1-01148-0160
Address	231 EAST 10 STREET	384 EAST 10 STREET	166 WEST 77 STREET	170 WEST 77 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	45	12	11
Year Built	1900	1900	1900	1900
Gross SqFt	9,365	49,799	4,712	4,005
Estimated Gross Income	\$283,853	\$1,622,464	\$142,808	\$114,274
Gross Income per SqFt	\$30.31	\$32.58	\$30.31	\$28.53
Estimated Expense	\$96,460	\$441,495	\$48,555	\$38,853
Expense SqFt	\$10.30	\$8.87	\$10.30	\$9.70
Net Operating Income	\$187,393	\$1,180,969	\$94,253	\$75,421
Full Market Value	\$1,019,000	\$7,402,000	\$610,000	\$550,000
Market Value per SqFt	\$108.81	\$148.64	\$129.46	\$137.33
Distance from Cooperative in miles		0.41	3.53	3.53

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00452-0054	1-00468-0046	1-00398-0022	1-00393-0055
Address	205 EAST 10 STREET	229 EAST 12 STREET	184 EAST 3 STREET	361 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	31	35	47	38
Year Built	1920	1920	1920	1912
Gross SqFt	25,818	27,215	21,600	22,776
Estimated Gross Income	\$737,104	\$827,222	\$604,550	\$650,243
Gross Income per SqFt	\$28.55	\$30.40	\$27.99	\$28.55
Estimated Expense	\$177,370	\$253,213	\$245,607	\$156,538
Expense SqFt	\$6.87	\$9.30	\$11.37	\$6.87
Net Operating Income	\$559,734	\$574,009	\$358,943	\$493,705
Full Market Value	\$4,226,000	\$4,334,000	\$2,710,000	\$3,727,000
Market Value per SqFt	\$163.68	\$159.25	\$125.46	\$163.64
Distance from Cooperative in miles		0.17	0.46	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00454-0060	1-00454-0050	1-00446-0011	1-00405-0005
Address	321 EAST 12 STREET	339 EAST 12 STREET	306 EAST 5 STREET	182 AVENUE A
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	37	34	32
Year Built	1920	1900	1920	1920
Gross SqFt	21,178	21,574	18,444	15,392
Estimated Gross Income	\$711,581	\$881,105	\$619,708	\$492,836
Gross Income per SqFt	\$33.60	\$40.84	\$33.60	\$32.02
Estimated Expense	\$233,170	\$264,332	\$203,020	\$157,708
Expense SqFt	\$11.01	\$12.25	\$11.01	\$10.25
Net Operating Income	\$478,411	\$616,773	\$416,688	\$335,128
Full Market Value	\$3,612,000	\$4,657,000	\$3,146,000	\$2,530,000
Market Value per SqFt	\$170.55	\$215.86	\$170.57	\$164.37
Distance from Cooperative in miles		0.00	0.38	0.28

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00454-0063	1-00454-0056	1-00452-0015	
Address	313 EAST 12 STREET	329 EAST 12 STREET	314 EAST 11 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	36	24	25	
Year Built	1900	1900	1900	
Gross SqFt	21,178	13,374	13,850	
Estimated Gross Income	\$572,653	\$376,074	\$359,481	
Gross Income per SqFt	\$27.04	\$28.12	\$25.96	
Estimated Expense	\$205,638	\$127,865	\$136,603	
Expense SqFt	\$9.71	\$9.56	\$9.86	
Net Operating Income	\$367,015	\$248,209	\$222,878	
Full Market Value	\$2,771,000	\$1,874,000	\$1,681,000	
Market Value per SqFt	\$130.84	\$140.12	\$121.37	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00454-0066	1-00467-0055	1-00450-0026	1-00455-0047
Address	309 EAST 12 STREET	213 EAST 11 STREET	344 EAST 9 STREET	337 EAST 13 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	20	20	14
Year Built	1920	1920	1920	1910
Gross SqFt	11,054	10,648	9,365	10,730
Estimated Gross Income	\$331,841	\$362,272	\$281,099	\$292,573
Gross Income per SqFt	\$30.02	\$34.02	\$30.02	\$27.27
Estimated Expense	\$106,229	\$123,172	\$89,952	\$111,178
Expense SqFt	\$9.61	\$11.57	\$9.61	\$10.36
Net Operating Income	\$225,612	\$239,100	\$191,147	\$181,395
Full Market Value	\$1,703,000	\$1,805,000	\$1,443,000	\$1,370,000
Market Value per SqFt	\$154.06	\$169.52	\$154.08	\$127.68
Distance from Cooperative in miles		0.15	0.19	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00458-0032	1-00404-0018	1-00395-0001	
Address	32 EAST 2 STREET	528 EAST 11 STREET	195 AVENUE B	
Neighborhood	EAST VILLAGE	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	30	35	18	
Year Built	1900	1900	1910	
Gross SqFt	14,376	23,594	27,000	
Estimated Gross Income	\$264,950	\$293,682	\$658,885	
Gross Income per SqFt	\$18.43	\$12.45	\$24.40	
Estimated Expense	\$87,550	\$137,653	\$171,462	
Expense SqFt	\$6.09	\$5.83	\$6.35	
Net Operating Income	\$177,400	\$156,029	\$487,423	
Full Market Value	\$1,189,000	\$777,000	\$3,150,000	
Market Value per SqFt	\$82.71	\$32.93	\$116.67	
Distance from Cooperative in miles		0.55	0.72	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00461-0024	1-00398-0022	1-00468-0046	1-00402-0023
Address	232 EAST 6 STREET	184 EAST 3 STREET	229 EAST 12 STREET	156 EAST 7 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	31	47	35	33
Year Built	1920	1920	1920	1915
Gross SqFt	22,266	21,600	27,215	20,382
Estimated Gross Income	\$676,886	\$604,550	\$827,222	\$679,724
Gross Income per SqFt	\$30.40	\$27.99	\$30.40	\$33.35
Estimated Expense	\$207,074	\$245,607	\$253,213	\$242,512
Expense SqFt	\$9.30	\$11.37	\$9.30	\$11.90
Net Operating Income	\$469,812	\$358,943	\$574,009	\$437,212
Full Market Value	\$3,547,000	\$2,710,000	\$4,334,000	\$3,301,000
Market Value per SqFt	\$159.30	\$125.46	\$159.25	\$161.96
Distance from Cooperative in miles		0.43	0.33	0.41

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00466-0021	1-00466-0054	1-00921-0041	1-00455-0050
Address	224 EAST 11 STREET	105 EAST 10 STREET	342 EAST 15 STREET	329 EAST 13 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	KIPS BAY	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	40	24	24
Year Built	1910	1920	1910	1910
Gross SqFt	16,916	16,550	17,790	18,570
Estimated Gross Income	\$584,279	\$571,663	\$482,798	\$664,094
Gross Income per SqFt	\$34.54	\$34.54	\$27.14	\$35.76
Estimated Expense	\$237,501	\$232,281	\$118,296	\$154,262
Expense SqFt	\$14.04	\$14.04	\$6.65	\$8.31
Net Operating Income	\$346,778	\$339,382	\$364,502	\$509,832
Full Market Value	\$2,618,000	\$2,562,000	\$2,752,000	\$3,849,000
Market Value per SqFt	\$154.76	\$154.80	\$154.69	\$207.27
Distance from Cooperative in miles		0.00	0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00466-0047	1-00434-0053	1-00874-0021	
Address	121 EAST 10 STREET	409 EAST 6 STREET	70 IRVING PLACE	
Neighborhood	EAST VILLAGE	EAST VILLAGE	GRAMERCY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	25	24	35	
Year Built	1950	1920	1949	
Gross SqFt	13,000	12,786	21,840	
Estimated Gross Income	\$452,660	\$464,665	\$727,069	
Gross Income per SqFt	\$34.82	\$36.34	\$33.29	
Estimated Expense	\$137,930	\$139,400	\$225,384	
Expense SqFt	\$10.61	\$10.90	\$10.32	
Net Operating Income	\$314,730	\$325,265	\$501,685	
Full Market Value	\$2,376,000	\$2,456,000	\$3,788,000	
Market Value per SqFt	\$182.77	\$192.09	\$173.44	
Distance from Cooperative in miles		0.34	0.41	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00466-0048	1-00454-0059	1-00621-0058	1-00387-0157
Address	115 EAST 10 STREET	323 EAST 12 STREET	56 PERRY STREET	619 EAST 5 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	GREENWICH VILLAGE-WEST	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	56	37	40	40
Year Built	1870	1900	1880	1900
Gross SqFt	27,111	19,428	23,296	25,200
Estimated Gross Income	\$831,223	\$483,952	\$839,927	\$772,715
Gross Income per SqFt	\$30.66	\$24.91	\$36.05	\$30.66
Estimated Expense	\$282,768	\$183,902	\$315,672	\$262,723
Expense SqFt	\$10.43	\$9.47	\$13.55	\$10.43
Net Operating Income	\$548,455	\$300,050	\$524,255	\$509,992
Full Market Value	\$4,141,000	\$2,254,000	\$3,958,000	\$3,850,000
Market Value per SqFt	\$152.74	\$116.02	\$169.90	\$152.78
Distance from Cooperative in miles		0.17	0.90	0.58

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00466-0056	1-00466-0016	1-00468-0013	1-00434-0051
Address	103 EAST 10 STREET	214 EAST 11 STREET	208 EAST 13 STREET	411 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	22	23	13	24
Year Built	1920	1920	1930	1920
Gross SqFt	15,600	13,764	14,022	13,170
Estimated Gross Income	\$510,120	\$450,112	\$525,795	\$373,878
Gross Income per SqFt	\$32.70	\$32.70	\$37.50	\$28.39
Estimated Expense	\$110,604	\$97,569	\$133,569	\$111,370
Expense SqFt	\$7.09	\$7.09	\$9.53	\$8.46
Net Operating Income	\$399,516	\$352,543	\$392,226	\$262,508
Full Market Value	\$3,016,000	\$2,662,000	\$2,961,000	\$1,982,000
Market Value per SqFt	\$193.33	\$193.40	\$211.17	\$150.49
Distance from Cooperative in miles		0.00	0.09	0.34

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00467-0022	1-00925-0060	1-00575-0077	1-00570-0008
Address	226 EAST 12 STREET	304 EAST 20 STREET	55 WEST 11 STREET	6 EAST 13 STREET
Neighborhood	EAST VILLAGE	KIPS BAY	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	84	70	88	54
Year Built	1928	1948	1924	1900
Gross SqFt	56,845	56,310	63,943	49,408
Estimated Gross Income	\$2,091,328	\$1,936,529	\$2,564,871	\$1,817,718
Gross Income per SqFt	\$36.79	\$34.39	\$40.11	\$36.79
Estimated Expense	\$522,974	\$619,689	\$718,164	\$454,702
Expense SqFt	\$9.20	\$11.00	\$11.23	\$9.20
Net Operating Income	\$1,568,354	\$1,316,840	\$1,846,707	\$1,363,016
Full Market Value	\$11,841,000	\$9,942,000	\$13,943,000	\$10,291,000
Market Value per SqFt	\$208.30	\$176.56	\$218.05	\$208.29
Distance from Cooperative in miles		0.42	0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00468-0015	1-00468-0013	1-00466-0016	1-00901-0056
Address	212 EAST 13 STREET	208 EAST 13 STREET	214 EAST 11 STREET	202 EAST 21 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	GRAMERCY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	23	13	23	27
Year Built	1930	1930	1920	1925
Gross SqFt	14,022	14,022	13,764	14,721
Estimated Gross Income	\$458,519	\$525,795	\$450,112	\$477,588
Gross Income per SqFt	\$32.70	\$37.50	\$32.70	\$32.44
Estimated Expense	\$99,416	\$133,569	\$97,569	\$162,380
Expense SqFt	\$7.09	\$9.53	\$7.09	\$11.03
Net Operating Income	\$359,103	\$392,226	\$352,543	\$315,208
Full Market Value	\$2,711,000	\$2,961,000	\$2,662,000	\$2,380,000
Market Value per SqFt	\$193.34	\$211.17	\$193.40	\$161.67
Distance from Cooperative in miles		0.00	0.09	0.39

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00468-0024	1-00559-0043	1-00452-0052	1-00463-0014
Address	228 EAST 13 STREET	139 EAST 13 STREET	211 EAST 10 STREET	10 ST MARK'S PLACE
Neighborhood	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	20	20	20
Year Built	1900	1900	1900	1900
Gross SqFt	13,110	10,947	11,436	10,840
Estimated Gross Income	\$415,194	\$352,340	\$362,215	\$320,625
Gross Income per SqFt	\$31.67	\$32.19	\$31.67	\$29.58
Estimated Expense	\$141,195	\$119,796	\$123,153	\$119,792
Expense SqFt	\$10.77	\$10.94	\$10.77	\$11.05
Net Operating Income	\$273,999	\$232,544	\$239,062	\$200,833
Full Market Value	\$2,069,000	\$1,756,000	\$1,805,000	\$1,107,000
Market Value per SqFt	\$157.82	\$160.41	\$157.83	\$102.12
Distance from Cooperative in miles		0.15	0.17	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00468-0048	1-00468-0051	1-00467-0055	1-00452-0053
Address	227 EAST 12 STREET	221 EAST 12 STREET	213 EAST 11 STREET	209 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	13	20	15
Year Built	1920	1920	1920	1920
Gross SqFt	6,024	7,530	10,648	9,200
Estimated Gross Income	\$210,298	\$266,925	\$362,272	\$321,126
Gross Income per SqFt	\$34.91	\$35.45	\$34.02	\$34.91
Estimated Expense	\$69,939	\$80,078	\$123,172	\$106,820
Expense SqFt	\$11.61	\$10.63	\$11.57	\$11.61
Net Operating Income	\$140,359	\$186,847	\$239,100	\$214,306
Full Market Value	\$1,060,000	\$1,411,000	\$1,805,000	\$1,618,000
Market Value per SqFt	\$175.96	\$187.38	\$169.52	\$175.87
Distance from Cooperative in miles		0.00	0.05	0.17

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00469-0025	1-00466-0016	1-00468-0046	1-00874-0060
Address	234 EAST 14 STREET	214 EAST 11 STREET	229 EAST 12 STREET	78 IRVING PLACE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	31	23	35	16
Year Built	1920	1920	1920	1920
Gross SqFt	19,408	13,764	27,215	16,069
Estimated Gross Income	\$607,276	\$450,112	\$827,222	\$502,808
Gross Income per SqFt	\$31.29	\$32.70	\$30.40	\$31.29
Estimated Expense	\$146,724	\$97,569	\$253,213	\$121,493
Expense SqFt	\$7.56	\$7.09	\$9.30	\$7.56
Net Operating Income	\$460,552	\$352,543	\$574,009	\$381,315
Full Market Value	\$3,477,000	\$2,662,000	\$4,334,000	\$2,879,000
Market Value per SqFt	\$179.15	\$193.40	\$159.25	\$179.16
Distance from Cooperative in miles		0.14	0.05	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00473-0051	1-00635-0026	1-00372-0060	
Address	134 GRAND STREET	772 GREENWICH STREET	274 EAST 2 STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	ALPHABET CITY	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	19	90	103	
Year Built	1900	1950	1997	
Gross SqFt	69,928	70,350	80,500	
Estimated Gross Income	\$2,023,716	\$1,827,163	\$2,568,271	
Gross Income per SqFt	\$28.94	\$25.97	\$31.90	
Estimated Expense	\$724,454	\$694,322	\$873,212	
Expense SqFt	\$10.36	\$9.87	\$10.85	
Net Operating Income	\$1,299,262	\$1,132,841	\$1,695,059	
Full Market Value	\$9,809,000	\$8,541,000	\$12,798,000	
Market Value per SqFt	\$140.27	\$121.41	\$158.98	
Distance from Cooperative in miles		1.19	1.01	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00474-0029	1-00818-0010	1-00575-0077	1-00521-0009
Address	487 BROADWAY	43 WEST 16 STREET	55 WEST 11 STREET	304 MULBERRY STREET
Neighborhood	SOHO	FLATIRON	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	95	88	92
Year Built	1900	1911	1924	1974
Gross SqFt	70,759	64,049	63,943	69,300
Estimated Gross Income	\$3,210,336	\$2,906,023	\$2,564,871	\$3,237,430
Gross Income per SqFt	\$45.37	\$45.37	\$40.11	\$46.72
Estimated Expense	\$898,639	\$813,686	\$718,164	\$874,106
Expense SqFt	\$12.70	\$12.70	\$11.23	\$12.61
Net Operating Income	\$2,311,697	\$2,092,337	\$1,846,707	\$2,363,324
Full Market Value	\$17,453,000	\$15,797,000	\$13,943,000	\$17,843,000
Market Value per SqFt	\$246.65	\$246.64	\$218.05	\$257.47
Distance from Cooperative in miles		1.20	0.96	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00475-0007	1-00489-0028	1-00488-0008	1-00471-0033
Address	349 WEST BROADWAY	75 THOMPSON STREET	68 THOMPSON STREET	172 MULBERRY STREET
Neighborhood	SOHO	SOHO	SOHO	LITTLE ITALY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	23	42	28
Year Built	1900	1900	1901	1900
Gross SqFt	13,758	13,416	16,749	13,552
Estimated Gross Income	\$474,926	\$463,122	\$680,827	\$421,620
Gross Income per SqFt	\$34.52	\$34.52	\$40.65	\$31.11
Estimated Expense	\$142,533	\$139,006	\$175,831	\$143,351
Expense SqFt	\$10.36	\$10.36	\$10.50	\$10.58
Net Operating Income	\$332,393	\$324,116	\$504,996	\$278,269
Full Market Value	\$2,510,000	\$2,447,000	\$3,702,000	\$2,101,000
Market Value per SqFt	\$182.44	\$182.39	\$221.03	\$155.03
Distance from Cooperative in miles		0.13	0.10	0.38

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00475-0028	1-00506-0016	1-00504-0036	1-00459-0029
Address	66 GRAND STREET	30 CHARLTON STREET	100 SULLIVAN STREET	63 2 AVENUE
Neighborhood	SOHO	SOHO	SOHO	EAST VILLAGE
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	19	86	70	45
Year Built	1900	1920	1920	1920
Gross SqFt	46,741	44,256	53,200	45,426
Estimated Gross Income	\$1,140,480	\$1,583,612	\$1,298,243	\$684,109
Gross Income per SqFt	\$24.40	\$35.78	\$24.40	\$15.06
Estimated Expense	\$292,599	\$475,084	\$333,222	\$321,531
Expense SqFt	\$6.26	\$10.73	\$6.26	\$7.08
Net Operating Income	\$847,881	\$1,108,528	\$965,021	\$362,578
Full Market Value	\$6,351,000	\$8,369,000	\$7,224,000	\$2,436,000
Market Value per SqFt	\$135.88	\$189.10	\$135.79	\$53.63
Distance from Cooperative in miles		0.29	0.24	0.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00475-0046	1-00411-0045	1-00504-0031	1-00632-0031
Address	469 BROOME STREET	144 LUDLOW STREET	112 SULLIVAN STREET	133 CHARLES STREET
Neighborhood	SOHO	LOWER EAST SIDE	SOHO	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	12	52	60	50
Year Built	1900	1900	1920	1896
Gross SqFt	34,944	34,904	38,880	34,504
Estimated Gross Income	\$1,041,331	\$901,522	\$1,158,693	\$1,334,784
Gross Income per SqFt	\$29.80	\$25.83	\$29.80	\$38.68
Estimated Expense	\$252,995	\$342,578	\$281,659	\$421,512
Expense SqFt	\$7.24	\$9.81	\$7.24	\$12.22
Net Operating Income	\$788,336	\$558,944	\$877,034	\$913,272
Full Market Value	\$5,905,000	\$4,219,000	\$6,622,000	\$6,895,000
Market Value per SqFt	\$168.98	\$120.87	\$170.32	\$199.83
Distance from Cooperative in miles		0.76	0.27	0.90

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00482-0001	1-00590-0016	1-00385-0005	1-00175-0020
Address	41 CROSBY STREET	22 JONES STREET	27 AVENUE B	43 WHITE STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	ALPHABET CITY	CIVIC CENTER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	14	38	57	18
Year Built	1900	1940	1900	1915
Gross SqFt	31,365	28,656	32,225	33,500
Estimated Gross Income	\$1,132,590	\$1,032,702	\$1,276,287	\$1,209,601
Gross Income per SqFt	\$36.11	\$36.04	\$39.61	\$36.11
Estimated Expense	\$317,414	\$299,484	\$335,140	\$338,906
Expense SqFt	\$10.12	\$10.45	\$10.40	\$10.12
Net Operating Income	\$815,176	\$733,218	\$941,147	\$870,695
Full Market Value	\$6,155,000	\$5,536,000	\$7,106,000	\$6,574,000
Market Value per SqFt	\$196.24	\$193.19	\$220.51	\$196.24
Distance from Cooperative in miles		0.71	0.83	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00482-0003	1-00199-0034	1-00413-0043	1-00435-0045
Address	45 CROSBY STREET	106 BAYARD STREET	259 BROOME STREET	111 EAST 7 STREET
Neighborhood	SOHO	CHINATOWN	LOWER EAST SIDE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	13	54	55	47
Year Built	1920	1915	1920	1920
Gross SqFt	32,028	30,582	27,349	32,698
Estimated Gross Income	\$1,251,014	\$462,970	\$1,132,119	\$1,277,330
Gross Income per SqFt	\$39.06	\$15.14	\$41.40	\$39.06
Estimated Expense	\$360,315	\$236,649	\$339,211	\$370,426
Expense SqFt	\$11.25	\$7.74	\$12.40	\$11.33
Net Operating Income	\$890,699	\$226,321	\$792,908	\$906,904
Full Market Value	\$6,725,000	\$1,523,000	\$5,986,000	\$6,847,000
Market Value per SqFt	\$209.97	\$49.80	\$218.87	\$209.40
Distance from Cooperative in miles		0.37	0.48	0.79

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00482-0022	1-00416-0027	1-00445-0038	1-00283-0094
Address	226 LAFAYETTE STREET	157 ALLEN STREET	91 EAST 3 STREET	111 DIVISION STREET
Neighborhood	SOHO	LOWER EAST SIDE	EAST VILLAGE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	13	29	41	20
Year Built	1920	1920	1920	1920
Gross SqFt	22,104	20,000	19,785	17,895
Estimated Gross Income	\$325,592	\$280,218	\$627,224	\$263,550
Gross Income per SqFt	\$14.73	\$14.01	\$31.70	\$14.73
Estimated Expense	\$159,591	\$151,909	\$213,571	\$129,140
Expense SqFt	\$7.22	\$7.60	\$10.79	\$7.22
Net Operating Income	\$166,001	\$128,309	\$413,653	\$134,410
Full Market Value	\$1,107,000	\$842,000	\$3,123,000	\$897,000
Market Value per SqFt	\$50.08	\$42.10	\$157.85	\$50.13
Distance from Cooperative in miles		0.42	0.55	0.63

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00483-0013	1-00400-0001	1-00521-0009	1-00640-0021
Address	514 BROADWAY	58 AVENUE A	304 MULBERRY STREET	756 WASHINGTON STREET
Neighborhood	SOHO	ALPHABET CITY	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	42	84	92	67
Year Built	1900	1940	1974	2003
Gross SqFt	76,550	79,956	69,300	76,549
Estimated Gross Income	\$2,896,652	\$2,679,698	\$3,237,430	\$2,896,454
Gross Income per SqFt	\$37.84	\$33.51	\$46.72	\$37.84
Estimated Expense	\$778,514	\$447,443	\$874,106	\$778,633
Expense SqFt	\$10.17	\$5.60	\$12.61	\$10.17
Net Operating Income	\$2,118,138	\$2,232,255	\$2,363,324	\$2,117,821
Full Market Value	\$15,992,000	\$16,854,000	\$17,843,000	\$15,990,000
Market Value per SqFt	\$208.91	\$210.79	\$257.47	\$208.89
Distance from Cooperative in miles		0.81	0.32	1.17

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00484-0001	1-00641-0017	1-00775-0046	
Address	84 MERCER STREET	379 WEST 12 STREET	220 WEST 26 STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	26	148	129	
Year Built	1880	1996	2000	
Gross SqFt	125,590	123,646	136,477	
Estimated Gross Income	\$4,708,369	\$5,022,378	\$5,048,018	
Gross Income per SqFt	\$37.49	\$40.62	\$36.99	
Estimated Expense	\$1,351,348	\$1,204,175	\$970,118	
Expense SqFt	\$10.76	\$9.74	\$7.11	
Net Operating Income	\$3,357,021	\$3,818,203	\$4,077,900	
Full Market Value	\$25,346,000	\$28,828,000	\$30,788,000	
Market Value per SqFt	\$201.82	\$233.15	\$225.59	
Distance from Cooperative in miles		1.16	1.62	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00484-0026	1-00504-0036	1-00506-0016	
Address	491 BROADWAY	100 SULLIVAN STREET	30 CHARLTON STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	15	70	86	
Year Built	1920	1920	1920	
Gross SqFt	57,486	53,200	44,256	
Estimated Gross Income	\$1,729,754	\$1,298,243	\$1,583,612	
Gross Income per SqFt	\$30.09	\$24.40	\$35.78	
Estimated Expense	\$488,631	\$333,222	\$475,084	
Expense SqFt	\$8.50	\$6.26	\$10.73	
Net Operating Income	\$1,241,123	\$965,021	\$1,108,528	
Full Market Value	\$9,371,000	\$7,224,000	\$8,369,000	
Market Value per SqFt	\$163.01	\$135.79	\$189.10	
Distance from Cooperative in miles		0.29	0.38	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00485-0014	1-00504-0019	1-00489-0036	1-00572-0043
Address	122 SPRING STREET	202 AVENUE OF THE AMERICA	59 THOMPSON STREET	12 5 AVENUE
Neighborhood	SOHO	SOHO	SOHO	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	11	39	32	34
Year Built	1910	1910	1900	1910
Gross SqFt	19,302	21,740	15,918	19,545
Estimated Gross Income	\$693,907	\$911,459	\$411,358	\$702,568
Gross Income per SqFt	\$35.95	\$41.93	\$25.84	\$35.95
Estimated Expense	\$203,057	\$268,224	\$161,110	\$205,694
Expense SqFt	\$10.52	\$12.34	\$10.12	\$10.52
Net Operating Income	\$490,850	\$643,235	\$250,248	\$496,874
Full Market Value	\$3,706,000	\$4,856,000	\$1,889,000	\$3,751,000
Market Value per SqFt	\$192.00	\$223.37	\$118.67	\$191.92
Distance from Cooperative in miles		0.25	0.18	0.72

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00485-0021	1-00551-0016	1-00488-0037	1-00489-0036
Address	106 SPRING STREET	27 WASHINGTON SQUARE NORT	508 BROOME STREET	59 THOMPSON STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	SOHO	SOHO
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	11	28	14	32
Year Built	1900	1900	1900	1900
Gross SqFt	32,088	32,410	21,598	15,918
Estimated Gross Income	\$829,154	\$828,365	\$816,081	\$411,358
Gross Income per SqFt	\$25.84	\$25.56	\$37.79	\$25.84
Estimated Expense	\$324,731	\$314,779	\$236,663	\$161,110
Expense SqFt	\$10.12	\$9.71	\$10.96	\$10.12
Net Operating Income	\$504,423	\$513,586	\$579,418	\$250,248
Full Market Value	\$3,808,000	\$3,871,000	\$4,375,000	\$1,889,000
Market Value per SqFt	\$118.67	\$119.44	\$202.57	\$118.67
Distance from Cooperative in miles		0.65	0.14	0.18

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00485-0022	1-00539-0037	1-00414-0050	1-00530-0038
Address	91 MERCER STREET	159 BLEECKER STREET	77 DELANCEY STREET	334 BOWERY
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	11	18	21	15
Year Built	1900	1920	1914	1909
Gross SqFt	27,500	24,034	21,200	22,448
Estimated Gross Income	\$814,275	\$829,366	\$657,720	\$492,668
Gross Income per SqFt	\$29.61	\$34.51	\$31.02	\$21.95
Estimated Expense	\$276,925	\$265,397	\$210,470	\$201,994
Expense SqFt	\$10.07	\$11.04	\$9.93	\$9.00
Net Operating Income	\$537,350	\$563,969	\$447,250	\$290,674
Full Market Value	\$4,057,000	\$4,258,000	\$3,377,000	\$2,138,000
Market Value per SqFt	\$147.53	\$177.17	\$159.29	\$95.24
Distance from Cooperative in miles		0.43	0.61	0.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00485-0025	1-00150-0015	1-00509-0026	1-00587-0030
Address	85 MERCER STREET	122 DUANE STREET	53 EAST HOUSTON STREET	51 7 AVENUE
Neighborhood	SOHO	CIVIC CENTER	LITTLE ITALY	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	19	26	32	35
Year Built	1920	1920	1910	1926
Gross SqFt	24,900	29,165	25,480	21,679
Estimated Gross Income	\$795,555	\$1,005,259	\$566,951	\$692,650
Gross Income per SqFt	\$31.95	\$34.47	\$22.25	\$31.95
Estimated Expense	\$270,414	\$199,927	\$256,059	\$235,501
Expense SqFt	\$10.86	\$6.86	\$10.05	\$10.86
Net Operating Income	\$525,141	\$805,332	\$310,892	\$457,149
Full Market Value	\$3,965,000	\$4,207,000	\$2,293,000	\$3,451,000
Market Value per SqFt	\$159.24	\$144.25	\$89.99	\$159.19
Distance from Cooperative in miles		0.61	0.29	0.61

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00486-0009	1-00504-0031	1-00489-0036	
Address	80 WOOSTER STREET	112 SULLIVAN STREET	59 THOMPSON STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	11	60	32	
Year Built	1900	1920	1900	
Gross SqFt	33,250	38,880	15,918	
Estimated Gross Income	\$925,015	\$1,158,693	\$411,358	
Gross Income per SqFt	\$27.82	\$29.80	\$25.84	
Estimated Expense	\$288,610	\$281,659	\$161,110	
Expense SqFt	\$8.68	\$7.24	\$10.12	
Net Operating Income	\$636,405	\$877,034	\$250,248	
Full Market Value	\$4,805,000	\$6,622,000	\$1,889,000	
Market Value per SqFt	\$144.51	\$170.32	\$118.67	
Distance from Cooperative in miles		0.21	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00487-0001	1-00488-0037	1-00573-0019	
Address	484 BROOME STREET	508 BROOME STREET	42 WEST 10 STREET	
Neighborhood	SOHO	SOHO	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	
Total Units	13	14	47	
Year Built	1918	1900	1917	
Gross SqFt	43,500	21,598	39,782	
Estimated Gross Income	\$1,482,045	\$816,081	\$1,206,940	
Gross Income per SqFt	\$34.07	\$37.79	\$30.34	
Estimated Expense	\$471,975	\$236,663	\$427,058	
Expense SqFt	\$10.85	\$10.96	\$10.73	
Net Operating Income	\$1,010,070	\$579,418	\$779,882	
Full Market Value	\$7,626,000	\$4,375,000	\$5,888,000	
Market Value per SqFt	\$175.31	\$202.57	\$148.01	
Distance from Cooperative in miles		0.05	0.74	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00489-0008	1-00489-0028	1-00518-0036	1-00518-0034
Address	71 SULLIVAN STREET	75 THOMPSON STREET	144 SULLIVAN STREET	148 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	23	28	20
Year Built	1900	1900	1900	1900
Gross SqFt	11,628	13,416	12,887	10,606
Estimated Gross Income	\$401,399	\$463,122	\$560,428	\$339,409
Gross Income per SqFt	\$34.52	\$34.52	\$43.49	\$32.00
Estimated Expense	\$120,466	\$139,006	\$156,920	\$115,399
Expense SqFt	\$10.36	\$10.36	\$12.18	\$10.88
Net Operating Income	\$280,933	\$324,116	\$403,508	\$224,010
Full Market Value	\$2,121,000	\$2,447,000	\$3,046,000	\$1,691,000
Market Value per SqFt	\$182.40	\$182.39	\$236.36	\$159.44
Distance from Cooperative in miles		0.00	0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00489-0037	1-00519-0027	1-00504-0034	1-00488-0006
Address	57 THOMPSON STREET	24 KING STREET	104 SULLIVAN STREET	64 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	24	36	30
Year Built	1920	1920	1910	1900
Gross SqFt	15,138	11,892	18,740	16,749
Estimated Gross Income	\$530,738	\$439,821	\$656,960	\$569,225
Gross Income per SqFt	\$35.06	\$36.98	\$35.06	\$33.99
Estimated Expense	\$159,252	\$94,092	\$197,088	\$193,537
Expense SqFt	\$10.52	\$7.91	\$10.52	\$11.56
Net Operating Income	\$371,486	\$345,729	\$459,872	\$375,688
Full Market Value	\$2,805,000	\$2,610,000	\$3,472,000	\$2,836,000
Market Value per SqFt	\$185.30	\$219.48	\$185.27	\$169.32
Distance from Cooperative in miles		0.21	0.11	0.04

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00494-0032	1-00404-0018	1-00395-0001	1-00348-0051
Address	215 MOTT STREET	528 EAST 11 STREET	195 AVENUE B	169 RIVINGTON STREET
Neighborhood	LITTLE ITALY	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	35	18	14
Year Built	1900	1900	1910	1920
Gross SqFt	7,632	23,594	27,000	11,480
Estimated Gross Income	\$128,828	\$293,682	\$658,885	\$193,791
Gross Income per SqFt	\$16.88	\$12.45	\$24.40	\$16.88
Estimated Expense	\$54,111	\$137,653	\$171,462	\$81,392
Expense SqFt	\$7.09	\$5.83	\$6.35	\$7.09
Net Operating Income	\$74,717	\$156,029	\$487,423	\$112,399
Full Market Value	\$518,000	\$777,000	\$3,150,000	\$780,000
Market Value per SqFt	\$67.87	\$32.93	\$116.67	\$67.94
Distance from Cooperative in miles		0.84	1.01	0.62

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00494-0033	1-00404-0018	1-00348-0051	
Address	213 MOTT STREET	528 EAST 11 STREET	169 RIVINGTON STREET	
Neighborhood	LITTLE ITALY	ALPHABET CITY	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	12	35	14	
Year Built	1900	1900	1920	
Gross SqFt	7,779	23,594	11,480	
Estimated Gross Income	\$114,118	\$293,682	\$193,791	
Gross Income per SqFt	\$14.67	\$12.45	\$16.88	
Estimated Expense	\$50,252	\$137,653	\$81,392	
Expense SqFt	\$6.46	\$5.83	\$7.09	
Net Operating Income	\$63,866	\$156,029	\$112,399	
Full Market Value	\$425,000	\$777,000	\$780,000	
Market Value per SqFt	\$54.63	\$32.93	\$67.94	
Distance from Cooperative in miles		0.84	0.62	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00495-0002	1-00904-0043	1-00564-0011	
Address	237 LAFAYETTE STREET	214 EAST 24 STREET	52 EAST 13 STREET	
Neighborhood	LITTLE ITALY	GRAMERCY	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	
Total Units	22	72	27	
Year Built	1911	1980	1930	
Gross SqFt	54,431	57,800	34,708	
Estimated Gross Income	\$1,796,223	\$2,043,438	\$1,063,750	
Gross Income per SqFt	\$33.00	\$35.35	\$30.65	
Estimated Expense	\$597,652	\$666,490	\$361,675	
Expense SqFt	\$10.98	\$11.53	\$10.42	
Net Operating Income	\$1,198,571	\$1,376,948	\$702,075	
Full Market Value	\$9,049,000	\$10,396,000	\$5,301,000	
Market Value per SqFt	\$166.25	\$179.86	\$152.73	
Distance from Cooperative in miles		1.33	0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00497-0007	1-00502-0020	1-00445-0038	1-00424-0028
Address	542 BROADWAY	156 PRINCE STREET	91 EAST 3 STREET	139 CHRYSTIE STREET
Neighborhood	SOHO	SOHO	EAST VILLAGE	LOWER EAST SIDE
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	11	24	41	11
Year Built	1900	1900	1920	1900
Gross SqFt	20,700	15,000	19,785	10,960
Estimated Gross Income	\$656,190	\$523,206	\$627,224	\$321,855
Gross Income per SqFt	\$31.70	\$34.88	\$31.70	\$29.37
Estimated Expense	\$223,353	\$156,962	\$213,571	\$109,431
Expense SqFt	\$10.79	\$10.46	\$10.79	\$9.98
Net Operating Income	\$432,837	\$366,244	\$413,653	\$212,424
Full Market Value	\$3,268,000	\$767,000	\$3,123,000	\$1,604,000
Market Value per SqFt	\$157.87	\$51.13	\$157.85	\$146.35
Distance from Cooperative in miles		0.24	0.50	0.34

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00498-0005	1-00591-0040	1-00504-0031	1-00553-0041
Address	565 BROADWAY	317 BLEECKER STREET	112 SULLIVAN STREET	123 WAVERLY PLACE
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	SOHO	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	12	56	60	47
Year Built	1900	1900	1920	1917
Gross SqFt	51,180	41,748	38,880	37,939
Estimated Gross Income	\$1,525,164	\$1,745,350	\$1,158,693	\$1,001,162
Gross Income per SqFt	\$29.80	\$41.81	\$29.80	\$26.39
Estimated Expense	\$370,543	\$459,727	\$281,659	\$380,442
Expense SqFt	\$7.24	\$11.01	\$7.24	\$10.03
Net Operating Income	\$1,154,621	\$1,285,623	\$877,034	\$620,720
Full Market Value	\$8,717,000	\$9,706,000	\$6,622,000	\$4,686,000
Market Value per SqFt	\$170.32	\$232.49	\$170.32	\$123.51
Distance from Cooperative in miles		0.70	0.27	0.62

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00498-0015	1-00557-0039	1-00419-0072	
Address	547 BROADWAY	80 4 AVENUE	294 BROOME STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	13	12	11	
Year Built	1920	1928	2000	
Gross SqFt	26,058	33,450	8,250	
Estimated Gross Income	\$1,016,523	\$1,406,898	\$296,576	
Gross Income per SqFt	\$39.01	\$42.06	\$35.95	
Estimated Expense	\$269,179	\$330,345	\$88,973	
Expense SqFt	\$10.33	\$9.88	\$10.78	
Net Operating Income	\$747,344	\$1,076,553	\$207,603	
Full Market Value	\$5,642,000	\$8,128,000	\$1,567,000	
Market Value per SqFt	\$216.52	\$242.99	\$189.94	
Distance from Cooperative in miles		0.71	0.48	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00498-0018	1-00570-0017	1-00488-0037	1-00504-0031
Address	541 BROADWAY	24 EAST 13 STREET	508 BROOME STREET	112 SULLIVAN STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	SOHO	SOHO
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	13	25	14	60
Year Built	1909	1910	1900	1920
Gross SqFt	35,735	27,760	21,598	38,880
Estimated Gross Income	\$1,204,984	\$936,002	\$816,081	\$1,158,693
Gross Income per SqFt	\$33.72	\$33.72	\$37.79	\$29.80
Estimated Expense	\$301,961	\$234,540	\$236,663	\$281,659
Expense SqFt	\$8.45	\$8.45	\$10.96	\$7.24
Net Operating Income	\$903,023	\$701,462	\$579,418	\$877,034
Full Market Value	\$6,818,000	\$5,296,000	\$4,375,000	\$6,622,000
Market Value per SqFt	\$190.79	\$190.78	\$202.57	\$170.32
Distance from Cooperative in miles		0.79	0.21	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00500-0005	1-00065-0010	1-00790-0028	
Address	108 WOOSTER STREET	9 MAIDEN LANE	103 WEST 14 STREET	
Neighborhood	SOHO	FINANCIAL	CHELSEA	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	
Total Units	36	68	58	
Year Built	1900	1900	1950	
Gross SqFt	54,300	58,354	55,233	
Estimated Gross Income	\$1,994,982	\$2,087,396	\$2,082,088	
Gross Income per SqFt	\$36.74	\$35.77	\$37.70	
Estimated Expense	\$683,637	\$742,339	\$687,856	
Expense SqFt	\$12.59	\$12.72	\$12.45	
Net Operating Income	\$1,311,345	\$1,345,057	\$1,394,232	
Full Market Value	\$9,901,000	\$10,155,000	\$10,526,000	
Market Value per SqFt	\$182.34	\$174.02	\$190.57	
Distance from Cooperative in miles		1.13	0.95	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00501-0012	1-00506-0016	1-00591-0040	
Address	140 PRINCE STREET	30 CHARLTON STREET	317 BLEECKER STREET	
Neighborhood	SOHO	SOHO	GREENWICH VILLAGE-WEST	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	13	86	56	
Year Built	1910	1920	1900	
Gross SqFt	40,000	44,256	41,748	
Estimated Gross Income	\$1,552,000	\$1,583,612	\$1,745,350	
Gross Income per SqFt	\$38.80	\$35.78	\$41.81	
Estimated Expense	\$434,800	\$475,084	\$459,727	
Expense SqFt	\$10.87	\$10.73	\$11.01	
Net Operating Income	\$1,117,200	\$1,108,528	\$1,285,623	
Full Market Value	\$8,435,000	\$8,369,000	\$9,706,000	
Market Value per SqFt	\$210.88	\$189.10	\$232.49	
Distance from Cooperative in miles		0.22	0.59	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00501-0028	1-00572-0049	1-00570-0017	1-00551-0016
Address	101 WOOSTER STREET	11 WEST 8 STREET	24 EAST 13 STREET	27 WASHINGTON SQUARE NORT
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	36	25	28
Year Built	1900	1920	1910	1900
Gross SqFt	30,500	30,858	27,760	32,410
Estimated Gross Income	\$1,028,460	\$1,338,316	\$936,002	\$828,365
Gross Income per SqFt	\$33.72	\$43.37	\$33.72	\$25.56
Estimated Expense	\$257,725	\$274,823	\$234,540	\$314,779
Expense SqFt	\$8.45	\$8.91	\$8.45	\$9.71
Net Operating Income	\$770,735	\$1,063,493	\$701,462	\$513,586
Full Market Value	\$5,819,000	\$8,029,000	\$5,296,000	\$3,871,000
Market Value per SqFt	\$190.79	\$260.19	\$190.78	\$119.44
Distance from Cooperative in miles		0.59	0.77	0.53

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00502-0012	1-00516-0043	1-00490-0024	1-00489-0028
Address	110 THOMPSON STREET	161 PRINCE STREET	204 SPRING STREET	75 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	32	25	28	23
Year Built	1900	1900	1900	1900
Gross SqFt	12,750	12,450	13,923	13,416
Estimated Gross Income	\$440,130	\$509,574	\$418,011	\$463,122
Gross Income per SqFt	\$34.52	\$40.93	\$30.02	\$34.52
Estimated Expense	\$132,090	\$157,534	\$142,124	\$139,006
Expense SqFt	\$10.36	\$12.65	\$10.21	\$10.36
Net Operating Income	\$308,040	\$352,040	\$275,887	\$324,116
Full Market Value	\$2,326,000	\$2,658,000	\$2,083,000	\$2,447,000
Market Value per SqFt	\$182.43	\$213.49	\$149.61	\$182.39
Distance from Cooperative in miles		0.09	0.12	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00502-0038	1-00553-0041	1-00435-0045	1-00572-0049
Address	165 SPRING STREET	123 WAVERLY PLACE	111 EAST 7 STREET	11 WEST 8 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	13	47	47	36
Year Built	1910	1917	1920	1920
Gross SqFt	34,276	37,939	32,698	30,858
Estimated Gross Income	\$1,338,821	\$1,001,162	\$1,277,330	\$1,338,316
Gross Income per SqFt	\$39.06	\$26.39	\$39.06	\$43.37
Estimated Expense	\$385,605	\$380,442	\$370,426	\$274,823
Expense SqFt	\$11.25	\$10.03	\$11.33	\$8.91
Net Operating Income	\$953,216	\$620,720	\$906,904	\$1,063,493
Full Market Value	\$7,197,000	\$4,686,000	\$6,847,000	\$8,029,000
Market Value per SqFt	\$209.97	\$123.51	\$209.40	\$260.19
Distance from Cooperative in miles		0.54	0.90	0.58

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00503-0027	1-00519-0027	1-00518-0002	
Address	105 THOMPSON STREET	24 KING STREET	40 MAC DOUGAL STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	26	24	23	
Year Built	1920	1920	1915	
Gross SqFt	11,070	11,892	11,759	
Estimated Gross Income	\$376,491	\$439,821	\$364,860	
Gross Income per SqFt	\$34.01	\$36.98	\$31.03	
Estimated Expense	\$94,538	\$94,092	\$107,729	
Expense SqFt	\$8.54	\$7.91	\$9.16	
Net Operating Income	\$281,953	\$345,729	\$257,131	
Full Market Value	\$2,129,000	\$2,610,000	\$1,941,000	
Market Value per SqFt	\$192.32	\$219.48	\$165.07	
Distance from Cooperative in miles		0.16	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00503-0028	1-00525-0007	1-00516-0004	
Address	101 THOMPSON STREET	183 SULLIVAN STREET	132 THOMPSON STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	38	42	41	
Year Built	1900	1900	1900	
Gross SqFt	21,360	20,934	24,522	
Estimated Gross Income	\$773,659	\$715,610	\$938,159	
Gross Income per SqFt	\$36.22	\$34.18	\$38.26	
Estimated Expense	\$229,834	\$205,333	\$286,987	
Expense SqFt	\$10.76	\$9.81	\$11.70	
Net Operating Income	\$543,825	\$510,277	\$651,172	
Full Market Value	\$4,106,000	\$3,853,000	\$4,916,000	
Market Value per SqFt	\$192.23	\$184.05	\$200.47	
Distance from Cooperative in miles		0.19	0.10	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00504-0014	1-00532-0030	1-00590-0016	1-00445-0045
Address	194 AVENUE OF THE AMERICA	81 BLEECKER STREET	22 JONES STREET	81 EAST 3 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	EAST VILLAGE
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	21	43	38	45
Year Built	1925	1900	1940	2003
Gross SqFt	32,738	26,382	28,656	36,047
Estimated Gross Income	\$1,179,878	\$1,280,379	\$1,032,702	\$1,071,482
Gross Income per SqFt	\$36.04	\$48.53	\$36.04	\$29.72
Estimated Expense	\$342,112	\$320,095	\$299,484	\$364,304
Expense SqFt	\$10.45	\$12.13	\$10.45	\$10.11
Net Operating Income	\$837,766	\$960,284	\$733,218	\$707,178
Full Market Value	\$6,325,000	\$7,250,000	\$5,536,000	\$5,339,000
Market Value per SqFt	\$193.20	\$274.81	\$193.19	\$148.11
Distance from Cooperative in miles		0.40	0.39	0.76

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00504-0039	1-00516-0043	1-00489-0028	
Address	203 SPRING STREET	161 PRINCE STREET	75 THOMPSON STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	25	23	
Year Built	1900	1900	1900	
Gross SqFt	12,662	12,450	13,416	
Estimated Gross Income	\$477,737	\$509,574	\$463,122	
Gross Income per SqFt	\$37.73	\$40.93	\$34.52	
Estimated Expense	\$145,740	\$157,534	\$139,006	
Expense SqFt	\$11.51	\$12.65	\$10.36	
Net Operating Income	\$331,997	\$352,040	\$324,116	
Full Market Value	\$2,507,000	\$2,658,000	\$2,447,000	
Market Value per SqFt	\$197.99	\$213.49	\$182.39	
Distance from Cooperative in miles		0.13	0.11	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00506-0027	1-00883-0044	1-00556-0001	1-00796-0048
Address	2 CHARLTON STREET	376 3 AVENUE	85 4 AVENUE	120 WEST 21 STREET
Neighborhood	SOHO	GRAMERCY	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	181	179	164	213
Year Built	1966	1964	1959	2000
Gross SqFt	172,836	175,110	156,465	174,621
Estimated Gross Income	\$5,504,827	\$5,577,204	\$4,893,704	\$5,907,002
Gross Income per SqFt	\$31.85	\$31.85	\$31.28	\$33.83
Estimated Expense	\$1,761,199	\$1,783,556	\$1,663,859	\$1,179,563
Expense SqFt	\$10.19	\$10.19	\$10.63	\$6.75
Net Operating Income	\$3,743,628	\$3,793,648	\$3,229,845	\$4,727,439
Full Market Value	\$28,264,000	\$28,642,000	\$24,385,000	\$24,442,000
Market Value per SqFt	\$163.53	\$163.57	\$155.85	\$139.97
Distance from Cooperative in miles		1.57	0.84	1.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00507-0018	1-00470-0031	1-00350-0028	1-00349-0024
Address	262 ELIZABETH STREET	208 GRAND STREET	23 CLINTON STREET	55 CLINTON STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	23	18	18
Year Built	1920	1920	1920	1920
Gross SqFt	7,545	10,434	8,675	8,311
Estimated Gross Income	\$175,346	\$225,160	\$317,206	\$193,137
Gross Income per SqFt	\$23.24	\$21.58	\$36.57	\$23.24
Estimated Expense	\$52,589	\$92,316	\$109,783	\$57,941
Expense SqFt	\$6.97	\$8.85	\$12.66	\$6.97
Net Operating Income	\$122,757	\$132,844	\$207,423	\$135,196
Full Market Value	\$912,000	\$974,000	\$1,566,000	\$269,000
Market Value per SqFt	\$120.87	\$93.35	\$180.52	\$32.37
Distance from Cooperative in miles		0.30	0.49	0.50

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00507-0021	1-00429-0002	1-00443-0032	1-00447-0033
Address	268 ELIZABETH STREET	14 1 AVENUE	27 1 AVENUE	87 1 AVENUE
Neighborhood	LITTLE ITALY	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	18	16	17
Year Built	1920	1920	1910	1920
Gross SqFt	7,825	9,750	9,424	11,158
Estimated Gross Income	\$219,100	\$338,789	\$211,647	\$312,456
Gross Income per SqFt	\$28.00	\$34.75	\$22.46	\$28.00
Estimated Expense	\$94,604	\$101,637	\$80,426	\$134,893
Expense SqFt	\$12.09	\$10.42	\$8.53	\$12.09
Net Operating Income	\$124,496	\$237,152	\$131,221	\$177,563
Full Market Value	\$940,000	\$1,791,000	\$921,000	\$1,341,000
Market Value per SqFt	\$120.13	\$183.69	\$97.73	\$120.18
Distance from Cooperative in miles		0.33	0.22	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00510-0006	1-00283-0024	1-00372-0060	1-00179-0032
Address	115 CROSBY STREET	10 RUTGERS STREET	274 EAST 2 STREET	176 WEST BROADWAY
Neighborhood	LITTLE ITALY	LOWER EAST SIDE	ALPHABET CITY	TRIBECA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	53	89	103	17
Year Built	1900	2001	1997	2008
Gross SqFt	73,332	75,953	80,500	52,930
Estimated Gross Income	\$2,339,291	\$2,635,552	\$2,568,271	\$1,525,363
Gross Income per SqFt	\$31.90	\$34.70	\$31.90	\$28.82
Estimated Expense	\$795,652	\$622,912	\$873,212	\$583,105
Expense SqFt	\$10.85	\$8.20	\$10.85	\$11.02
Net Operating Income	\$1,543,639	\$2,012,640	\$1,695,059	\$942,258
Full Market Value	\$11,655,000	\$15,195,000	\$12,798,000	\$7,114,000
Market Value per SqFt	\$158.93	\$200.06	\$158.98	\$134.40
Distance from Cooperative in miles		0.77	0.90	0.72

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00510-0037	1-00468-0046	1-00445-0055	1-00509-0026
Address	129 CROSBY STREET	229 EAST 12 STREET	59 EAST 3 STREET	53 EAST HOUSTON STREET
Neighborhood	LITTLE ITALY	EAST VILLAGE	EAST VILLAGE	LITTLE ITALY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	35	82	32
Year Built	1910	1920	1910	1910
Gross SqFt	25,244	27,215	28,314	25,480
Estimated Gross Income	\$761,611	\$827,222	\$854,150	\$566,951
Gross Income per SqFt	\$30.17	\$30.40	\$30.17	\$22.25
Estimated Expense	\$319,841	\$253,213	\$358,865	\$256,059
Expense SqFt	\$12.67	\$9.30	\$12.67	\$10.05
Net Operating Income	\$441,770	\$574,009	\$495,285	\$310,892
Full Market Value	\$3,335,000	\$4,334,000	\$3,739,000	\$2,293,000
Market Value per SqFt	\$132.11	\$159.25	\$132.05	\$89.99
Distance from Cooperative in miles		0.67	0.39	0.07

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00513-0003	1-00571-0025	1-00065-0010	1-00741-0067
Address	132 GREENE STREET	120 UNIVERSITY PLACE	9 MAIDEN LANE	112 9 AVENUE
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	FINANCIAL	CHELSEA
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	52	95	68	72
Year Built	1885	1959	1900	1938
Gross SqFt	61,999	59,299	58,354	57,706
Estimated Gross Income	\$2,217,704	\$2,129,433	\$2,087,396	\$1,833,486
Gross Income per SqFt	\$35.77	\$35.91	\$35.77	\$31.77
Estimated Expense	\$788,627	\$638,830	\$742,339	\$623,385
Expense SqFt	\$12.72	\$10.77	\$12.72	\$10.80
Net Operating Income	\$1,429,077	\$1,490,603	\$1,345,057	\$1,210,101
Full Market Value	\$10,790,000	\$11,254,000	\$10,155,000	\$9,132,000
Market Value per SqFt	\$174.04	\$189.78	\$174.02	\$158.25
Distance from Cooperative in miles		0.74	1.22	1.19

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00514-0010	1-00504-0031	1-00573-0019	1-00591-0040
Address	152 WOOSTER STREET	112 SULLIVAN STREET	42 WEST 10 STREET	317 BLEECKER STREET
Neighborhood	SOHO	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	15	60	47	56
Year Built	1909	1920	1917	1900
Gross SqFt	40,500	38,880	39,782	41,748
Estimated Gross Income	\$1,228,770	\$1,158,693	\$1,206,940	\$1,745,350
Gross Income per SqFt	\$30.34	\$29.80	\$30.34	\$41.81
Estimated Expense	\$434,565	\$281,659	\$427,058	\$459,727
Expense SqFt	\$10.73	\$7.24	\$10.73	\$11.01
Net Operating Income	\$794,205	\$877,034	\$779,882	\$1,285,623
Full Market Value	\$5,996,000	\$6,622,000	\$5,888,000	\$9,706,000
Market Value per SqFt	\$148.05	\$170.32	\$148.01	\$232.49
Distance from Cooperative in miles		0.20	0.56	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00514-0037	1-00591-0040	1-00506-0016	1-00504-0031
Address	113 PRINCE STREET	317 BLEECKER STREET	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	SOHO	SOHO
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	56	86	60
Year Built	1895	1900	1920	1920
Gross SqFt	49,170	41,748	44,256	38,880
Estimated Gross Income	\$1,759,303	\$1,745,350	\$1,583,612	\$1,158,693
Gross Income per SqFt	\$35.78	\$41.81	\$35.78	\$29.80
Estimated Expense	\$527,594	\$459,727	\$475,084	\$281,659
Expense SqFt	\$10.73	\$11.01	\$10.73	\$7.24
Net Operating Income	\$1,231,709	\$1,285,623	\$1,108,528	\$877,034
Full Market Value	\$9,299,000	\$9,706,000	\$8,369,000	\$6,622,000
Market Value per SqFt	\$189.12	\$232.49	\$189.10	\$170.32
Distance from Cooperative in miles		0.57	0.28	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00515-0001	1-00552-0010	1-00504-0019	1-00502-0020
Address	451 WEST BROADWAY	82 WEST WASHINGTON PLACE	202 AVENUE OF THE AMERICA	156 PRINCE STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	SOHO	SOHO
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	35	39	24
Year Built	1880	1900	1910	1900
Gross SqFt	26,200	27,108	21,740	15,000
Estimated Gross Income	\$913,856	\$803,407	\$911,459	\$523,206
Gross Income per SqFt	\$34.88	\$29.64	\$41.93	\$34.88
Estimated Expense	\$274,052	\$273,158	\$268,224	\$156,962
Expense SqFt	\$10.46	\$10.08	\$12.34	\$10.46
Net Operating Income	\$639,804	\$530,249	\$643,235	\$366,244
Full Market Value	\$4,831,000	\$4,003,000	\$4,856,000	\$767,000
Market Value per SqFt	\$184.39	\$147.67	\$223.37	\$51.13
Distance from Cooperative in miles		0.38	0.16	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00515-0008	1-00504-0031	1-00488-0037	
Address	465 WEST BROADWAY	112 SULLIVAN STREET	508 BROOME STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	
Total Units	26	60	14	
Year Built	1900	1920	1900	
Gross SqFt	40,130	38,880	21,598	
Estimated Gross Income	\$1,356,394	\$1,158,693	\$816,081	
Gross Income per SqFt	\$33.80	\$29.80	\$37.79	
Estimated Expense	\$365,183	\$281,659	\$236,663	
Expense SqFt	\$9.10	\$7.24	\$10.96	
Net Operating Income	\$991,211	\$877,034	\$579,418	
Full Market Value	\$7,484,000	\$6,622,000	\$4,375,000	
Market Value per SqFt	\$186.49	\$170.32	\$202.57	
Distance from Cooperative in miles		0.16	0.20	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00515-0031	1-00522-0014	1-00634-0047	
Address	141 WOOSTER STREET	640 BROADWAY	337 WEST 11 STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	
Total Units	33	31	63	
Year Built	1910	1900	1965	
Gross SqFt	54,600	46,080	53,500	
Estimated Gross Income	\$1,745,562	\$1,007,446	\$2,250,817	
Gross Income per SqFt	\$31.97	\$21.86	\$42.07	
Estimated Expense	\$550,368	\$413,053	\$599,060	
Expense SqFt	\$10.08	\$8.96	\$11.20	
Net Operating Income	\$1,195,194	\$594,393	\$1,651,757	
Full Market Value	\$9,024,000	\$4,369,000	\$12,471,000	
Market Value per SqFt	\$165.27	\$94.81	\$233.10	
Distance from Cooperative in miles		0.22	0.79	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00515-0037	1-00575-0013	1-00545-0046	
Address	127 PRINCE STREET	82 WEST 12 STREET	416 LAFAYETTE STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	15	25	41	
Year Built	1900	1900	1910	
Gross SqFt	32,921	20,634	27,612	
Estimated Gross Income	\$1,067,957	\$619,668	\$961,869	
Gross Income per SqFt	\$32.44	\$30.03	\$34.84	
Estimated Expense	\$350,279	\$223,378	\$288,561	
Expense SqFt	\$10.64	\$10.83	\$10.45	
Net Operating Income	\$717,678	\$396,290	\$673,308	
Full Market Value	\$5,418,000	\$2,992,000	\$5,083,000	
Market Value per SqFt	\$164.58	\$145.00	\$184.09	
Distance from Cooperative in miles		0.64	0.42	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00516-0001	1-00526-0026	1-00603-0065	1-00539-0028
Address	163 PRINCE STREET	83 MAC DOUGAL STREET	455 HUDSON STREET	217 THOMPSON STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	35	40	41	47
Year Built	1920	1910	1920	1920
Gross SqFt	20,885	18,634	21,732	25,144
Estimated Gross Income	\$801,775	\$687,804	\$834,292	\$992,116
Gross Income per SqFt	\$38.39	\$36.91	\$38.39	\$39.46
Estimated Expense	\$199,869	\$199,639	\$208,018	\$367,083
Expense SqFt	\$9.57	\$10.71	\$9.57	\$14.60
Net Operating Income	\$601,906	\$488,165	\$626,274	\$625,033
Full Market Value	\$4,544,000	\$3,686,000	\$4,728,000	\$4,719,000
Market Value per SqFt	\$217.57	\$197.81	\$217.56	\$187.68
Distance from Cooperative in miles		0.17	0.48	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00516-0007	1-00899-0040	1-00640-0021	1-00817-0001
Address	140 THOMPSON STREET	222 EAST 19 STREET	756 WASHINGTON STREET	552 AVENUE OF THE AMERICA
Neighborhood	SOHO	GRAMERCY	GREENWICH VILLAGE-WEST	FLATIRON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	33	106	67	111
Year Built	1903	1963	2003	1973
Gross SqFt	86,018	87,960	76,549	101,231
Estimated Gross Income	\$2,925,472	\$2,991,453	\$2,896,454	\$3,198,226
Gross Income per SqFt	\$34.01	\$34.01	\$37.84	\$31.59
Estimated Expense	\$994,368	\$1,017,094	\$778,633	\$815,026
Expense SqFt	\$11.56	\$11.56	\$10.17	\$8.05
Net Operating Income	\$1,931,104	\$1,974,359	\$2,117,821	\$2,383,200
Full Market Value	\$14,580,000	\$14,906,000	\$15,990,000	\$17,993,000
Market Value per SqFt	\$169.50	\$169.46	\$208.89	\$177.74
Distance from Cooperative in miles		1.07	0.87	0.83

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00516-0026	1-00591-0040	1-00504-0036	1-00570-0008
Address	474 WEST BROADWAY	317 BLEECKER STREET	100 SULLIVAN STREET	6 EAST 13 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	SOHO	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	20	56	70	54
Year Built	1900	1900	1920	1900
Gross SqFt	51,925	41,748	53,200	49,408
Estimated Gross Income	\$1,910,321	\$1,745,350	\$1,298,243	\$1,817,718
Gross Income per SqFt	\$36.79	\$41.81	\$24.40	\$36.79
Estimated Expense	\$477,710	\$459,727	\$333,222	\$454,702
Expense SqFt	\$9.20	\$11.01	\$6.26	\$9.20
Net Operating Income	\$1,432,611	\$1,285,623	\$965,021	\$1,363,016
Full Market Value	\$10,816,000	\$9,706,000	\$7,224,000	\$10,291,000
Market Value per SqFt	\$208.30	\$232.49	\$135.79	\$208.29
Distance from Cooperative in miles		0.49	0.13	0.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00517-0005	1-00525-0002	1-00503-0008	1-00540-0034
Address	141 SULLIVAN STREET	173 SULLIVAN STREET	111 SULLIVAN STREET	210 SULLIVAN STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	SOHO	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	20	20	25
Year Built	1900	1900	1900	1900
Gross SqFt	9,392	9,625	9,000	9,525
Estimated Gross Income	\$349,476	\$332,395	\$417,427	\$354,393
Gross Income per SqFt	\$37.21	\$34.53	\$46.38	\$37.21
Estimated Expense	\$104,815	\$105,661	\$112,705	\$106,318
Expense SqFt	\$11.16	\$10.98	\$12.52	\$11.16
Net Operating Income	\$244,661	\$226,734	\$304,722	\$248,075
Full Market Value	\$1,847,000	\$1,712,000	\$2,301,000	\$1,873,000
Market Value per SqFt	\$196.66	\$177.87	\$255.67	\$196.64
Distance from Cooperative in miles		0.10	0.10	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00517-0006	1-00525-0002	1-00503-0008	1-00540-0034
Address	143 SULLIVAN STREET	173 SULLIVAN STREET	111 SULLIVAN STREET	210 SULLIVAN STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	SOHO	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	20	20	25
Year Built	1900	1900	1900	1900
Gross SqFt	9,398	9,625	9,000	9,525
Estimated Gross Income	\$349,700	\$332,395	\$417,427	\$354,393
Gross Income per SqFt	\$37.21	\$34.53	\$46.38	\$37.21
Estimated Expense	\$104,882	\$105,661	\$112,705	\$106,318
Expense SqFt	\$11.16	\$10.98	\$12.52	\$11.16
Net Operating Income	\$244,818	\$226,734	\$304,722	\$248,075
Full Market Value	\$1,848,000	\$1,712,000	\$2,301,000	\$1,873,000
Market Value per SqFt	\$196.64	\$177.87	\$255.67	\$196.64
Distance from Cooperative in miles		0.10	0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00517-0007	1-00503-0008	1-00528-0065	
Address	145 SULLIVAN STREET	111 SULLIVAN STREET	72 CARMINE STREET	
Neighborhood	SOHO	SOHO	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP	
Total Units	20	20	16	
Year Built	1910	1900	1910	
Gross SqFt	9,398	9,000	6,954	
Estimated Gross Income	\$402,516	\$417,427	\$273,105	
Gross Income per SqFt	\$42.83	\$46.38	\$39.27	
Estimated Expense	\$99,055	\$112,705	\$59,523	
Expense SqFt	\$10.54	\$12.52	\$8.56	
Net Operating Income	\$303,461	\$304,722	\$213,582	
Full Market Value	\$2,291,000	\$2,301,000	\$1,613,000	
Market Value per SqFt	\$243.78	\$255.67	\$231.95	
Distance from Cooperative in miles		0.10	0.23	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00517-0008	1-00519-0030	1-00476-0057	1-00540-0010
Address	147 SULLIVAN STREET	18 KING STREET	32 THOMPSON STREET	122 MAC DOUGAL STREET
Neighborhood	SOHO	SOHO	SOHO	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	24	18	21
Year Built	1920	1920	1920	1900
Gross SqFt	9,433	11,717	8,992	9,570
Estimated Gross Income	\$385,810	\$525,098	\$367,734	\$377,787
Gross Income per SqFt	\$40.90	\$44.82	\$40.90	\$39.48
Estimated Expense	\$95,368	\$141,776	\$90,902	\$136,976
Expense SqFt	\$10.11	\$12.10	\$10.11	\$14.31
Net Operating Income	\$290,442	\$383,322	\$276,832	\$240,811
Full Market Value	\$2,193,000	\$2,650,000	\$2,090,000	\$1,818,000
Market Value per SqFt	\$232.48	\$226.17	\$232.43	\$189.97
Distance from Cooperative in miles		0.15	0.29	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00517-0009	1-00518-0010	1-00517-0043	
Address	149 SULLIVAN STREET	56 MAC DOUGAL STREET	183 PRINCE STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	36	33	25	
Year Built	1900	1900	1900	
Gross SqFt	22,513	20,901	20,274	
Estimated Gross Income	\$879,358	\$827,570	\$780,869	
Gross Income per SqFt	\$39.06	\$39.59	\$38.52	
Estimated Expense	\$224,455	\$183,221	\$226,452	
Expense SqFt	\$9.97	\$8.77	\$11.17	
Net Operating Income	\$654,903	\$644,349	\$554,417	
Full Market Value	\$4,945,000	\$4,865,000	\$3,303,000	
Market Value per SqFt	\$219.65	\$232.76	\$162.92	
Distance from Cooperative in miles		0.05	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00518-0014	1-00518-0030	1-00518-0034	
Address	64 MAC DOUGAL STREET	156 SULLIVAN STREET	148 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	19	25	20	
Year Built	1920	1910	1900	
Gross SqFt	13,786	15,883	10,606	
Estimated Gross Income	\$425,850	\$472,937	\$339,409	
Gross Income per SqFt	\$30.89	\$29.78	\$32.00	
Estimated Expense	\$139,790	\$149,317	\$115,399	
Expense SqFt	\$10.14	\$9.40	\$10.88	
Net Operating Income	\$286,060	\$323,620	\$224,010	
Full Market Value	\$2,160,000	\$2,051,000	\$1,691,000	
Market Value per SqFt	\$156.68	\$129.13	\$159.44	
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	1-00503-0006	1-00516-0004	1-00526-0014
Address	150 SULLIVAN STREET	107 SULLIVAN STREET	132 THOMPSON STREET	264 AVENUE OF THE AMERICA
Neighborhood	SOHO	SOHO	SOHO	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	41	40	41	32
Year Built	1900	1900	1900	1900
Gross SqFt	20,190	22,517	24,522	15,900
Estimated Gross Income	\$807,398	\$900,460	\$938,159	\$656,402
Gross Income per SqFt	\$39.99	\$39.99	\$38.26	\$41.28
Estimated Expense	\$225,320	\$251,192	\$286,987	\$163,781
Expense SqFt	\$11.16	\$11.16	\$11.70	\$10.30
Net Operating Income	\$582,078	\$649,268	\$651,172	\$492,621
Full Market Value	\$4,395,000	\$4,902,000	\$4,916,000	\$3,719,000
Market Value per SqFt	\$217.68	\$217.70	\$200.47	\$233.90
Distance from Cooperative in miles		0.11	0.09	0.11

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00519-0014	1-00634-0016	1-00792-0008	1-00506-0016
Address	46 KING STREET	110 BANK STREET	151 WEST 16 STREET	30 CHARLTON STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	CHELSEA	SOHO
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	58	61	76	86
Year Built	1959	1957	1962	1920
Gross SqFt	43,346	42,258	43,770	44,256
Estimated Gross Income	\$1,550,920	\$1,270,085	\$1,666,735	\$1,583,612
Gross Income per SqFt	\$35.78	\$30.06	\$38.08	\$35.78
Estimated Expense	\$465,103	\$284,589	\$500,021	\$475,084
Expense SqFt	\$10.73	\$6.73	\$11.42	\$10.73
Net Operating Income	\$1,085,817	\$985,496	\$1,166,714	\$1,108,528
Full Market Value	\$8,198,000	\$7,441,000	\$8,809,000	\$8,369,000
Market Value per SqFt	\$189.13	\$176.09	\$201.26	\$189.10
Distance from Cooperative in miles		0.62	0.91	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00519-0036	1-00590-0016	1-00618-0028	1-00586-0045
Address	2 KING STREET	22 JONES STREET	204 WEST 14 STREET	29 7 AVENUE SOUTH
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	41	38	56	15
Year Built	1963	1940	1969	1998
Gross SqFt	33,100	28,656	32,000	25,542
Estimated Gross Income	\$1,094,948	\$1,032,702	\$1,058,529	\$732,437
Gross Income per SqFt	\$33.08	\$36.04	\$33.08	\$28.68
Estimated Expense	\$330,669	\$299,484	\$319,531	\$249,029
Expense SqFt	\$9.99	\$10.45	\$9.99	\$9.75
Net Operating Income	\$764,279	\$733,218	\$738,998	\$483,408
Full Market Value	\$5,770,000	\$5,536,000	\$5,579,000	\$3,650,000
Market Value per SqFt	\$174.32	\$193.19	\$174.34	\$142.90
Distance from Cooperative in miles		0.31	0.80	0.25

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00519-0044	1-00611-0027	1-00624-0031	
Address	208 AVENUE OF THE AMERICA	190 WAVERLY PLACE	8 8 AVENUE	
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	49	31	42	
Year Built	1930	1926	1930	
Gross SqFt	33,204	25,075	35,136	
Estimated Gross Income	\$1,044,930	\$795,688	\$1,096,445	
Gross Income per SqFt	\$31.47	\$31.73	\$31.21	
Estimated Expense	\$277,585	\$169,236	\$349,804	
Expense SqFt	\$8.36	\$6.75	\$9.96	
Net Operating Income	\$767,345	\$626,452	\$746,641	
Full Market Value	\$5,706,000	\$4,730,000	\$5,637,000	
Market Value per SqFt	\$171.85	\$188.63	\$160.43	
Distance from Cooperative in miles		0.52	0.69	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00519-0051	1-00586-0040	1-00437-0009	1-00450-0015
Address	11 CHARLTON STREET	45 CARMINE STREET	254 EAST 10 STREET	320 EAST 9 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	20	34	25	23
Year Built	1910	1958	1990	1988
Gross SqFt	14,700	15,575	12,264	12,196
Estimated Gross Income	\$553,161	\$546,723	\$461,536	\$487,014
Gross Income per SqFt	\$37.63	\$35.10	\$37.63	\$39.93
Estimated Expense	\$165,963	\$143,172	\$138,461	\$157,966
Expense SqFt	\$11.29	\$9.19	\$11.29	\$12.95
Net Operating Income	\$387,198	\$403,551	\$323,075	\$329,048
Full Market Value	\$2,923,000	\$3,047,000	\$2,439,000	\$2,484,000
Market Value per SqFt	\$198.84	\$195.63	\$198.87	\$203.67
Distance from Cooperative in miles		0.21	1.08	0.94

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00520-0029	1-00634-0016	1-00897-0075	
Address	185 WEST HOUSTON STREET	110 BANK STREET	179 3 AVENUE	
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GRAMERCY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR	
Total Units	63	61	58	
Year Built	1962	1957	1959	
Gross SqFt	47,100	42,258	45,000	
Estimated Gross Income	\$1,328,220	\$1,270,085	\$1,184,625	
Gross Income per SqFt	\$28.20	\$30.06	\$26.33	
Estimated Expense	\$394,227	\$284,589	\$450,158	
Expense SqFt	\$8.37	\$6.73	\$10.00	
Net Operating Income	\$933,993	\$985,496	\$734,467	
Full Market Value	\$7,052,000	\$7,441,000	\$5,544,000	
Market Value per SqFt	\$149.72	\$176.09	\$123.20	
Distance from Cooperative in miles		0.58	1.08	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00520-0056	1-00586-0040	1-00597-0032	
Address	47 KING STREET	45 CARMINE STREET	305 SPRING STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	SOHO	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	13	34	17	
Year Built	1900	1958	1920	
Gross SqFt	9,924	15,575	10,190	
Estimated Gross Income	\$289,582	\$546,723	\$236,905	
Gross Income per SqFt	\$29.18	\$35.10	\$23.25	
Estimated Expense	\$100,629	\$143,172	\$113,027	
Expense SqFt	\$10.14	\$9.19	\$11.09	
Net Operating Income	\$188,953	\$403,551	\$123,878	
Full Market Value	\$1,427,000	\$3,047,000	\$920,000	
Market Value per SqFt	\$143.79	\$195.63	\$90.28	
Distance from Cooperative in miles		0.16	0.24	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00521-0030	1-00445-0052	1-00397-0033	1-00452-0021
Address	308 MOTT STREET	67 EAST 3 STREET	14 AVENUE B	326 EAST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	40	19	27	15
Year Built	1900	1987	1925	1900
Gross SqFt	17,626	14,000	18,212	10,980
Estimated Gross Income	\$602,280	\$478,411	\$514,757	\$411,903
Gross Income per SqFt	\$34.17	\$34.17	\$28.26	\$37.51
Estimated Expense	\$192,828	\$153,092	\$166,186	\$118,920
Expense SqFt	\$10.94	\$10.94	\$9.13	\$10.83
Net Operating Income	\$409,452	\$325,319	\$348,571	\$292,983
Full Market Value	\$3,091,000	\$2,456,000	\$2,632,000	\$2,212,000
Market Value per SqFt	\$175.37	\$175.43	\$144.52	\$201.46
Distance from Cooperative in miles		0.27	0.50	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00521-0034	1-00445-0049	1-00525-0037	
Address	316 MOTT STREET	75 EAST 3 STREET	174 THOMPSON STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	21	24	24	
Year Built	1900	1900	1900	
Gross SqFt	10,985	11,046	11,241	
Estimated Gross Income	\$426,218	\$375,926	\$489,653	
Gross Income per SqFt	\$38.80	\$34.03	\$43.56	
Estimated Expense	\$145,332	\$161,060	\$133,585	
Expense SqFt	\$13.23	\$14.58	\$11.88	
Net Operating Income	\$280,886	\$214,866	\$356,068	
Full Market Value	\$2,121,000	\$1,622,000	\$2,688,000	
Market Value per SqFt	\$193.08	\$146.84	\$239.12	
Distance from Cooperative in miles		0.27	0.37	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00521-0071	1-00444-0034	1-00570-0008	1-00445-0055
Address	10 BLEECKER STREET	43 1 AVENUE	6 EAST 13 STREET	59 EAST 3 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	25	80	54	82
Year Built	1900	1910	1900	1910
Gross SqFt	40,607	33,275	49,408	28,314
Estimated Gross Income	\$1,493,932	\$1,439,589	\$1,817,718	\$854,150
Gross Income per SqFt	\$36.79	\$43.26	\$36.79	\$30.17
Estimated Expense	\$373,584	\$422,473	\$454,702	\$358,865
Expense SqFt	\$9.20	\$12.70	\$9.20	\$12.67
Net Operating Income	\$1,120,348	\$1,017,116	\$1,363,016	\$495,285
Full Market Value	\$8,459,000	\$7,679,000	\$10,291,000	\$3,739,000
Market Value per SqFt	\$208.31	\$230.77	\$208.29	\$132.05
Distance from Cooperative in miles		0.20	0.67	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00522-0004	1-00545-0046	1-00572-0049	1-00411-0045
Address	620 BROADWAY	416 LAFAYETTE STREET	11 WEST 8 STREET	144 LUDLOW STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	12	41	36	52
Year Built	1900	1910	1920	1900
Gross SqFt	32,440	27,612	30,858	34,904
Estimated Gross Income	\$1,130,210	\$961,869	\$1,338,316	\$901,522
Gross Income per SqFt	\$34.84	\$34.84	\$43.37	\$25.83
Estimated Expense	\$338,998	\$288,561	\$274,823	\$342,578
Expense SqFt	\$10.45	\$10.45	\$8.91	\$9.81
Net Operating Income	\$791,212	\$673,308	\$1,063,493	\$558,944
Full Market Value	\$5,974,000	\$5,083,000	\$8,029,000	\$4,219,000
Market Value per SqFt	\$184.16	\$184.09	\$260.19	\$120.87
Distance from Cooperative in miles		0.26	0.51	0.56

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00523-0032	1-00506-0016	1-00402-0011	1-00504-0036
Address	200 MERCER STREET	30 CHARLTON STREET	134 EAST 7 STREET	100 SULLIVAN STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	SOHO	ALPHABET CITY	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	28	86	79	70
Year Built	1940	1920	1925	1920
Gross SqFt	52,000	44,256	41,600	53,200
Estimated Gross Income	\$1,578,720	\$1,583,612	\$1,262,980	\$1,298,243
Gross Income per SqFt	\$30.36	\$35.78	\$30.36	\$24.40
Estimated Expense	\$524,160	\$475,084	\$419,304	\$333,222
Expense SqFt	\$10.08	\$10.73	\$10.08	\$6.26
Net Operating Income	\$1,054,560	\$1,108,528	\$843,676	\$965,021
Full Market Value	\$7,962,000	\$8,369,000	\$6,370,000	\$7,224,000
Market Value per SqFt	\$153.12	\$189.10	\$153.13	\$135.79
Distance from Cooperative in miles		0.41	0.73	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00523-0038	1-00899-0040	1-00571-0025	1-00635-0026
Address	88 BLEECKER STREET	222 EAST 19 STREET	120 UNIVERSITY PLACE	772 GREENWICH STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	115	106	95	90
Year Built	1961	1963	1959	1950
Gross SqFt	82,483	87,960	59,299	70,350
Estimated Gross Income	\$2,805,247	\$2,991,453	\$2,129,433	\$1,827,163
Gross Income per SqFt	\$34.01	\$34.01	\$35.91	\$25.97
Estimated Expense	\$953,503	\$1,017,094	\$638,830	\$694,322
Expense SqFt	\$11.56	\$11.56	\$10.77	\$9.87
Net Operating Income	\$1,851,744	\$1,974,359	\$1,490,603	\$1,132,841
Full Market Value	\$13,981,000	\$14,906,000	\$11,254,000	\$8,541,000
Market Value per SqFt	\$169.50	\$169.46	\$189.78	\$121.41
Distance from Cooperative in miles		0.92	0.65	0.92

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00524-0001	1-00493-0041	1-00857-0066	1-00460-0001
Address	501 LA GUARDIA PLACE	13 SPRING STREET	10 EAST 28 STREET	1 COOPER SQUARE
Neighborhood	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY	FLATIRON	EAST VILLAGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	174	156	418	153
Year Built	1966	1982	1905	1985
Gross SqFt	212,832	184,900	187,041	122,689
Estimated Gross Income	\$4,550,348	\$6,452,802	\$4,907,501	\$2,468,459
Gross Income per SqFt	\$21.38	\$34.90	\$26.24	\$20.12
Estimated Expense	\$1,945,284	\$1,264,521	\$2,257,450	\$982,412
Expense SqFt	\$9.14	\$6.84	\$12.07	\$8.01
Net Operating Income	\$2,605,064	\$5,188,281	\$2,650,051	\$1,486,047
Full Market Value	\$19,067,000	\$27,675,000	\$18,873,000	\$10,749,000
Market Value per SqFt	\$89.59	\$149.68	\$100.90	\$87.61
Distance from Cooperative in miles		0.37	1.31	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00525-0040	1-00552-0010	1-00504-0031	
Address	180 THOMPSON STREET	82 WEST WASHINGTON PLACE	112 SULLIVAN STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	SOHO	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	64	35	60	
Year Built	1920	1900	1920	
Gross SqFt	27,000	27,108	38,880	
Estimated Gross Income	\$802,440	\$803,407	\$1,158,693	
Gross Income per SqFt	\$29.72	\$29.64	\$29.80	
Estimated Expense	\$233,820	\$273,158	\$281,659	
Expense SqFt	\$8.66	\$10.08	\$7.24	
Net Operating Income	\$568,620	\$530,249	\$877,034	
Full Market Value	\$4,293,000	\$4,003,000	\$6,622,000	
Market Value per SqFt	\$159.00	\$147.67	\$170.32	
Distance from Cooperative in miles		0.27	0.21	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00526-0022	1-00527-0050	1-00527-0051	1-00518-0035
Address	194 BLEECKER STREET	176 WEST HOUSTON STREET	178 WEST HOUSTON STREET	146 SULLIVAN STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	24	22	24
Year Built	1900	1900	1900	1900
Gross SqFt	11,210	12,106	12,356	10,606
Estimated Gross Income	\$483,263	\$521,913	\$521,913	\$501,050
Gross Income per SqFt	\$43.11	\$43.11	\$42.24	\$47.24
Estimated Expense	\$135,305	\$146,136	\$116,670	\$78,081
Expense SqFt	\$12.07	\$12.07	\$9.44	\$7.36
Net Operating Income	\$347,958	\$375,777	\$405,243	\$422,969
Full Market Value	\$2,627,000	\$2,837,000	\$3,060,000	\$3,193,000
Market Value per SqFt	\$234.34	\$234.35	\$247.65	\$301.06
Distance from Cooperative in miles		0.06	0.06	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00526-0023	1-00527-0050	1-00527-0051	1-00518-0035
Address	192 BLEECKER STREET	176 WEST HOUSTON STREET	178 WEST HOUSTON STREET	146 SULLIVAN STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	23	24	22	24
Year Built	1900	1900	1900	1900
Gross SqFt	11,343	12,106	12,356	10,606
Estimated Gross Income	\$488,997	\$521,913	\$521,913	\$501,050
Gross Income per SqFt	\$43.11	\$43.11	\$42.24	\$47.24
Estimated Expense	\$136,910	\$146,136	\$116,670	\$78,081
Expense SqFt	\$12.07	\$12.07	\$9.44	\$7.36
Net Operating Income	\$352,087	\$375,777	\$405,243	\$422,969
Full Market Value	\$2,658,000	\$2,837,000	\$3,060,000	\$3,193,000
Market Value per SqFt	\$234.33	\$234.35	\$247.65	\$301.06
Distance from Cooperative in miles		0.06	0.06	0.11

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00527-0010	1-00528-0063	1-00502-0014	1-00588-0079
Address	32 DOWNING STREET	76 CARMINE STREET	114 THOMPSON STREET	19 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	SOHO	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	20	20	39
Year Built	1910	1910	1920	1900
Gross SqFt	10,000	12,690	9,332	12,168
Estimated Gross Income	\$399,700	\$507,269	\$409,680	\$446,070
Gross Income per SqFt	\$39.97	\$39.97	\$43.90	\$36.66
Estimated Expense	\$119,900	\$152,181	\$114,710	\$176,389
Expense SqFt	\$11.99	\$11.99	\$12.29	\$14.50
Net Operating Income	\$279,800	\$355,088	\$294,970	\$269,681
Full Market Value	\$2,112,000	\$2,681,000	\$2,227,000	\$2,036,000
Market Value per SqFt	\$211.20	\$211.27	\$238.64	\$167.32
Distance from Cooperative in miles		0.07	0.27	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00527-0084	1-00518-0002	1-00588-0039	
Address	13 DOWNING STREET	40 MAC DOUGAL STREET	52 BARROW STREET	
Neighborhood	GREENWICH VILLAGE-WEST	SOHO	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	16	23	20	
Year Built	1920	1915	1910	
Gross SqFt	8,656	11,759	10,105	
Estimated Gross Income	\$265,220	\$364,860	\$305,671	
Gross Income per SqFt	\$30.64	\$31.03	\$30.25	
Estimated Expense	\$99,890	\$107,729	\$140,609	
Expense SqFt	\$11.54	\$9.16	\$13.91	
Net Operating Income	\$165,330	\$257,131	\$165,062	
Full Market Value	\$1,248,000	\$1,941,000	\$1,202,000	
Market Value per SqFt	\$144.18	\$165.07	\$118.95	
Distance from Cooperative in miles		0.18	0.20	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00527-0094	1-00527-0093	1-00542-0034	1-00586-0037
Address	26 BEDFORD STREET	31 DOWNING STREET	5 MINETTA STREET	39 CARMINE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	18	24	20
Year Built	1900	1900	1900	1900
Gross SqFt	7,000	6,710	8,042	9,375
Estimated Gross Income	\$275,940	\$231,134	\$354,046	\$369,532
Gross Income per SqFt	\$39.42	\$34.45	\$44.02	\$39.42
Estimated Expense	\$77,280	\$69,340	\$102,094	\$103,469
Expense SqFt	\$11.04	\$10.33	\$12.70	\$11.04
Net Operating Income	\$198,660	\$161,794	\$251,952	\$266,063
Full Market Value	\$1,175,000	\$1,222,000	\$1,902,000	\$1,915,000
Market Value per SqFt	\$167.86	\$182.12	\$236.51	\$204.27
Distance from Cooperative in miles		0.00	0.09	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-0001	1-00635-0026	1-00521-0009	1-00467-0025
Address	182 WEST HOUSTON STREET	772 GREENWICH STREET	304 MULBERRY STREET	232 EAST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	115	90	92	69
Year Built	1952	1950	1974	1929
Gross SqFt	71,490	70,350	69,300	65,602
Estimated Gross Income	\$2,040,325	\$1,827,163	\$3,237,430	\$1,872,418
Gross Income per SqFt	\$28.54	\$25.97	\$46.72	\$28.54
Estimated Expense	\$693,453	\$694,322	\$874,106	\$636,622
Expense SqFt	\$9.70	\$9.87	\$12.61	\$9.70
Net Operating Income	\$1,346,872	\$1,132,841	\$2,363,324	\$1,235,796
Full Market Value	\$10,169,000	\$8,541,000	\$17,843,000	\$9,330,000
Market Value per SqFt	\$142.24	\$121.41	\$257.47	\$142.22
Distance from Cooperative in miles		0.57	0.57	0.89

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-0008	1-00634-0016	1-00643-0027	1-00635-0042
Address	204 WEST HOUSTON STREET	110 BANK STREET	99 HORATIO STREET	123 BANK STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	29	61	53	49
Year Built	1869	1957	1925	1930
Gross SqFt	37,968	42,258	44,900	37,064
Estimated Gross Income	\$1,409,752	\$1,270,085	\$2,054,710	\$1,376,209
Gross Income per SqFt	\$37.13	\$30.06	\$45.76	\$37.13
Estimated Expense	\$381,578	\$284,589	\$575,319	\$372,416
Expense SqFt	\$10.05	\$6.73	\$12.81	\$10.05
Net Operating Income	\$1,028,174	\$985,496	\$1,479,391	\$1,003,793
Full Market Value	\$7,763,000	\$7,441,000	\$11,169,000	\$7,579,000
Market Value per SqFt	\$204.46	\$176.09	\$248.75	\$204.48
Distance from Cooperative in miles		0.53	0.75	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-0033	1-00395-0001	1-00793-0032	
Address	44 DOWNING STREET	195 AVENUE B	105 WEST 17 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	ALPHABET CITY	CHELSEA	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	18	19	
Year Built	1900	1910	1940	
Gross SqFt	14,227	27,000	8,820	
Estimated Gross Income	\$305,881	\$658,885	\$163,953	
Gross Income per SqFt	\$21.50	\$24.40	\$18.59	
Estimated Expense	\$108,267	\$171,462	\$78,218	
Expense SqFt	\$7.61	\$6.35	\$8.87	
Net Operating Income	\$197,614	\$487,423	\$85,735	
Full Market Value	\$1,448,000	\$3,150,000	\$609,000	
Market Value per SqFt	\$101.78	\$116.67	\$69.05	
Distance from Cooperative in miles		1.38	0.86	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-0035	1-00395-0001	1-01076-0034	
Address	40 DOWNING STREET	195 AVENUE B	699 10 AVENUE	
Neighborhood	GREENWICH VILLAGE-WEST	ALPHABET CITY	CLINTON	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	18	18	
Year Built	1900	1910	1901	
Gross SqFt	36,850	27,000	9,725	
Estimated Gross Income	\$751,740	\$658,885	\$159,391	
Gross Income per SqFt	\$20.40	\$24.40	\$16.39	
Estimated Expense	\$256,108	\$171,462	\$73,320	
Expense SqFt	\$6.95	\$6.35	\$7.54	
Net Operating Income	\$495,632	\$487,423	\$86,071	
Full Market Value	\$3,595,000	\$3,150,000	\$372,000	
Market Value per SqFt	\$97.56	\$116.67	\$38.25	
Distance from Cooperative in miles		1.38	2.42	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-0036	1-01076-0034	1-00395-0001	
Address	38 DOWNING STREET	699 10 AVENUE	195 AVENUE B	
Neighborhood	GREENWICH VILLAGE-WEST	CLINTON	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	18	18	
Year Built	1900	1901	1910	
Gross SqFt	8,375	9,725	27,000	
Estimated Gross Income	\$170,850	\$159,391	\$658,885	
Gross Income per SqFt	\$20.40	\$16.39	\$24.40	
Estimated Expense	\$58,206	\$73,320	\$171,462	
Expense SqFt	\$6.95	\$7.54	\$6.35	
Net Operating Income	\$112,644	\$86,071	\$487,423	
Full Market Value	\$817,000	\$372,000	\$3,150,000	
Market Value per SqFt	\$97.55	\$38.25	\$116.67	
Distance from Cooperative in miles		2.42	1.38	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-0037	1-00582-0042	1-00518-0043	1-00542-0061
Address	29 BEDFORD STREET	65 CARMINE STREET	132 SULLIVAN STREET	203 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	SOHO	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	15	12	19
Year Built	1910	1910	1900	1900
Gross SqFt	8,735	8,350	7,800	9,190
Estimated Gross Income	\$358,135	\$388,342	\$298,778	\$376,825
Gross Income per SqFt	\$41.00	\$46.51	\$38.30	\$41.00
Estimated Expense	\$86,127	\$103,608	\$89,633	\$90,641
Expense SqFt	\$9.86	\$12.41	\$11.49	\$9.86
Net Operating Income	\$272,008	\$284,734	\$209,145	\$286,184
Full Market Value	\$2,054,000	\$2,150,000	\$1,088,000	\$2,161,000
Market Value per SqFt	\$235.15	\$257.49	\$139.49	\$235.15
Distance from Cooperative in miles		0.08	0.15	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-0086	1-00393-0014	1-00793-0032	
Address	55 DOWNING STREET	612 EAST 11 STREET	105 WEST 17 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	ALPHABET CITY	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	20	28	19	
Year Built	1900	1900	1940	
Gross SqFt	12,750	30,750	8,820	
Estimated Gross Income	\$327,803	\$1,009,533	\$163,953	
Gross Income per SqFt	\$25.71	\$32.83	\$18.59	
Estimated Expense	\$113,475	\$274,515	\$78,218	
Expense SqFt	\$8.90	\$8.93	\$8.87	
Net Operating Income	\$214,328	\$735,018	\$85,735	
Full Market Value	\$1,617,000	\$5,549,000	\$609,000	
Market Value per SqFt	\$126.82	\$180.46	\$69.05	
Distance from Cooperative in miles		1.36	0.84	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00529-0001	1-00494-0015	1-00790-0028	1-00793-0001
Address	644 BROADWAY	40 PRINCE STREET	103 WEST 14 STREET	119 7 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	16	27	58	59
Year Built	1900	1900	1950	1950
Gross SqFt	55,065	45,990	55,233	53,123
Estimated Gross Income	\$2,075,951	\$2,288,730	\$2,082,088	\$1,372,526
Gross Income per SqFt	\$37.70	\$49.77	\$37.70	\$25.84
Estimated Expense	\$685,559	\$449,478	\$687,856	\$375,977
Expense SqFt	\$12.45	\$9.77	\$12.45	\$7.08
Net Operating Income	\$1,390,392	\$1,839,252	\$1,394,232	\$996,549
Full Market Value	\$10,497,000	\$13,886,000	\$10,526,000	\$7,523,000
Market Value per SqFt	\$190.63	\$301.94	\$190.57	\$141.61
Distance from Cooperative in miles		0.28	0.82	0.93

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00529-0005	1-00494-0015	1-00564-0004	1-00879-0033
Address	652 BROADWAY	40 PRINCE STREET	107 UNIVERSITY PLACE	155 EAST 23 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	18	27	47	58
Year Built	1908	1900	1940	1910
Gross SqFt	45,240	45,990	43,395	41,883
Estimated Gross Income	\$1,753,955	\$2,288,730	\$1,295,228	\$1,623,827
Gross Income per SqFt	\$38.77	\$49.77	\$29.85	\$38.77
Estimated Expense	\$441,090	\$449,478	\$440,378	\$408,230
Expense SqFt	\$9.75	\$9.77	\$10.15	\$9.75
Net Operating Income	\$1,312,865	\$1,839,252	\$854,850	\$1,215,597
Full Market Value	\$9,912,000	\$13,886,000	\$6,454,000	\$9,178,000
Market Value per SqFt	\$219.10	\$301.94	\$148.73	\$219.13
Distance from Cooperative in miles		0.28	0.53	1.06

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00529-0027	1-00591-0040	1-00444-0034	1-00562-0044
Address	35 BOND STREET	317 BLEECKER STREET	43 1 AVENUE	25 EAST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	15	56	80	62
Year Built	1910	1900	1910	1929
Gross SqFt	43,020	41,748	33,275	45,496
Estimated Gross Income	\$1,798,666	\$1,745,350	\$1,439,589	\$1,892,733
Gross Income per SqFt	\$41.81	\$41.81	\$43.26	\$41.60
Estimated Expense	\$473,650	\$459,727	\$422,473	\$569,408
Expense SqFt	\$11.01	\$11.01	\$12.70	\$12.52
Net Operating Income	\$1,325,016	\$1,285,623	\$1,017,116	\$1,323,325
Full Market Value	\$10,004,000	\$9,706,000	\$7,679,000	\$9,991,000
Market Value per SqFt	\$232.54	\$232.49	\$230.77	\$219.60
Distance from Cooperative in miles		0.65	0.32	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00529-0055	1-00590-0016	1-00385-0005	
Address	27 BLEECKER STREET	22 JONES STREET	27 AVENUE B	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	ALPHABET CITY	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	
Total Units	16	38	57	
Year Built	1910	1940	1900	
Gross SqFt	29,600	28,656	32,225	
Estimated Gross Income	\$1,119,768	\$1,032,702	\$1,276,287	
Gross Income per SqFt	\$37.83	\$36.04	\$39.61	
Estimated Expense	\$308,728	\$299,484	\$335,140	
Expense SqFt	\$10.43	\$10.45	\$10.40	
Net Operating Income	\$811,040	\$733,218	\$941,147	
Full Market Value	\$6,123,000	\$5,536,000	\$7,106,000	
Market Value per SqFt	\$206.86	\$193.19	\$220.51	
Distance from Cooperative in miles		0.53	0.73	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00529-0057	1-00539-0037	1-00557-0039	1-00173-0017
Address	33 BLEECKER STREET	159 BLEECKER STREET	80 4 AVENUE	74 LEONARD STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	CIVIC CENTER
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	13	18	12	19
Year Built	1900	1920	1928	1920
Gross SqFt	25,132	24,034	33,450	23,000
Estimated Gross Income	\$867,305	\$829,366	\$1,406,898	\$750,446
Gross Income per SqFt	\$34.51	\$34.51	\$42.06	\$32.63
Estimated Expense	\$277,457	\$265,397	\$330,345	\$210,702
Expense SqFt	\$11.04	\$11.04	\$9.88	\$9.16
Net Operating Income	\$589,848	\$563,969	\$1,076,553	\$539,744
Full Market Value	\$4,453,000	\$4,258,000	\$8,128,000	\$3,599,000
Market Value per SqFt	\$177.18	\$177.17	\$242.99	\$156.48
Distance from Cooperative in miles		0.31	0.44	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00530-0007	1-00444-0034	1-00445-0055	
Address	682 BROADWAY	43 1 AVENUE	59 EAST 3 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	17	80	82	
Year Built	1903	1910	1910	
Gross SqFt	37,380	33,275	28,314	
Estimated Gross Income	\$1,372,594	\$1,439,589	\$854,150	
Gross Income per SqFt	\$36.72	\$43.26	\$30.17	
Estimated Expense	\$474,352	\$422,473	\$358,865	
Expense SqFt	\$12.69	\$12.70	\$12.67	
Net Operating Income	\$898,242	\$1,017,116	\$495,285	
Full Market Value	\$6,782,000	\$7,679,000	\$3,739,000	
Market Value per SqFt	\$181.43	\$230.77	\$132.05	
Distance from Cooperative in miles		0.32	0.32	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00530-0044	1-00494-0015	1-00445-0045	1-00577-0010
Address	48 BOND STREET	40 PRINCE STREET	81 EAST 3 STREET	58 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	14	27	45	23
Year Built	2006	1900	2003	1906
Gross SqFt	45,000	45,990	36,047	37,810
Estimated Gross Income	\$2,106,450	\$2,288,730	\$1,071,482	\$1,770,043
Gross Income per SqFt	\$46.81	\$49.77	\$29.72	\$46.81
Estimated Expense	\$429,300	\$449,478	\$364,304	\$360,528
Expense SqFt	\$9.54	\$9.77	\$10.11	\$9.54
Net Operating Income	\$1,677,150	\$1,839,252	\$707,178	\$1,409,515
Full Market Value	\$12,663,000	\$13,886,000	\$5,339,000	\$10,642,000
Market Value per SqFt	\$281.40	\$301.94	\$148.11	\$281.46
Distance from Cooperative in miles		0.31	0.25	0.69

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00531-0001	1-00218-0024	1-00571-0025	1-00469-0030
Address	684 BROADWAY	260 WEST STREET	120 UNIVERSITY PLACE	223 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	TRIBECA	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	24	26	95	75
Year Built	1905	1910	1959	1925
Gross SqFt	59,248	61,250	59,299	63,158
Estimated Gross Income	\$2,127,596	\$806,347	\$2,129,433	\$2,531,729
Gross Income per SqFt	\$35.91	\$13.16	\$35.91	\$40.09
Estimated Expense	\$638,101	\$423,921	\$638,830	\$772,881
Expense SqFt	\$10.77	\$6.92	\$10.77	\$12.24
Net Operating Income	\$1,489,495	\$382,426	\$1,490,603	\$1,758,848
Full Market Value	\$11,246,000	\$2,457,000	\$11,254,000	\$13,279,000
Market Value per SqFt	\$189.81	\$40.11	\$189.78	\$210.25
Distance from Cooperative in miles		0.95	0.51	0.51

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00531-0027	1-00445-0055	1-00435-0045	1-00545-0046
Address	28 EAST 4 STREET	59 EAST 3 STREET	111 EAST 7 STREET	416 LAFAYETTE STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	15	82	47	41
Year Built	1902	1910	1920	1910
Gross SqFt	31,756	28,314	32,698	27,612
Estimated Gross Income	\$1,106,379	\$854,150	\$1,277,330	\$961,869
Gross Income per SqFt	\$34.84	\$30.17	\$39.06	\$34.84
Estimated Expense	\$331,850	\$358,865	\$370,426	\$288,561
Expense SqFt	\$10.45	\$12.67	\$11.33	\$10.45
Net Operating Income	\$774,529	\$495,285	\$906,904	\$673,308
Full Market Value	\$5,848,000	\$3,739,000	\$6,847,000	\$5,083,000
Market Value per SqFt	\$184.15	\$132.05	\$209.40	\$184.09
Distance from Cooperative in miles		0.24	0.42	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00531-0045	1-00435-0045	1-00445-0055	
Address	48 GREAT JONES STREET	111 EAST 7 STREET	59 EAST 3 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	13	47	82	
Year Built	1920	1920	1910	
Gross SqFt	36,389	32,698	28,314	
Estimated Gross Income	\$1,259,787	\$1,277,330	\$854,150	
Gross Income per SqFt	\$34.62	\$39.06	\$30.17	
Estimated Expense	\$435,212	\$370,426	\$358,865	
Expense SqFt	\$11.96	\$11.33	\$12.67	
Net Operating Income	\$824,575	\$906,904	\$495,285	
Full Market Value	\$6,226,000	\$6,847,000	\$3,739,000	
Market Value per SqFt	\$171.10	\$209.40	\$132.05	
Distance from Cooperative in miles		0.42	0.24	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00532-0020	1-00548-0001	1-00889-0039	1-01318-0022
Address	77 BLEECKER STREET	1 UNIVERSITY PLACE	166 EAST 34 STREET	825 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	MIDTOWN EAST
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	251	272	223	249
Year Built	1930	1930	1975	1964
Gross SqFt	196,920	218,985	182,767	210,810
Estimated Gross Income	\$8,394,700	\$8,539,343	\$7,791,808	\$9,074,812
Gross Income per SqFt	\$42.63	\$39.00	\$42.63	\$43.05
Estimated Expense	\$2,284,272	\$2,561,803	\$2,120,467	\$2,413,472
Expense SqFt	\$11.60	\$11.70	\$11.60	\$11.45
Net Operating Income	\$6,110,428	\$5,977,540	\$5,671,341	\$6,661,340
Full Market Value	\$46,134,000	\$45,131,000	\$42,819,000	\$50,293,000
Market Value per SqFt	\$234.28	\$206.09	\$234.28	\$238.57
Distance from Cooperative in miles		0.25	1.52	2.07

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00537-0001	1-00468-0027	1-00629-0029	1-00587-0046
Address	208 THOMPSON STREET	236 EAST 13 STREET	304 WEST 14 STREET	53 BARROW STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	86	90	73	51
Year Built	1909	1900	1905	1910
Gross SqFt	44,249	53,412	38,376	28,635
Estimated Gross Income	\$1,918,194	\$1,829,541	\$1,712,352	\$1,241,318
Gross Income per SqFt	\$43.35	\$34.25	\$44.62	\$43.35
Estimated Expense	\$537,183	\$655,487	\$437,070	\$347,569
Expense SqFt	\$12.14	\$12.27	\$11.39	\$12.14
Net Operating Income	\$1,381,011	\$1,174,054	\$1,275,282	\$893,749
Full Market Value	\$10,427,000	\$8,864,000	\$9,628,000	\$6,748,000
Market Value per SqFt	\$235.64	\$165.96	\$250.89	\$235.66
Distance from Cooperative in miles		0.65	0.81	0.36

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00537-0026	1-00590-0016	1-00558-0013	1-00564-0004
Address	534 LA GUARDIA PLACE	22 JONES STREET	110 EAST 13 STREET	107 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	16	38	21	47
Year Built	1912	1940	1900	1940
Gross SqFt	41,384	28,656	25,850	43,395
Estimated Gross Income	\$1,313,528	\$1,032,702	\$820,532	\$1,295,228
Gross Income per SqFt	\$31.74	\$36.04	\$31.74	\$29.85
Estimated Expense	\$302,517	\$299,484	\$189,023	\$440,378
Expense SqFt	\$7.31	\$10.45	\$7.31	\$10.15
Net Operating Income	\$1,011,011	\$733,218	\$631,509	\$854,850
Full Market Value	\$7,633,000	\$5,536,000	\$4,768,000	\$6,454,000
Market Value per SqFt	\$184.44	\$193.19	\$184.45	\$148.73
Distance from Cooperative in miles		0.26	0.57	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00537-0033	1-00563-0043	1-00586-0040	1-00563-0026
Address	520 LA GUARDIA PLACE	63 EAST 11 STREET	45 CARMINE STREET	40 EAST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	14	42	34	25
Year Built	1900	1970	1958	1900
Gross SqFt	22,390	23,353	15,575	24,198
Estimated Gross Income	\$900,750	\$939,472	\$546,723	\$1,052,645
Gross Income per SqFt	\$40.23	\$40.23	\$35.10	\$43.50
Estimated Expense	\$240,245	\$250,680	\$143,172	\$235,109
Expense SqFt	\$10.73	\$10.73	\$9.19	\$9.72
Net Operating Income	\$660,505	\$688,792	\$403,551	\$817,536
Full Market Value	\$4,987,000	\$5,200,000	\$3,047,000	\$6,172,000
Market Value per SqFt	\$222.73	\$222.67	\$195.63	\$255.06
Distance from Cooperative in miles		0.45	0.26	0.45

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00539-0008	1-00540-0034	1-00525-0039	1-00525-0037
Address	223 SULLIVAN STREET	210 SULLIVAN STREET	178 THOMPSON STREET	174 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	25	26	24
Year Built	1900	1900	1900	1900
Gross SqFt	9,580	9,525	10,524	11,241
Estimated Gross Income	\$417,305	\$354,393	\$538,175	\$489,653
Gross Income per SqFt	\$43.56	\$37.21	\$51.14	\$43.56
Estimated Expense	\$113,810	\$106,318	\$140,636	\$133,585
Expense SqFt	\$11.88	\$11.16	\$13.36	\$11.88
Net Operating Income	\$303,495	\$248,075	\$397,539	\$356,068
Full Market Value	\$2,291,000	\$1,873,000	\$3,001,000	\$2,688,000
Market Value per SqFt	\$239.14	\$196.64	\$285.16	\$239.12
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	1-00539-0031	1-00634-0047	1-00877-0060	
Address	211 THOMPSON STREET	337 WEST 11 STREET	134 EAST 22 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GRAMERCY	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	97	63	96	
Year Built	1930	1965	1977	
Gross SqFt	55,800	53,500	57,538	
Estimated Gross Income	\$2,244,834	\$2,250,817	\$2,208,463	
Gross Income per SqFt	\$40.23	\$42.07	\$38.38	
Estimated Expense	\$623,286	\$599,060	\$640,454	
Expense SqFt	\$11.17	\$11.20	\$11.13	
Net Operating Income	\$1,621,548	\$1,651,757	\$1,568,009	
Full Market Value	\$12,243,000	\$12,471,000	\$11,838,000	
Market Value per SqFt	\$219.41	\$233.10	\$205.74	
Distance from Cooperative in miles		0.63	0.98	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00542-0011	1-00593-0036	1-00506-0016	1-00592-0082
Address	25 MINETTA LANE	24 CHRISTOPHER STREET	30 CHARLTON STREET	129 WEST WASHINGTON PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	SOHO	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	65	69	86	52
Year Built	1940	1930	1920	1924
Gross SqFt	45,720	48,531	44,256	38,214
Estimated Gross Income	\$1,681,124	\$2,133,178	\$1,583,612	\$1,405,289
Gross Income per SqFt	\$36.77	\$43.95	\$35.78	\$36.77
Estimated Expense	\$490,118	\$575,958	\$475,084	\$409,578
Expense SqFt	\$10.72	\$11.87	\$10.73	\$10.72
Net Operating Income	\$1,191,006	\$1,557,220	\$1,108,528	\$995,711
Full Market Value	\$8,992,000	\$11,757,000	\$8,369,000	\$7,518,000
Market Value per SqFt	\$196.68	\$242.26	\$189.10	\$196.73
Distance from Cooperative in miles		0.25	0.28	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00542-0025	1-00634-0047	1-00773-0056	
Address	290 AVENUE OF THE AMERICA	337 WEST 11 STREET	220 WEST 24 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	65	63	118	
Year Built	1941	1965	1930	
Gross SqFt	54,924	53,500	57,207	
Estimated Gross Income	\$1,944,859	\$2,250,817	\$1,644,596	
Gross Income per SqFt	\$35.41	\$42.07	\$28.75	
Estimated Expense	\$650,300	\$599,060	\$713,982	
Expense SqFt	\$11.84	\$11.20	\$12.48	
Net Operating Income	\$1,294,559	\$1,651,757	\$930,614	
Full Market Value	\$9,774,000	\$12,471,000	\$7,026,000	
Market Value per SqFt	\$177.95	\$233.10	\$122.82	
Distance from Cooperative in miles		0.52	1.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00543-0052	1-00543-0020	1-00552-0033	1-00527-0051
Address	141 MAC DOUGAL STREET	118 WEST 3 STREET	143 WEST 4 STREET	178 WEST HOUSTON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	17	12	22
Year Built	1900	1900	1900	1900
Gross SqFt	13,070	9,974	10,570	12,356
Estimated Gross Income	\$552,077	\$387,543	\$499,088	\$521,913
Gross Income per SqFt	\$42.24	\$38.86	\$47.22	\$42.24
Estimated Expense	\$123,381	\$116,263	\$139,745	\$116,670
Expense SqFt	\$9.44	\$11.66	\$13.22	\$9.44
Net Operating Income	\$428,696	\$271,280	\$359,343	\$405,243
Full Market Value	\$3,237,000	\$2,048,000	\$2,713,000	\$3,060,000
Market Value per SqFt	\$247.67	\$205.33	\$256.67	\$247.65
Distance from Cooperative in miles		0.00	0.09	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00545-0007	1-00555-0014	1-00445-0055	1-00844-0008
Address	710 BROADWAY	65 PARK AVENUE SOUTH	59 EAST 3 STREET	9 EAST 16 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	11	37	82	16
Year Built	1900	1900	1910	1900
Gross SqFt	29,351	26,455	28,314	30,680
Estimated Gross Income	\$1,195,466	\$1,275,609	\$854,150	\$1,249,475
Gross Income per SqFt	\$40.73	\$48.22	\$30.17	\$40.73
Estimated Expense	\$334,601	\$334,233	\$358,865	\$349,853
Expense SqFt	\$11.40	\$12.63	\$12.67	\$11.40
Net Operating Income	\$860,865	\$941,376	\$495,285	\$899,622
Full Market Value	\$6,500,000	\$7,107,000	\$3,739,000	\$6,792,000
Market Value per SqFt	\$221.46	\$268.64	\$132.05	\$221.38
Distance from Cooperative in miles		0.19	0.34	0.57

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00545-0008	1-00467-0025	1-00858-0014	1-00065-0010
Address	712 BROADWAY	232 EAST 12 STREET	80 MADISON AVENUE	9 MAIDEN LANE
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	MURRAY HILL	FINANCIAL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	20	69	61	68
Year Built	1895	1929	1923	1900
Gross SqFt	64,326	65,602	60,110	58,354
Estimated Gross Income	\$2,300,941	\$1,872,418	\$2,283,747	\$2,087,396
Gross Income per SqFt	\$35.77	\$28.54	\$37.99	\$35.77
Estimated Expense	\$818,227	\$636,622	\$741,525	\$742,339
Expense SqFt	\$12.72	\$9.70	\$12.34	\$12.72
Net Operating Income	\$1,482,714	\$1,235,796	\$1,542,222	\$1,345,057
Full Market Value	\$11,195,000	\$9,330,000	\$11,644,000	\$10,155,000
Market Value per SqFt	\$174.04	\$142.22	\$193.71	\$174.02
Distance from Cooperative in miles		0.32	1.12	1.58

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00545-0011	1-00469-0030	1-00400-0001	1-00218-0024
Address	718 BROADWAY	223 2 AVENUE	58 AVENUE A	260 WEST STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	ALPHABET CITY	TRIBECA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	42	75	84	26
Year Built	1908	1925	1940	1910
Gross SqFt	75,165	63,158	79,956	61,250
Estimated Gross Income	\$2,518,779	\$2,531,729	\$2,679,698	\$806,347
Gross Income per SqFt	\$33.51	\$40.09	\$33.51	\$13.16
Estimated Expense	\$420,924	\$772,881	\$447,443	\$423,921
Expense SqFt	\$5.60	\$12.24	\$5.60	\$6.92
Net Operating Income	\$2,097,855	\$1,758,848	\$2,232,255	\$382,426
Full Market Value	\$15,839,000	\$13,279,000	\$16,854,000	\$2,457,000
Market Value per SqFt	\$210.72	\$210.25	\$210.79	\$40.11
Distance from Cooperative in miles		0.41	0.60	1.04

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00548-0024	1-00850-0064	1-00570-0008	1-00791-0078
Address	303 MERCER STREET	12 EAST 22 STREET	6 EAST 13 STREET	91 7 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	63	87	54	69
Year Built	1900	1911	1900	1920
Gross SqFt	86,332	78,646	49,408	62,400
Estimated Gross Income	\$3,408,387	\$3,538,541	\$1,817,718	\$2,463,615
Gross Income per SqFt	\$39.48	\$44.99	\$36.79	\$39.48
Estimated Expense	\$953,969	\$914,483	\$454,702	\$689,812
Expense SqFt	\$11.05	\$11.63	\$9.20	\$11.05
Net Operating Income	\$2,454,418	\$2,624,058	\$1,363,016	\$1,773,803
Full Market Value	\$18,531,000	\$19,812,000	\$10,291,000	\$13,392,000
Market Value per SqFt	\$214.65	\$251.91	\$208.29	\$214.62
Distance from Cooperative in miles		0.69	0.28	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00548-0028	1-00817-0001	1-00610-0060	1-00899-0040
Address	50 EAST 8 STREET	552 AVENUE OF THE AMERICA	1 CHRISTOPHER STREET	222 EAST 19 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-WEST	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	128	111	134	106
Year Built	1952	1973	1931	1963
Gross SqFt	100,591	101,231	102,354	87,960
Estimated Gross Income	\$3,421,100	\$3,198,226	\$4,701,215	\$2,991,453
Gross Income per SqFt	\$34.01	\$31.59	\$45.93	\$34.01
Estimated Expense	\$1,162,832	\$815,026	\$1,226,143	\$1,017,094
Expense SqFt	\$11.56	\$8.05	\$11.98	\$11.56
Net Operating Income	\$2,258,268	\$2,383,200	\$3,475,072	\$1,974,359
Full Market Value	\$17,050,000	\$17,993,000	\$26,237,000	\$14,906,000
Market Value per SqFt	\$169.50	\$177.74	\$256.34	\$169.46
Distance from Cooperative in miles		0.48	0.42	0.62

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00548-0045	1-00610-0060	1-00764-0042	1-00817-0001
Address	15 WAVERLY PLACE	1 CHRISTOPHER STREET	72 7 AVENUE	552 AVENUE OF THE AMERICA
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	127	134	113	111
Year Built	1930	1931	1931	1973
Gross SqFt	102,024	102,354	109,669	101,231
Estimated Gross Income	\$3,222,938	\$4,701,215	\$3,252,873	\$3,198,226
Gross Income per SqFt	\$31.59	\$45.93	\$29.66	\$31.59
Estimated Expense	\$821,293	\$1,226,143	\$1,105,977	\$815,026
Expense SqFt	\$8.05	\$11.98	\$10.08	\$8.05
Net Operating Income	\$2,401,645	\$3,475,072	\$2,146,896	\$2,383,200
Full Market Value	\$18,132,000	\$26,237,000	\$16,209,000	\$17,993,000
Market Value per SqFt	\$177.72	\$256.34	\$147.80	\$177.74
Distance from Cooperative in miles		0.42	0.70	0.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00550-0022	1-00548-0001	1-01008-0029	1-01422-0048
Address	1 5 AVENUE	1 UNIVERSITY PLACE	1361 AVENUE OF THE AMERIC	210 EAST 68 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	200	272	169	217
Year Built	1927	1930	1925	1929
Gross SqFt	238,923	218,985	243,671	243,802
Estimated Gross Income	\$10,135,114	\$8,539,343	\$10,415,842	\$10,340,975
Gross Income per SqFt	\$42.42	\$39.00	\$42.75	\$42.42
Estimated Expense	\$2,838,405	\$2,561,803	\$2,916,436	\$2,895,473
Expense SqFt	\$11.88	\$11.70	\$11.97	\$11.88
Net Operating Income	\$7,296,709	\$5,977,540	\$7,499,406	\$7,445,502
Full Market Value	\$55,090,000	\$45,131,000	\$56,621,000	\$56,214,000
Market Value per SqFt	\$230.58	\$206.09	\$232.37	\$230.57
Distance from Cooperative in miles		0.07	2.39	3.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00550-0023	1-00540-0012	1-00461-0028	1-00542-0059
Address	4 EAST 8 STREET	126 MAC DOUGAL STREET	101 2 AVENUE	199 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	22	17	16
Year Built	1930	1930	1930	1932
Gross SqFt	11,472	12,150	11,193	13,624
Estimated Gross Income	\$403,126	\$447,818	\$370,879	\$478,764
Gross Income per SqFt	\$35.14	\$36.86	\$33.13	\$35.14
Estimated Expense	\$131,240	\$107,233	\$103,951	\$155,815
Expense SqFt	\$11.44	\$8.83	\$9.29	\$11.44
Net Operating Income	\$271,886	\$340,585	\$266,928	\$322,949
Full Market Value	\$2,053,000	\$2,571,000	\$2,015,000	\$2,438,000
Market Value per SqFt	\$178.96	\$211.60	\$180.02	\$178.95
Distance from Cooperative in miles		0.25	0.41	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00551-0001	1-00031-0001	1-00016-0200	1-01366-0001
Address	2 5 AVENUE	10 HANOVER SQUARE	400 CHAMBERS STREET	984 1 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	FINANCIAL	TRIBECA	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	350	497	400	403
Year Built	1952	1972	1998	1930
Gross SqFt	469,263	487,404	484,000	436,842
Estimated Gross Income	\$16,058,180	\$18,953,270	\$16,563,867	\$9,569,510
Gross Income per SqFt	\$34.22	\$38.89	\$34.22	\$21.91
Estimated Expense	\$4,997,651	\$5,194,568	\$5,155,731	\$3,636,414
Expense SqFt	\$10.65	\$10.66	\$10.65	\$8.32
Net Operating Income	\$11,060,529	\$13,758,702	\$11,408,136	\$5,933,096
Full Market Value	\$83,507,000	\$103,878,000	\$86,132,000	\$43,645,000
Market Value per SqFt	\$177.95	\$213.13	\$177.96	\$99.91
Distance from Cooperative in miles		1.97	1.74	2.44

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00552-0062	1-00773-0056	1-00887-0014	
Address	32 WASHINGTON SQUARE WEST	220 WEST 24 STREET	121 EAST 31 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	MURRAY HILL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	31	118	96	
Year Built	1925	1930	1930	
Gross SqFt	60,583	57,207	58,321	
Estimated Gross Income	\$1,912,605	\$1,644,596	\$2,005,565	
Gross Income per SqFt	\$31.57	\$28.75	\$34.39	
Estimated Expense	\$711,244	\$713,982	\$641,781	
Expense SqFt	\$11.74	\$12.48	\$11.00	
Net Operating Income	\$1,201,361	\$930,614	\$1,363,784	
Full Market Value	\$9,070,000	\$7,026,000	\$10,297,000	
Market Value per SqFt	\$149.71	\$122.82	\$176.56	
Distance from Cooperative in miles		0.88	1.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00552-0068	1-00642-0012	1-00765-0011	1-00582-0020
Address	79 WEST WASHINGTON PLACE	110 HORATIO STREET	249 WEST 15 STREET	60 LEROY STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	15	33	33	37
Year Built	1916	1900	1950	1941
Gross SqFt	22,170	26,250	19,310	22,242
Estimated Gross Income	\$737,153	\$1,204,389	\$499,854	\$739,631
Gross Income per SqFt	\$33.25	\$45.88	\$25.89	\$33.25
Estimated Expense	\$236,111	\$315,234	\$125,441	\$236,880
Expense SqFt	\$10.65	\$12.01	\$6.50	\$10.65
Net Operating Income	\$501,042	\$889,155	\$374,413	\$502,751
Full Market Value	\$3,783,000	\$6,713,000	\$2,822,000	\$3,796,000
Market Value per SqFt	\$170.64	\$255.73	\$146.14	\$170.67
Distance from Cooperative in miles		0.65	0.54	0.37

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00555-0001	1-00126-0027	1-00075-0001	
Address	772 BROADWAY	38 MURRAY STREET	127 JOHN STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	CIVIC CENTER	FINANCIAL	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR	
Total Units	372	392	579	
Year Built	1960	1964	1973	
Gross SqFt	651,391	620,552	541,000	
Estimated Gross Income	\$22,069,127	\$21,811,884	\$17,637,758	
Gross Income per SqFt	\$33.88	\$35.15	\$32.60	
Estimated Expense	\$6,539,966	\$5,709,711	\$5,884,969	
Expense SqFt	\$10.04	\$9.20	\$10.88	
Net Operating Income	\$15,529,161	\$16,102,173	\$11,752,789	
Full Market Value	\$117,245,000	\$121,572,000	\$88,734,000	
Market Value per SqFt	\$179.99	\$195.91	\$164.02	
Distance from Cooperative in miles		1.53	1.79	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00555-0011	1-00563-0026	1-00558-0013	1-00897-0075
Address	59 PARK AVENUE SOUTH	40 EAST 12 STREET	110 EAST 13 STREET	179 3 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	15	25	21	58
Year Built	1900	1900	1900	1959
Gross SqFt	36,016	24,198	25,850	45,000
Estimated Gross Income	\$1,143,148	\$1,052,645	\$820,532	\$1,184,625
Gross Income per SqFt	\$31.74	\$43.50	\$31.74	\$26.33
Estimated Expense	\$263,277	\$235,109	\$189,023	\$450,158
Expense SqFt	\$7.31	\$9.72	\$7.31	\$10.00
Net Operating Income	\$879,871	\$817,536	\$631,509	\$734,467
Full Market Value	\$6,643,000	\$6,172,000	\$4,768,000	\$5,544,000
Market Value per SqFt	\$184.45	\$255.06	\$184.45	\$123.20
Distance from Cooperative in miles		0.22	0.15	0.36

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00555-0028	1-00872-0035	1-00775-0044	
Address	30 3 AVENUE	166 3 AVENUE	200 WEST 26 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	CHELSEA	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	
Total Units	269	242	234	
Year Built	1965	1963	2000	
Gross SqFt	261,940	236,064	264,000	
Estimated Gross Income	\$8,777,609	\$6,922,808	\$9,950,993	
Gross Income per SqFt	\$33.51	\$29.33	\$37.69	
Estimated Expense	\$2,265,781	\$2,148,120	\$2,164,763	
Expense SqFt	\$8.65	\$9.10	\$8.20	
Net Operating Income	\$6,511,828	\$4,774,688	\$7,786,230	
Full Market Value	\$49,164,000	\$36,049,000	\$58,786,000	
Market Value per SqFt	\$187.69	\$152.71	\$222.67	
Distance from Cooperative in miles		0.35	1.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00556-0044	1-00896-0048	1-00768-0059	1-00928-0040
Address	111 4 AVENUE	135 3 AVENUE	238 WEST 19 STREET	320 EAST 23 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	CHELSEA	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	177	221	202	213
Year Built	1921	1962	1986	1965
Gross SqFt	156,650	158,505	157,364	153,800
Estimated Gross Income	\$5,879,075	\$5,948,710	\$5,255,721	\$6,302,544
Gross Income per SqFt	\$37.53	\$37.53	\$33.40	\$40.98
Estimated Expense	\$1,799,909	\$1,821,512	\$1,649,996	\$1,737,149
Expense SqFt	\$11.49	\$11.49	\$10.49	\$11.29
Net Operating Income	\$4,079,166	\$4,127,198	\$3,605,725	\$4,565,395
Full Market Value	\$30,798,000	\$31,160,000	\$27,223,000	\$34,469,000
Market Value per SqFt	\$196.60	\$196.59	\$172.99	\$224.12
Distance from Cooperative in miles		0.20	0.85	0.60

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00556-0052	1-00454-0024	1-00407-0018	1-00455-0021
Address	126 EAST 12 STREET	334 EAST 13 STREET	520 EAST 14 STREET	328 EAST 14 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	36	46	36
Year Built	1900	1900	1900	1900
Gross SqFt	23,316	19,848	21,007	18,386
Estimated Gross Income	\$1,043,624	\$614,376	\$992,700	\$822,998
Gross Income per SqFt	\$44.76	\$30.95	\$47.26	\$44.76
Estimated Expense	\$281,890	\$208,888	\$280,018	\$222,209
Expense SqFt	\$12.09	\$10.52	\$13.33	\$12.09
Net Operating Income	\$761,734	\$405,488	\$712,682	\$600,789
Full Market Value	\$5,751,000	\$2,271,000	\$5,381,000	\$4,536,000
Market Value per SqFt	\$246.65	\$114.42	\$256.15	\$246.71
Distance from Cooperative in miles		0.26	0.53	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00561-0001	1-00592-0082	1-00622-0056	
Address	41 UNIVERSITY PLACE	129 WEST WASHINGTON PLACE	53 PERRY STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	26	52	72	
Year Built	1923	1924	1930	
Gross SqFt	38,915	38,214	34,140	
Estimated Gross Income	\$1,523,522	\$1,405,289	\$1,417,363	
Gross Income per SqFt	\$39.15	\$36.77	\$41.52	
Estimated Expense	\$361,131	\$409,578	\$267,751	
Expense SqFt	\$9.28	\$10.72	\$7.84	
Net Operating Income	\$1,162,391	\$995,711	\$1,149,612	
Full Market Value	\$8,776,000	\$7,518,000	\$8,680,000	
Market Value per SqFt	\$225.52	\$196.73	\$254.25	
Distance from Cooperative in miles		0.45	0.64	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00561-0009	1-00562-0044	1-00591-0040	1-00564-0004
Address	30 EAST 10 STREET	25 EAST 10 STREET	317 BLEECKER STREET	107 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	24	62	56	47
Year Built	1909	1929	1900	1940
Gross SqFt	43,010	45,496	41,748	43,395
Estimated Gross Income	\$1,789,216	\$1,892,733	\$1,745,350	\$1,295,228
Gross Income per SqFt	\$41.60	\$41.60	\$41.81	\$29.85
Estimated Expense	\$538,485	\$569,408	\$459,727	\$440,378
Expense SqFt	\$12.52	\$12.52	\$11.01	\$10.15
Net Operating Income	\$1,250,731	\$1,323,325	\$1,285,623	\$854,850
Full Market Value	\$9,443,000	\$9,991,000	\$9,706,000	\$6,454,000
Market Value per SqFt	\$219.55	\$219.60	\$232.49	\$148.73
Distance from Cooperative in miles		0.04	0.56	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00561-0012	1-00606-0009	1-00844-0008	1-00906-0055
Address	34 EAST 10 STREET	30 GREENWICH AVENUE	9 EAST 16 STREET	351 3 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	20	52	16	50
Year Built	1903	1920	1900	1920
Gross SqFt	38,372	37,736	30,680	37,062
Estimated Gross Income	\$1,562,892	\$1,675,699	\$1,249,475	\$1,424,368
Gross Income per SqFt	\$40.73	\$44.41	\$40.73	\$38.43
Estimated Expense	\$437,441	\$446,644	\$349,853	\$281,867
Expense SqFt	\$11.40	\$11.84	\$11.40	\$7.61
Net Operating Income	\$1,125,451	\$1,229,055	\$899,622	\$1,142,501
Full Market Value	\$8,497,000	\$9,279,000	\$6,792,000	\$8,626,000
Market Value per SqFt	\$221.44	\$245.89	\$221.38	\$232.75
Distance from Cooperative in miles		0.43	0.36	0.83

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00561-0014	1-00618-0033	1-00481-0001	
Address	38 EAST 10 STREET	48 7 AVENUE	400 CLEVELAND PLACE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	LITTLE ITALY	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	114	165	113	
Year Built	1929	1931	1913	
Gross SqFt	160,896	142,204	173,838	
Estimated Gross Income	\$5,251,645	\$4,084,808	\$6,353,544	
Gross Income per SqFt	\$32.64	\$28.72	\$36.55	
Estimated Expense	\$1,728,023	\$1,388,835	\$2,033,134	
Expense SqFt	\$10.74	\$9.77	\$11.70	
Net Operating Income	\$3,523,622	\$2,695,973	\$4,320,410	
Full Market Value	\$26,603,000	\$20,355,000	\$32,619,000	
Market Value per SqFt	\$165.34	\$143.14	\$187.64	
Distance from Cooperative in miles		0.64	0.79	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00561-0037	1-00884-0048	1-00572-0038	1-00882-0069
Address	47 EAST 9 STREET	402 3 AVENUE	20 5 AVENUE	90 LEXINGTON AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	173	150	113	107
Year Built	1964	1974	1940	1957
Gross SqFt	139,566	137,628	132,420	128,570
Estimated Gross Income	\$4,812,236	\$4,745,054	\$5,518,488	\$3,559,767
Gross Income per SqFt	\$34.48	\$34.48	\$41.67	\$27.69
Estimated Expense	\$1,277,029	\$1,259,535	\$1,312,397	\$1,455,023
Expense SqFt	\$9.15	\$9.15	\$9.91	\$11.32
Net Operating Income	\$3,535,207	\$3,485,519	\$4,206,091	\$2,104,744
Full Market Value	\$26,691,000	\$26,316,000	\$31,756,000	\$15,891,000
Market Value per SqFt	\$191.24	\$191.21	\$239.81	\$123.60
Distance from Cooperative in miles		0.94	0.27	0.83

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00561-0045	1-00764-0042	1-00894-0052	1-00902-0030
Address	35 EAST 9 STREET	72 7 AVENUE	150 EAST 39 STREET	371 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	68	113	140	94
Year Built	1925	1931	1928	1930
Gross SqFt	98,609	109,669	90,871	77,640
Estimated Gross Income	\$3,273,819	\$3,252,873	\$3,555,039	\$2,577,544
Gross Income per SqFt	\$33.20	\$29.66	\$39.12	\$33.20
Estimated Expense	\$958,479	\$1,105,977	\$1,101,860	\$824,814
Expense SqFt	\$9.72	\$10.08	\$12.13	\$10.62
Net Operating Income	\$2,315,340	\$2,146,896	\$2,453,179	\$1,752,730
Full Market Value	\$17,481,000	\$16,209,000	\$18,522,000	\$13,233,000
Market Value per SqFt	\$177.28	\$147.80	\$203.83	\$170.44
Distance from Cooperative in miles		0.66	1.42	0.64

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00562-0001	1-00927-0001	1-00481-0001	1-01337-0006
Address	63 UNIVERSITY PLACE	362 2 AVENUE	400 CLEVELAND PLACE	307 EAST 44 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	KIPS BAY	LITTLE ITALY	MIDTOWN EAST
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	215	211	113	318
Year Built	1923	1930	1913	1929
Gross SqFt	182,200	185,127	173,838	186,255
Estimated Gross Income	\$6,213,020	\$5,790,528	\$6,353,544	\$6,351,338
Gross Income per SqFt	\$34.10	\$31.28	\$36.55	\$34.10
Estimated Expense	\$2,111,698	\$1,852,733	\$2,033,134	\$2,159,455
Expense SqFt	\$11.59	\$10.01	\$11.70	\$11.59
Net Operating Income	\$4,101,322	\$3,937,795	\$4,320,410	\$4,191,883
Full Market Value	\$29,909,000	\$29,730,000	\$32,619,000	\$31,649,000
Market Value per SqFt	\$164.15	\$160.59	\$187.64	\$169.92
Distance from Cooperative in miles		0.68	0.83	1.72

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00562-0011	1-00555-0014	1-00575-0013	1-00844-0008
Address	54 EAST 11 STREET	65 PARK AVENUE SOUTH	82 WEST 12 STREET	9 EAST 16 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	11	37	25	16
Year Built	1902	1900	1900	1900
Gross SqFt	24,880	26,455	20,634	30,680
Estimated Gross Income	\$1,013,362	\$1,275,609	\$619,668	\$1,249,475
Gross Income per SqFt	\$40.73	\$48.22	\$30.03	\$40.73
Estimated Expense	\$283,632	\$334,233	\$223,378	\$349,853
Expense SqFt	\$11.40	\$12.63	\$10.83	\$11.40
Net Operating Income	\$729,730	\$941,376	\$396,290	\$899,622
Full Market Value	\$5,509,000	\$7,107,000	\$2,992,000	\$6,792,000
Market Value per SqFt	\$221.42	\$268.64	\$145.00	\$221.38
Distance from Cooperative in miles		0.19	0.26	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00562-0036	1-00577-0010	1-00558-0013	1-00393-0056
Address	43 EAST 10 STREET	58 WEST 14 STREET	110 EAST 13 STREET	355 EAST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	ALPHABET CITY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	51	23	21	33
Year Built	1900	1906	1900	1920
Gross SqFt	40,061	37,810	25,850	38,520
Estimated Gross Income	\$1,271,536	\$1,770,043	\$820,532	\$1,174,224
Gross Income per SqFt	\$31.74	\$46.81	\$31.74	\$30.48
Estimated Expense	\$292,846	\$360,528	\$189,023	\$324,669
Expense SqFt	\$7.31	\$9.54	\$7.31	\$8.43
Net Operating Income	\$978,690	\$1,409,515	\$631,509	\$849,555
Full Market Value	\$7,389,000	\$10,642,000	\$4,768,000	\$6,414,000
Market Value per SqFt	\$184.44	\$281.46	\$184.45	\$166.51
Distance from Cooperative in miles		0.30	0.19	0.83

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00562-0040	1-00558-0010	1-00563-0026	1-00575-0011
Address	35 EAST 10 STREET	127 PARK AVENUE SOUTH	40 EAST 12 STREET	472 AVENUE OF THE AMERICA
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	64	49	25	47
Year Built	1900	1930	1900	1957
Gross SqFt	38,981	37,299	24,198	34,485
Estimated Gross Income	\$1,739,332	\$1,898,413	\$1,052,645	\$1,538,848
Gross Income per SqFt	\$44.62	\$50.90	\$43.50	\$44.62
Estimated Expense	\$544,954	\$399,872	\$235,109	\$481,995
Expense SqFt	\$13.98	\$10.72	\$9.72	\$13.98
Net Operating Income	\$1,194,378	\$1,498,541	\$817,536	\$1,056,853
Full Market Value	\$9,018,000	\$11,314,000	\$6,172,000	\$7,979,000
Market Value per SqFt	\$231.34	\$303.33	\$255.06	\$231.38
Distance from Cooperative in miles		0.19	0.05	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00563-0037	1-00844-0017	1-00572-0038	
Address	801 BROADWAY	31 UNION SQUARE	20 5 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	152	88	113	
Year Built	1930	1902	1940	
Gross SqFt	115,000	118,067	132,420	
Estimated Gross Income	\$4,620,700	\$4,566,673	\$5,518,488	
Gross Income per SqFt	\$40.18	\$38.68	\$41.67	
Estimated Expense	\$1,215,550	\$1,324,335	\$1,312,397	
Expense SqFt	\$10.57	\$11.22	\$9.91	
Net Operating Income	\$3,405,150	\$3,242,338	\$4,206,091	
Full Market Value	\$25,709,000	\$24,337,000	\$31,756,000	
Market Value per SqFt	\$223.56	\$206.13	\$239.81	
Distance from Cooperative in miles		0.27	0.29	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00563-0048	1-00844-0008	1-00445-0055	
Address	55 EAST 11 STREET	9 EAST 16 STREET	59 EAST 3 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	EAST VILLAGE	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	12	16	82	
Year Built	1908	1900	1910	
Gross SqFt	30,378	30,680	28,314	
Estimated Gross Income	\$1,076,900	\$1,249,475	\$854,150	
Gross Income per SqFt	\$35.45	\$40.73	\$30.17	
Estimated Expense	\$365,751	\$349,853	\$358,865	
Expense SqFt	\$12.04	\$11.40	\$12.67	
Net Operating Income	\$711,149	\$899,622	\$495,285	
Full Market Value	\$5,369,000	\$6,792,000	\$3,739,000	
Market Value per SqFt	\$176.74	\$221.38	\$132.05	
Distance from Cooperative in miles		0.27	0.57	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00564-0001	1-00575-0077	1-00791-0078	1-00773-0027
Address	31 EAST 12 STREET	55 WEST 11 STREET	91 7 AVENUE	225 WEST 23 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	86	88	69	138
Year Built	1929	1924	1920	1930
Gross SqFt	65,926	63,943	62,400	66,524
Estimated Gross Income	\$2,602,758	\$2,564,871	\$2,463,615	\$2,006,895
Gross Income per SqFt	\$39.48	\$40.11	\$39.48	\$30.17
Estimated Expense	\$728,482	\$718,164	\$689,812	\$820,776
Expense SqFt	\$11.05	\$11.23	\$11.05	\$12.34
Net Operating Income	\$1,874,276	\$1,846,707	\$1,773,803	\$1,186,119
Full Market Value	\$14,151,000	\$13,943,000	\$13,392,000	\$8,955,000
Market Value per SqFt	\$214.65	\$218.05	\$214.62	\$134.61
Distance from Cooperative in miles		0.25	0.46	0.80

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00564-0020	1-00563-0026	1-00558-0013	1-00590-0016
Address	49 EAST 12 STREET	40 EAST 12 STREET	110 EAST 13 STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	43	25	21	38
Year Built	1910	1900	1900	1940
Gross SqFt	33,923	24,198	25,850	28,656
Estimated Gross Income	\$1,222,585	\$1,052,645	\$820,532	\$1,032,702
Gross Income per SqFt	\$36.04	\$43.50	\$31.74	\$36.04
Estimated Expense	\$354,495	\$235,109	\$189,023	\$299,484
Expense SqFt	\$10.45	\$9.72	\$7.31	\$10.45
Net Operating Income	\$868,090	\$817,536	\$631,509	\$733,218
Full Market Value	\$6,554,000	\$6,172,000	\$4,768,000	\$5,536,000
Market Value per SqFt	\$193.20	\$255.06	\$184.45	\$193.19
Distance from Cooperative in miles		0.05	0.18	0.56

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00564-0026	1-00818-0010	1-00901-0021	1-00570-0008
Address	39 EAST 12 STREET	43 WEST 16 STREET	237 EAST 20 STREET	6 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	95	95	72	54
Year Built	1900	1911	1929	1900
Gross SqFt	79,974	64,049	74,120	49,408
Estimated Gross Income	\$2,942,243	\$2,906,023	\$1,835,983	\$1,817,718
Gross Income per SqFt	\$36.79	\$45.37	\$24.77	\$36.79
Estimated Expense	\$735,761	\$813,686	\$697,674	\$454,702
Expense SqFt	\$9.20	\$12.70	\$9.41	\$9.20
Net Operating Income	\$2,206,482	\$2,092,337	\$1,138,309	\$1,363,016
Full Market Value	\$16,659,000	\$15,797,000	\$8,540,000	\$10,291,000
Market Value per SqFt	\$208.31	\$246.64	\$115.22	\$208.29
Distance from Cooperative in miles		0.32	0.49	0.09

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00564-0031	1-00469-0030	1-00467-0025	
Address	35 EAST 12 STREET	223 2 AVENUE	232 EAST 12 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	24	75	69	
Year Built	1900	1925	1929	
Gross SqFt	64,377	63,158	65,602	
Estimated Gross Income	\$2,209,419	\$2,531,729	\$1,872,418	
Gross Income per SqFt	\$34.32	\$40.09	\$28.54	
Estimated Expense	\$706,216	\$772,881	\$636,622	
Expense SqFt	\$10.97	\$12.24	\$9.70	
Net Operating Income	\$1,503,203	\$1,758,848	\$1,235,796	
Full Market Value	\$11,349,000	\$13,279,000	\$9,330,000	
Market Value per SqFt	\$176.29	\$210.25	\$142.22	
Distance from Cooperative in miles		0.30	0.31	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00564-0036	1-00916-0001	1-00400-0001	
Address	832 BROADWAY	525 3 AVENUE	58 AVENUE A	
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	ALPHABET CITY	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	21	93	84	
Year Built	1896	1928	1940	
Gross SqFt	74,859	76,024	79,956	
Estimated Gross Income	\$2,420,940	\$2,369,024	\$2,679,698	
Gross Income per SqFt	\$32.34	\$31.16	\$33.51	
Estimated Expense	\$464,874	\$517,732	\$447,443	
Expense SqFt	\$6.21	\$6.81	\$5.60	
Net Operating Income	\$1,956,066	\$1,851,292	\$2,232,255	
Full Market Value	\$14,768,000	\$13,977,000	\$16,854,000	
Market Value per SqFt	\$197.28	\$183.85	\$210.79	
Distance from Cooperative in miles		1.14	0.74	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00564-0041	1-00844-0008	1-00875-0003	
Address	840 BROADWAY	9 EAST 16 STREET	239 PARK AVENUE SOUTH	
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GRAMERCY	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	12	16	46	
Year Built	1901	1900	1911	
Gross SqFt	40,572	30,680	51,122	
Estimated Gross Income	\$1,702,401	\$1,249,475	\$2,208,026	
Gross Income per SqFt	\$41.96	\$40.73	\$43.19	
Estimated Expense	\$489,298	\$349,853	\$650,386	
Expense SqFt	\$12.06	\$11.40	\$12.72	
Net Operating Income	\$1,213,103	\$899,622	\$1,557,640	
Full Market Value	\$9,159,000	\$6,792,000	\$11,760,000	
Market Value per SqFt	\$225.75	\$221.38	\$230.04	
Distance from Cooperative in miles		0.27	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00564-0054	1-00884-0048	1-00900-0001	
Address	120 4 AVENUE	402 3 AVENUE	233 3 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GRAMERCY	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	182	150	194	
Year Built	1963	1974	1959	
Gross SqFt	135,315	137,628	157,964	
Estimated Gross Income	\$4,533,053	\$4,745,054	\$5,135,686	
Gross Income per SqFt	\$33.50	\$34.48	\$32.51	
Estimated Expense	\$1,323,381	\$1,259,535	\$1,643,011	
Expense SqFt	\$9.78	\$9.15	\$10.40	
Net Operating Income	\$3,209,672	\$3,485,519	\$3,492,675	
Full Market Value	\$24,233,000	\$26,316,000	\$26,370,000	
Market Value per SqFt	\$179.09	\$191.21	\$166.94	
Distance from Cooperative in miles		0.78	0.41	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00566-0001	1-00643-0001	1-01314-0021	1-01071-0001
Address	9 5 AVENUE	521 WEST STREET	747 2 AVENUE	555 WEST 42 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	MIDTOWN EAST	CLINTON
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	273	287	276	423
Year Built	1955	1930	1972	1987
Gross SqFt	392,071	389,376	387,761	388,273
Estimated Gross Income	\$15,130,020	\$15,499,832	\$12,622,903	\$14,981,716
Gross Income per SqFt	\$38.59	\$39.81	\$32.55	\$38.59
Estimated Expense	\$4,395,116	\$4,339,953	\$4,039,329	\$4,351,631
Expense SqFt	\$11.21	\$11.15	\$10.42	\$11.21
Net Operating Income	\$10,734,904	\$11,159,879	\$8,583,574	\$10,630,085
Full Market Value	\$81,049,000	\$84,257,000	\$64,806,000	\$80,257,000
Market Value per SqFt	\$206.72	\$216.39	\$167.13	\$206.70
Distance from Cooperative in miles		0.85	1.61	1.93

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00566-0018	1-00643-0001	1-00838-0001	1-00173-0027
Address	20 UNIVERSITY PLACE	521 WEST STREET	980 AVENUE OF THE AMERICA	343 BROADWAY
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	FASHION	CIVIC CENTER
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	330	287	332	359
Year Built	1964	1930	1986	2005
Gross SqFt	420,000	389,376	386,382	396,000
Estimated Gross Income	\$15,586,200	\$15,499,832	\$14,339,319	\$13,644,882
Gross Income per SqFt	\$37.11	\$39.81	\$37.11	\$34.46
Estimated Expense	\$4,515,000	\$4,339,953	\$4,153,496	\$3,396,250
Expense SqFt	\$10.75	\$11.15	\$10.75	\$8.58
Net Operating Income	\$11,071,200	\$11,159,879	\$10,185,823	\$10,248,632
Full Market Value	\$83,588,000	\$84,257,000	\$76,903,000	\$77,377,000
Market Value per SqFt	\$199.02	\$216.39	\$199.03	\$195.40
Distance from Cooperative in miles		0.85	1.37	1.16

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00567-0007	1-00467-0025	1-00791-0078	
Address	33 5 AVENUE	232 EAST 12 STREET	91 7 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	CHELSEA	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	63	69	69	
Year Built	1924	1929	1920	
Gross SqFt	65,028	65,602	62,400	
Estimated Gross Income	\$2,211,602	\$1,872,418	\$2,463,615	
Gross Income per SqFt	\$34.01	\$28.54	\$39.48	
Estimated Expense	\$674,991	\$636,622	\$689,812	
Expense SqFt	\$10.38	\$9.70	\$11.05	
Net Operating Income	\$1,536,611	\$1,235,796	\$1,773,803	
Full Market Value	\$11,601,000	\$9,330,000	\$13,392,000	
Market Value per SqFt	\$178.40	\$142.22	\$214.62	
Distance from Cooperative in miles		0.41	0.44	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00567-0019	1-00817-0001	1-00889-0022	1-00899-0040
Address	40 UNIVERSITY PLACE	552 AVENUE OF THE AMERICA	141 EAST 33 STREET	222 EAST 19 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	83	111	125	106
Year Built	1926	1973	1960	1963
Gross SqFt	101,840	101,231	102,487	87,960
Estimated Gross Income	\$3,329,150	\$3,198,226	\$3,350,392	\$2,991,453
Gross Income per SqFt	\$32.69	\$31.59	\$32.69	\$34.01
Estimated Expense	\$1,212,914	\$815,026	\$1,220,791	\$1,017,094
Expense SqFt	\$11.91	\$8.05	\$11.91	\$11.56
Net Operating Income	\$2,116,236	\$2,383,200	\$2,129,601	\$1,974,359
Full Market Value	\$15,978,000	\$17,993,000	\$16,079,000	\$14,906,000
Market Value per SqFt	\$156.89	\$177.74	\$156.89	\$169.46
Distance from Cooperative in miles		0.33	1.20	0.59

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00568-0004	1-00575-0077	1-00791-0078	1-00879-0017
Address	39 5 AVENUE	55 WEST 11 STREET	91 7 AVENUE	131 EAST 23 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	CHELSEA	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	60	88	69	67
Year Built	1922	1924	1920	1925
Gross SqFt	62,409	63,943	62,400	56,670
Estimated Gross Income	\$2,475,765	\$2,564,871	\$2,463,615	\$2,248,353
Gross Income per SqFt	\$39.67	\$40.11	\$39.48	\$39.67
Estimated Expense	\$669,649	\$718,164	\$689,812	\$608,204
Expense SqFt	\$10.73	\$11.23	\$11.05	\$10.73
Net Operating Income	\$1,806,116	\$1,846,707	\$1,773,803	\$1,640,149
Full Market Value	\$13,636,000	\$13,943,000	\$13,392,000	\$12,383,000
Market Value per SqFt	\$218.49	\$218.05	\$214.62	\$218.51
Distance from Cooperative in miles		0.15	0.42	0.66

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00568-0006	1-00585-0001	1-00865-0032	
Address	41 5 AVENUE	464 HUDSON STREET	20 PARK AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	MURRAY HILL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	92	138	102	
Year Built	1924	1900	1939	
Gross SqFt	95,117	97,290	101,306	
Estimated Gross Income	\$3,694,344	\$3,862,000	\$3,846,659	
Gross Income per SqFt	\$38.84	\$39.70	\$37.97	
Estimated Expense	\$1,012,045	\$872,518	\$1,246,931	
Expense SqFt	\$10.64	\$8.97	\$12.31	
Net Operating Income	\$2,682,299	\$2,989,482	\$2,599,728	
Full Market Value	\$20,251,000	\$22,571,000	\$19,628,000	
Market Value per SqFt	\$212.91	\$232.00	\$193.75	
Distance from Cooperative in miles		0.60	1.22	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00568-0011	1-00572-0041	1-00573-0011	
Address	16 EAST 11 STREET	14 5 AVENUE	60 WEST 10 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	17	20	27	
Year Built	1900	1910	1910	
Gross SqFt	18,616	16,872	20,797	
Estimated Gross Income	\$594,595	\$490,183	\$724,402	
Gross Income per SqFt	\$31.94	\$29.05	\$34.83	
Estimated Expense	\$181,506	\$178,890	\$184,806	
Expense SqFt	\$9.75	\$10.60	\$8.89	
Net Operating Income	\$413,089	\$311,293	\$539,596	
Full Market Value	\$3,119,000	\$2,350,000	\$4,074,000	
Market Value per SqFt	\$167.54	\$139.28	\$195.89	
Distance from Cooperative in miles		0.18	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00568-0024	1-00575-0077	1-00572-0026	1-00593-0036
Address	60 UNIVERSITY PLACE	55 WEST 11 STREET	24 WEST 9 STREET	24 CHRISTOPHER STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	62	88	50	69
Year Built	1926	1924	1923	1930
Gross SqFt	56,252	63,943	46,137	48,531
Estimated Gross Income	\$2,472,275	\$2,564,871	\$2,091,355	\$2,133,178
Gross Income per SqFt	\$43.95	\$40.11	\$45.33	\$43.95
Estimated Expense	\$667,711	\$718,164	\$588,449	\$575,958
Expense SqFt	\$11.87	\$11.23	\$12.75	\$11.87
Net Operating Income	\$1,804,564	\$1,846,707	\$1,502,906	\$1,557,220
Full Market Value	\$13,624,000	\$13,943,000	\$11,347,000	\$11,757,000
Market Value per SqFt	\$242.20	\$218.05	\$245.94	\$242.26
Distance from Cooperative in miles		0.15	0.18	0.33

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00568-0026	1-00573-0019	1-00609-0053	1-00551-0016
Address	15 EAST 10 STREET	42 WEST 10 STREET	115 WEST 13 STREET	27 WASHINGTON SQUARE NORT
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	40	47	59	28
Year Built	1910	1917	1910	1900
Gross SqFt	36,366	39,782	34,027	32,410
Estimated Gross Income	\$1,103,344	\$1,206,940	\$1,649,796	\$828,365
Gross Income per SqFt	\$30.34	\$30.34	\$48.48	\$25.56
Estimated Expense	\$390,207	\$427,058	\$461,943	\$314,779
Expense SqFt	\$10.73	\$10.73	\$13.58	\$9.71
Net Operating Income	\$713,137	\$779,882	\$1,187,853	\$513,586
Full Market Value	\$5,384,000	\$5,888,000	\$8,968,000	\$3,871,000
Market Value per SqFt	\$148.05	\$148.01	\$263.56	\$119.44
Distance from Cooperative in miles		0.15	0.36	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00569-0001	1-00570-0008	1-00901-0021	1-00887-0014
Address	43 5 AVENUE	6 EAST 13 STREET	237 EAST 20 STREET	121 EAST 31 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	42	54	72	96
Year Built	1905	1900	1929	1930
Gross SqFt	64,218	49,408	74,120	58,321
Estimated Gross Income	\$2,208,457	\$1,817,718	\$1,835,983	\$2,005,565
Gross Income per SqFt	\$34.39	\$36.79	\$24.77	\$34.39
Estimated Expense	\$706,398	\$454,702	\$697,674	\$641,781
Expense SqFt	\$11.00	\$9.20	\$9.41	\$11.00
Net Operating Income	\$1,502,059	\$1,363,016	\$1,138,309	\$1,363,784
Full Market Value	\$11,341,000	\$10,291,000	\$8,540,000	\$10,297,000
Market Value per SqFt	\$176.60	\$208.29	\$115.22	\$176.56
Distance from Cooperative in miles		0.05	0.59	0.99

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00569-0003	1-00576-0076	1-00592-0082	1-00792-0024
Address	45 5 AVENUE	71 WEST 12 STREET	129 WEST WASHINGTON PLACE	115 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	65	46	52	41
Year Built	1925	1922	1924	1920
Gross SqFt	45,248	37,824	38,214	39,264
Estimated Gross Income	\$1,398,163	\$1,168,744	\$1,405,289	\$981,033
Gross Income per SqFt	\$30.90	\$30.90	\$36.77	\$24.99
Estimated Expense	\$370,581	\$309,624	\$409,578	\$349,260
Expense SqFt	\$8.19	\$8.19	\$10.72	\$8.90
Net Operating Income	\$1,027,582	\$859,120	\$995,711	\$631,773
Full Market Value	\$7,758,000	\$6,486,000	\$7,518,000	\$4,746,000
Market Value per SqFt	\$171.46	\$171.48	\$196.73	\$120.87
Distance from Cooperative in miles		0.16	0.39	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00569-0005	1-00452-0002	1-00844-0017	1-00572-0038
Address	49 5 AVENUE	162 2 AVENUE	31 UNION SQUARE	20 5 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	89	166	88	113
Year Built	1929	1929	1902	1940
Gross SqFt	121,128	121,503	118,067	132,420
Estimated Gross Income	\$4,645,259	\$4,659,721	\$4,566,673	\$5,518,488
Gross Income per SqFt	\$38.35	\$38.35	\$38.68	\$41.67
Estimated Expense	\$1,775,736	\$1,780,869	\$1,324,335	\$1,312,397
Expense SqFt	\$14.66	\$14.66	\$11.22	\$9.91
Net Operating Income	\$2,869,523	\$2,878,852	\$3,242,338	\$4,206,091
Full Market Value	\$21,665,000	\$21,735,000	\$24,337,000	\$31,756,000
Market Value per SqFt	\$178.86	\$178.88	\$206.13	\$239.81
Distance from Cooperative in miles		0.54	0.25	0.21

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00572-0017	1-00901-0021	1-00570-0008	
Address	38 WEST 9 STREET	237 EAST 20 STREET	6 EAST 13 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR	
Total Units	54	72	54	
Year Built	1900	1929	1900	
Gross SqFt	73,098	74,120	49,408	
Estimated Gross Income	\$2,249,956	\$1,835,983	\$1,817,718	
Gross Income per SqFt	\$30.78	\$24.77	\$36.79	
Estimated Expense	\$680,542	\$697,674	\$454,702	
Expense SqFt	\$9.31	\$9.41	\$9.20	
Net Operating Income	\$1,569,414	\$1,138,309	\$1,363,016	
Full Market Value	\$11,849,000	\$8,540,000	\$10,291,000	
Market Value per SqFt	\$162.10	\$115.22	\$208.29	
Distance from Cooperative in miles		0.80	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00573-0039	1-00772-0056	1-00481-0001	
Address	28 5 AVENUE	208 WEST 23 STREET	400 CLEVELAND PLACE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	LITTLE ITALY	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	153	266	113	
Year Built	1923	1927	1913	
Gross SqFt	168,806	152,342	173,838	
Estimated Gross Income	\$6,926,110	\$6,932,344	\$6,353,544	
Gross Income per SqFt	\$41.03	\$45.51	\$36.55	
Estimated Expense	\$2,025,672	\$1,871,733	\$2,033,134	
Expense SqFt	\$12.00	\$12.29	\$11.70	
Net Operating Income	\$4,900,438	\$5,060,611	\$4,320,410	
Full Market Value	\$36,998,000	\$38,208,000	\$32,619,000	
Market Value per SqFt	\$219.17	\$250.80	\$187.64	
Distance from Cooperative in miles		0.71	0.89	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00573-0043	1-01274-0006	1-00042-0001	1-01302-0033
Address	24 5 AVENUE	39 WEST 58 STREET	100 MAIDEN LANE	760 3 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	MIDTOWN WEST	FINANCIAL	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	426	338	346	310
Year Built	1926	1948	1930	1929
Gross SqFt	269,119	269,346	290,116	297,703
Estimated Gross Income	\$10,156,551	\$13,358,212	\$10,947,850	\$9,829,731
Gross Income per SqFt	\$37.74	\$49.59	\$37.74	\$33.02
Estimated Expense	\$2,451,674	\$3,777,545	\$2,643,527	\$3,452,361
Expense SqFt	\$9.11	\$14.02	\$9.11	\$11.60
Net Operating Income	\$7,704,877	\$9,580,667	\$8,304,323	\$6,377,370
Full Market Value	\$58,172,000	\$72,334,000	\$62,698,000	\$48,149,000
Market Value per SqFt	\$216.16	\$268.55	\$216.11	\$161.74
Distance from Cooperative in miles		2.40	1.93	1.91

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00573-0054	1-00631-0017	1-00572-0069	1-00612-0060
Address	23 WEST 9 STREET	716 GREENWICH STREET	51 WEST 8 STREET	49 GREENWICH AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	18	17	11
Year Built	1870	1875	1900	1900
Gross SqFt	12,632	8,051	9,490	10,204
Estimated Gross Income	\$511,596	\$326,032	\$357,180	\$454,602
Gross Income per SqFt	\$40.50	\$40.50	\$37.64	\$44.55
Estimated Expense	\$118,614	\$75,622	\$107,154	\$72,279
Expense SqFt	\$9.39	\$9.39	\$11.29	\$7.08
Net Operating Income	\$392,982	\$250,410	\$250,026	\$382,323
Full Market Value	\$2,967,000	\$1,891,000	\$1,888,000	\$2,887,000
Market Value per SqFt	\$234.88	\$234.88	\$198.95	\$282.93
Distance from Cooperative in miles		0.55	0.05	0.23

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00573-0062	1-00573-0019	1-00576-0076	1-00553-0041
Address	35 WEST 9 STREET	42 WEST 10 STREET	71 WEST 12 STREET	123 WAVERLY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	36	47	46	47
Year Built	1926	1917	1922	1917
Gross SqFt	41,412	39,782	37,824	37,939
Estimated Gross Income	\$1,256,440	\$1,206,940	\$1,168,744	\$1,001,162
Gross Income per SqFt	\$30.34	\$30.34	\$30.90	\$26.39
Estimated Expense	\$444,351	\$427,058	\$309,624	\$380,442
Expense SqFt	\$10.73	\$10.73	\$8.19	\$10.03
Net Operating Income	\$812,089	\$779,882	\$859,120	\$620,720
Full Market Value	\$6,131,000	\$5,888,000	\$6,486,000	\$4,686,000
Market Value per SqFt	\$148.05	\$148.01	\$171.48	\$123.51
Distance from Cooperative in miles		0.00	0.14	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00573-0075	1-00791-0078	1-00573-0019	
Address	61 WEST 9 STREET	91 7 AVENUE	42 WEST 10 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	61	69	47	
Year Built	1926	1920	1917	
Gross SqFt	56,527	62,400	39,782	
Estimated Gross Income	\$1,973,358	\$2,463,615	\$1,206,940	
Gross Income per SqFt	\$34.91	\$39.48	\$30.34	
Estimated Expense	\$615,579	\$689,812	\$427,058	
Expense SqFt	\$10.89	\$11.05	\$10.73	
Net Operating Income	\$1,357,779	\$1,773,803	\$779,882	
Full Market Value	\$10,251,000	\$13,392,000	\$5,888,000	
Market Value per SqFt	\$181.35	\$214.62	\$148.01	
Distance from Cooperative in miles		0.35	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00574-0011	1-00606-0019	1-00591-0043	1-00591-0051
Address	64 WEST 11 STREET	48 GREENWICH AVENUE	323 BLEECKER STREET	61 GROVE STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	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	15	39	22	14
Year Built	1900	1900	1900	1900
Gross SqFt	14,196	15,000	12,418	14,295
Estimated Gross Income	\$634,135	\$670,014	\$542,071	\$646,600
Gross Income per SqFt	\$44.67	\$44.67	\$43.65	\$45.23
Estimated Expense	\$177,592	\$187,604	\$155,933	\$174,582
Expense SqFt	\$12.51	\$12.51	\$12.56	\$12.21
Net Operating Income	\$456,543	\$482,410	\$386,138	\$472,018
Full Market Value	\$3,447,000	\$3,642,000	\$2,915,000	\$3,564,000
Market Value per SqFt	\$242.81	\$242.80	\$234.74	\$249.32
Distance from Cooperative in miles		0.16	0.36	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00574-0039	1-00882-0021	1-00764-0042	
Address	40 5 AVENUE	88 LEXINGTON AVENUE	72 7 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	CHELSEA	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	76	180	113	
Year Built	1929	1927	1931	
Gross SqFt	141,877	152,310	109,669	
Estimated Gross Income	\$4,613,840	\$5,386,894	\$3,252,873	
Gross Income per SqFt	\$32.52	\$35.37	\$29.66	
Estimated Expense	\$1,532,272	\$1,753,496	\$1,105,977	
Expense SqFt	\$10.80	\$11.51	\$10.08	
Net Operating Income	\$3,081,568	\$3,633,398	\$2,146,896	
Full Market Value	\$23,266,000	\$27,432,000	\$16,209,000	
Market Value per SqFt	\$163.99	\$180.11	\$147.80	
Distance from Cooperative in miles		0.85	0.41	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00574-0067	1-00635-0026	1-00927-0038	
Address	45 WEST 10 STREET	772 GREENWICH STREET	320 EAST 22 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	KIPS BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	90	90	94	
Year Built	1957	1950	1948	
Gross SqFt	77,829	70,350	67,048	
Estimated Gross Income	\$2,506,872	\$1,827,163	\$2,577,451	
Gross Income per SqFt	\$32.21	\$25.97	\$38.44	
Estimated Expense	\$832,770	\$694,322	\$773,235	
Expense SqFt	\$10.70	\$9.87	\$11.53	
Net Operating Income	\$1,674,102	\$1,132,841	\$1,804,216	
Full Market Value	\$12,640,000	\$8,541,000	\$13,622,000	
Market Value per SqFt	\$162.41	\$121.41	\$203.17	
Distance from Cooperative in miles		0.57	0.87	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00575-0057	1-00570-0008	1-00506-0016	
Address	13 WEST 11 STREET	6 EAST 13 STREET	30 CHARLTON STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	SOHO	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	48	54	86	
Year Built	1923	1900	1920	
Gross SqFt	51,113	49,408	44,256	
Estimated Gross Income	\$1,854,891	\$1,817,718	\$1,583,612	
Gross Income per SqFt	\$36.29	\$36.79	\$35.78	
Estimated Expense	\$509,597	\$454,702	\$475,084	
Expense SqFt	\$9.97	\$9.20	\$10.73	
Net Operating Income	\$1,345,294	\$1,363,016	\$1,108,528	
Full Market Value	\$10,157,000	\$10,291,000	\$8,369,000	
Market Value per SqFt	\$198.72	\$208.29	\$189.10	
Distance from Cooperative in miles		0.16	0.71	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00575-0072	1-00457-0020	1-00738-0057	1-00445-0018
Address	45 WEST 11 STREET	21 EAST 2 STREET	330 WEST 15 STREET	104 EAST 4 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	CHELSEA	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	34	42	24	26
Year Built	1846	1900	1904	1900
Gross SqFt	27,308	27,600	16,284	14,459
Estimated Gross Income	\$931,476	\$749,445	\$555,501	\$554,387
Gross Income per SqFt	\$34.11	\$27.15	\$34.11	\$38.34
Estimated Expense	\$223,926	\$298,356	\$133,594	\$160,772
Expense SqFt	\$8.20	\$10.81	\$8.20	\$11.12
Net Operating Income	\$707,550	\$451,089	\$421,907	\$393,615
Full Market Value	\$5,342,000	\$3,406,000	\$3,185,000	\$2,972,000
Market Value per SqFt	\$195.62	\$123.41	\$195.59	\$205.55
Distance from Cooperative in miles		0.74	0.54	0.78

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-0001	1-00572-0038	1-00884-0048	1-00865-0024
Address	486 AVENUE OF THE AMERICA	20 5 AVENUE	402 3 AVENUE	35 EAST 35 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	113	113	150	135
Year Built	1960	1940	1974	1955
Gross SqFt	131,126	132,420	137,628	132,955
Estimated Gross Income	\$4,521,224	\$5,518,488	\$4,745,054	\$3,942,879
Gross Income per SqFt	\$34.48	\$41.67	\$34.48	\$29.66
Estimated Expense	\$1,199,803	\$1,312,397	\$1,259,535	\$1,340,579
Expense SqFt	\$9.15	\$9.91	\$9.15	\$10.08
Net Operating Income	\$3,321,421	\$4,206,091	\$3,485,519	\$2,602,300
Full Market Value	\$25,077,000	\$31,756,000	\$26,316,000	\$19,647,000
Market Value per SqFt	\$191.24	\$239.81	\$191.21	\$147.77
Distance from Cooperative in miles		0.19	0.89	1.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-0016	1-00618-0042	1-00792-0008	
Address	42 WEST 13 STREET	205 WEST 13 STREET	151 WEST 16 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	40	55	76	
Year Built	1960	1962	1962	
Gross SqFt	31,540	26,700	43,770	
Estimated Gross Income	\$1,217,759	\$1,044,852	\$1,666,735	
Gross Income per SqFt	\$38.61	\$39.13	\$38.08	
Estimated Expense	\$294,899	\$194,500	\$500,021	
Expense SqFt	\$9.35	\$7.28	\$11.42	
Net Operating Income	\$922,860	\$850,352	\$1,166,714	
Full Market Value	\$6,968,000	\$6,420,000	\$8,809,000	
Market Value per SqFt	\$220.93	\$240.45	\$201.26	
Distance from Cooperative in miles		0.35	0.27	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-0022	1-00858-0014	1-00467-0025	
Address	30 WEST 13 STREET	80 MADISON AVENUE	232 EAST 12 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	30	61	69	
Year Built	1900	1923	1929	
Gross SqFt	60,692	60,110	65,602	
Estimated Gross Income	\$2,019,223	\$2,283,747	\$1,872,418	
Gross Income per SqFt	\$33.27	\$37.99	\$28.54	
Estimated Expense	\$668,826	\$741,525	\$636,622	
Expense SqFt	\$11.02	\$12.34	\$9.70	
Net Operating Income	\$1,350,397	\$1,542,222	\$1,235,796	
Full Market Value	\$10,196,000	\$11,644,000	\$9,330,000	
Market Value per SqFt	\$168.00	\$193.71	\$142.22	
Distance from Cooperative in miles		0.79	0.55	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-0025	1-00548-0001	1-00865-0040	
Address	37 WEST 12 STREET	1 UNIVERSITY PLACE	30 PARK AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	106	272	247	
Year Built	1961	1930	1955	
Gross SqFt	235,875	218,985	236,315	
Estimated Gross Income	\$8,677,841	\$8,539,343	\$8,172,772	
Gross Income per SqFt	\$36.79	\$39.00	\$34.58	
Estimated Expense	\$2,604,060	\$2,561,803	\$2,451,832	
Expense SqFt	\$11.04	\$11.70	\$10.38	
Net Operating Income	\$6,073,781	\$5,977,540	\$5,720,940	
Full Market Value	\$45,857,000	\$45,131,000	\$43,193,000	
Market Value per SqFt	\$194.41	\$206.09	\$182.78	
Distance from Cooperative in miles		0.33	1.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-0049	1-00571-0025	1-00790-0028	
Address	13 WEST 12 STREET	120 UNIVERSITY PLACE	103 WEST 14 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	CHELSEA	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR	
Total Units	82	95	58	
Year Built	1959	1959	1950	
Gross SqFt	71,215	59,299	55,233	
Estimated Gross Income	\$2,621,424	\$2,129,433	\$2,082,088	
Gross Income per SqFt	\$36.81	\$35.91	\$37.70	
Estimated Expense	\$826,806	\$638,830	\$687,856	
Expense SqFt	\$11.61	\$10.77	\$12.45	
Net Operating Income	\$1,794,618	\$1,490,603	\$1,394,232	
Full Market Value	\$13,549,000	\$11,254,000	\$10,526,000	
Market Value per SqFt	\$190.25	\$189.78	\$190.57	
Distance from Cooperative in miles		0.16	0.21	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-0056	1-00570-0008	1-00573-0019	1-00576-0076
Address	31 WEST 12 STREET	6 EAST 13 STREET	42 WEST 10 STREET	71 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	23	54	47	46
Year Built	1900	1900	1917	1922
Gross SqFt	44,586	49,408	39,782	37,824
Estimated Gross Income	\$1,377,707	\$1,817,718	\$1,206,940	\$1,168,744
Gross Income per SqFt	\$30.90	\$36.79	\$30.34	\$30.90
Estimated Expense	\$365,159	\$454,702	\$427,058	\$309,624
Expense SqFt	\$8.19	\$9.20	\$10.73	\$8.19
Net Operating Income	\$1,012,548	\$1,363,016	\$779,882	\$859,120
Full Market Value	\$7,645,000	\$10,291,000	\$5,888,000	\$6,486,000
Market Value per SqFt	\$171.47	\$208.29	\$148.01	\$171.48
Distance from Cooperative in miles		0.15	0.14	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-0066	1-00571-0025	1-00790-0028	
Address	49 WEST 12 STREET	120 UNIVERSITY PLACE	103 WEST 14 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	CHELSEA	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR	
Total Units	80	95	58	
Year Built	1952	1959	1950	
Gross SqFt	67,421	59,299	55,233	
Estimated Gross Income	\$2,481,767	\$2,129,433	\$2,082,088	
Gross Income per SqFt	\$36.81	\$35.91	\$37.70	
Estimated Expense	\$782,758	\$638,830	\$687,856	
Expense SqFt	\$11.61	\$10.77	\$12.45	
Net Operating Income	\$1,699,009	\$1,490,603	\$1,394,232	
Full Market Value	\$12,828,000	\$11,254,000	\$10,526,000	
Market Value per SqFt	\$190.27	\$189.78	\$190.57	
Distance from Cooperative in miles		0.16	0.21	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00577-0024	1-00900-0001	1-00866-0035	
Address	22 WEST 14 STREET	233 3 AVENUE	40 PARK AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	186	194	160	
Year Built	1960	1959	1950	
Gross SqFt	151,500	157,964	153,398	
Estimated Gross Income	\$5,122,215	\$5,135,686	\$5,386,425	
Gross Income per SqFt	\$33.81	\$32.51	\$35.11	
Estimated Expense	\$1,631,655	\$1,643,011	\$1,708,857	
Expense SqFt	\$10.77	\$10.40	\$11.14	
Net Operating Income	\$3,490,560	\$3,492,675	\$3,677,568	
Full Market Value	\$26,354,000	\$26,370,000	\$27,766,000	
Market Value per SqFt	\$173.95	\$166.94	\$181.01	
Distance from Cooperative in miles		0.62	1.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00577-0030	1-00899-0040	1-00891-0039	
Address	18 WEST 14 STREET	222 EAST 19 STREET	165 EAST 35 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	86	106	131	
Year Built	1962	1963	1955	
Gross SqFt	100,315	87,960	96,102	
Estimated Gross Income	\$3,601,309	\$2,991,453	\$3,631,930	
Gross Income per SqFt	\$35.90	\$34.01	\$37.79	
Estimated Expense	\$1,148,607	\$1,017,094	\$1,089,579	
Expense SqFt	\$11.45	\$11.56	\$11.34	
Net Operating Income	\$2,452,702	\$1,974,359	\$2,542,351	
Full Market Value	\$18,518,000	\$14,906,000	\$19,195,000	
Market Value per SqFt	\$184.60	\$169.46	\$199.74	
Distance from Cooperative in miles		0.60	1.16	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00577-0042	1-00585-0001	1-00764-0042	
Address	74 5 AVENUE	464 HUDSON STREET	72 7 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	38	138	113	
Year Built	1910	1900	1931	
Gross SqFt	93,396	97,290	109,669	
Estimated Gross Income	\$3,238,973	\$3,862,000	\$3,252,873	
Gross Income per SqFt	\$34.68	\$39.70	\$29.66	
Estimated Expense	\$890,064	\$872,518	\$1,105,977	
Expense SqFt	\$9.53	\$8.97	\$10.08	
Net Operating Income	\$2,348,909	\$2,989,482	\$2,146,896	
Full Market Value	\$17,734,000	\$22,571,000	\$16,209,000	
Market Value per SqFt	\$189.88	\$232.00	\$147.80	
Distance from Cooperative in miles		0.61	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00577-0066	1-00572-0026	1-00875-0003	
Address	43 WEST 13 STREET	24 WEST 9 STREET	239 PARK AVENUE SOUTH	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GRAMERCY	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	16	50	46	
Year Built	1906	1923	1911	
Gross SqFt	46,350	46,137	51,122	
Estimated Gross Income	\$2,051,451	\$2,091,355	\$2,208,026	
Gross Income per SqFt	\$44.26	\$45.33	\$43.19	
Estimated Expense	\$590,499	\$588,449	\$650,386	
Expense SqFt	\$12.74	\$12.75	\$12.72	
Net Operating Income	\$1,460,952	\$1,502,906	\$1,557,640	
Full Market Value	\$11,030,000	\$11,347,000	\$11,760,000	
Market Value per SqFt	\$237.97	\$245.94	\$230.04	
Distance from Cooperative in miles		0.24	0.44	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00583-0029	1-00635-0042	1-00522-0014	1-00634-0016
Address	59 BEDFORD STREET	123 BANK STREET	640 BROADWAY	110 BANK STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	25	49	31	61
Year Built	1920	1930	1900	1957
Gross SqFt	47,846	37,064	46,080	42,258
Estimated Gross Income	\$1,438,251	\$1,376,209	\$1,007,446	\$1,270,085
Gross Income per SqFt	\$30.06	\$37.13	\$21.86	\$30.06
Estimated Expense	\$322,004	\$372,416	\$413,053	\$284,589
Expense SqFt	\$6.73	\$10.05	\$8.96	\$6.73
Net Operating Income	\$1,116,247	\$1,003,793	\$594,393	\$985,496
Full Market Value	\$8,428,000	\$7,579,000	\$4,369,000	\$7,441,000
Market Value per SqFt	\$176.15	\$204.48	\$94.81	\$176.09
Distance from Cooperative in miles		0.44	0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00584-0018	1-00592-0062	1-00592-0080	1-00588-0079
Address	79 BARROW STREET	140 WAVERLY PLACE	125 WEST WASHINGTON PLACE	19 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	19	23	30	39
Year Built	1920	1930	1926	1900
Gross SqFt	13,484	12,144	17,688	12,168
Estimated Gross Income	\$494,323	\$459,603	\$565,892	\$446,070
Gross Income per SqFt	\$36.66	\$37.85	\$31.99	\$36.66
Estimated Expense	\$195,518	\$115,225	\$192,403	\$176,389
Expense SqFt	\$14.50	\$9.49	\$10.88	\$14.50
Net Operating Income	\$298,805	\$344,378	\$373,489	\$269,681
Full Market Value	\$2,256,000	\$2,600,000	\$2,820,000	\$2,036,000
Market Value per SqFt	\$167.31	\$214.10	\$159.43	\$167.32
Distance from Cooperative in miles		0.25	0.25	0.12

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00584-0043	1-00592-0062	1-00588-0009	1-00543-0048
Address	47 MORTON STREET	140 WAVERLY PLACE	26 GROVE STREET	136 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	23	43	30
Year Built	1926	1930	1926	1929
Gross SqFt	13,664	12,144	22,392	20,874
Estimated Gross Income	\$481,793	\$459,603	\$789,634	\$681,532
Gross Income per SqFt	\$35.26	\$37.85	\$35.26	\$32.65
Estimated Expense	\$144,565	\$115,225	\$236,890	\$163,491
Expense SqFt	\$10.58	\$9.49	\$10.58	\$7.83
Net Operating Income	\$337,228	\$344,378	\$552,744	\$518,041
Full Market Value	\$2,546,000	\$2,600,000	\$4,173,000	\$3,911,000
Market Value per SqFt	\$186.33	\$214.10	\$186.36	\$187.36
Distance from Cooperative in miles		0.25	0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00584-0045	1-00527-0050	1-00586-0076	
Address	51 MORTON STREET	176 WEST HOUSTON STREET	15 LEROY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	21	24	22	
Year Built	1900	1900	1910	
Gross SqFt	10,105	12,106	9,375	
Estimated Gross Income	\$330,838	\$521,913	\$209,722	
Gross Income per SqFt	\$32.74	\$43.11	\$22.37	
Estimated Expense	\$103,980	\$146,136	\$79,694	
Expense SqFt	\$10.29	\$12.07	\$8.50	
Net Operating Income	\$226,858	\$375,777	\$130,028	
Full Market Value	\$1,713,000	\$2,837,000	\$960,000	
Market Value per SqFt	\$169.52	\$234.35	\$102.40	
Distance from Cooperative in miles		0.20	0.11	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00584-0046	1-00573-0019	1-00592-0082	
Address	53 MORTON STREET	42 WEST 10 STREET	129 WEST WASHINGTON PLACE	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	122	47	52	
Year Built	1900	1917	1924	
Gross SqFt	40,180	39,782	38,214	
Estimated Gross Income	\$1,348,441	\$1,206,940	\$1,405,289	
Gross Income per SqFt	\$33.56	\$30.34	\$36.77	
Estimated Expense	\$431,131	\$427,058	\$409,578	
Expense SqFt	\$10.73	\$10.73	\$10.72	
Net Operating Income	\$917,310	\$779,882	\$995,711	
Full Market Value	\$6,926,000	\$5,888,000	\$7,518,000	
Market Value per SqFt	\$172.37	\$148.01	\$196.73	
Distance from Cooperative in miles		0.46	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00584-0059	1-00588-0039	1-00528-0091	1-00630-0007
Address	71 BARROW STREET	52 BARROW STREET	65 DOWNING STREET	661 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	20	20	23	15
Year Built	1910	1910	1910	1910
Gross SqFt	13,056	10,105	11,460	10,230
Estimated Gross Income	\$411,003	\$305,671	\$395,776	\$321,997
Gross Income per SqFt	\$31.48	\$30.25	\$34.54	\$31.48
Estimated Expense	\$131,474	\$140,609	\$124,487	\$103,039
Expense SqFt	\$10.07	\$13.91	\$10.86	\$10.07
Net Operating Income	\$279,529	\$165,062	\$271,289	\$218,958
Full Market Value	\$2,110,000	\$1,202,000	\$2,048,000	\$1,653,000
Market Value per SqFt	\$161.61	\$118.95	\$178.71	\$161.58
Distance from Cooperative in miles		0.07	0.17	0.18

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00584-0061	1-00582-0020	1-00588-0009	
Address	79 BEDFORD STREET	60 LEROY STREET	26 GROVE STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	36	37	43	
Year Built	1954	1941	1926	
Gross SqFt	24,635	22,242	22,392	
Estimated Gross Income	\$843,995	\$739,631	\$789,634	
Gross Income per SqFt	\$34.26	\$33.25	\$35.26	
Estimated Expense	\$261,624	\$236,880	\$236,890	
Expense SqFt	\$10.62	\$10.65	\$10.58	
Net Operating Income	\$582,371	\$502,751	\$552,744	
Full Market Value	\$4,397,000	\$3,796,000	\$4,173,000	
Market Value per SqFt	\$178.49	\$170.67	\$186.36	
Distance from Cooperative in miles		0.13	0.07	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00585-0012	1-00582-0020	1-00588-0051	
Address	482 HUDSON STREET	60 LEROY STREET	106 CHRISTOPHER STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	36	37	34	
Year Built	1940	1941	1929	
Gross SqFt	24,192	22,242	20,490	
Estimated Gross Income	\$741,001	\$739,631	\$573,703	
Gross Income per SqFt	\$30.63	\$33.25	\$28.00	
Estimated Expense	\$244,097	\$236,880	\$195,059	
Expense SqFt	\$10.09	\$10.65	\$9.52	
Net Operating Income	\$496,904	\$502,751	\$378,644	
Full Market Value	\$3,752,000	\$3,796,000	\$2,859,000	
Market Value per SqFt	\$155.09	\$170.67	\$139.53	
Distance from Cooperative in miles		0.16	0.08	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00586-0011	1-00528-0091	1-00527-0086	1-00586-0079
Address	22 LEROY STREET	65 DOWNING STREET	17 DOWNING STREET	21 LEROY 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	23	20	24
Year Built	1910	1910	1910	1900
Gross SqFt	14,166	11,460	8,065	10,524
Estimated Gross Income	\$504,876	\$395,776	\$287,412	\$413,095
Gross Income per SqFt	\$35.64	\$34.54	\$35.64	\$39.25
Estimated Expense	\$151,435	\$124,487	\$86,224	\$132,708
Expense SqFt	\$10.69	\$10.86	\$10.69	\$12.61
Net Operating Income	\$353,441	\$271,289	\$201,188	\$280,387
Full Market Value	\$2,668,000	\$2,048,000	\$1,519,000	\$2,117,000
Market Value per SqFt	\$188.34	\$178.71	\$188.34	\$201.16
Distance from Cooperative in miles		0.09	0.04	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00586-0081	1-00588-0040	1-00586-0080	1-00583-0012
Address	25 LEROY STREET	54 BARROW STREET	23 LEROY STREET	64 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	20	20	22	15
Year Built	1910	1910	1900	1900
Gross SqFt	9,415	9,320	8,815	9,680
Estimated Gross Income	\$427,818	\$391,518	\$423,432	\$439,853
Gross Income per SqFt	\$45.44	\$42.01	\$48.04	\$45.44
Estimated Expense	\$98,010	\$110,564	\$129,290	\$100,769
Expense SqFt	\$10.41	\$11.86	\$14.67	\$10.41
Net Operating Income	\$329,808	\$280,954	\$294,142	\$339,084
Full Market Value	\$2,490,000	\$2,121,000	\$2,221,000	\$2,560,000
Market Value per SqFt	\$264.47	\$227.58	\$251.96	\$264.46
Distance from Cooperative in miles		0.11	0.00	0.11

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00588-0007	1-00582-0020	1-00634-0060	1-00610-0042
Address	22 GROVE STREET	60 LEROY STREET	581 HUDSON STREET	179 WAVERLY PLACE
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	35	37	24	32
Year Built	1930	1941	1930	1926
Gross SqFt	20,370	22,242	16,700	21,420
Estimated Gross Income	\$677,303	\$739,631	\$537,563	\$800,122
Gross Income per SqFt	\$33.25	\$33.25	\$32.19	\$37.35
Estimated Expense	\$216,941	\$236,880	\$188,949	\$206,405
Expense SqFt	\$10.65	\$10.65	\$11.31	\$9.64
Net Operating Income	\$460,362	\$502,751	\$348,614	\$593,717
Full Market Value	\$3,476,000	\$3,796,000	\$2,420,000	\$4,483,000
Market Value per SqFt	\$170.64	\$170.67	\$144.91	\$209.29
Distance from Cooperative in miles		0.19	0.28	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00588-0043	1-00588-0078	1-00588-0079	1-00592-0080
Address	104 BEDFORD STREET	23 GROVE STREET	19 GROVE STREET	125 WEST WASHINGTON PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	25	39	30
Year Built	1890	1888	1900	1926
Gross SqFt	14,328	11,838	12,168	17,688
Estimated Gross Income	\$458,353	\$351,976	\$446,070	\$565,892
Gross Income per SqFt	\$31.99	\$29.73	\$36.66	\$31.99
Estimated Expense	\$155,889	\$119,672	\$176,389	\$192,403
Expense SqFt	\$10.88	\$10.11	\$14.50	\$10.88
Net Operating Income	\$302,464	\$232,304	\$269,681	\$373,489
Full Market Value	\$2,284,000	\$1,754,000	\$2,036,000	\$2,820,000
Market Value per SqFt	\$159.41	\$148.17	\$167.32	\$159.43
Distance from Cooperative in miles		0.00	0.00	0.18

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00589-0014	1-00619-0067	1-00614-0027	1-00539-0028
Address	26 CORNELIA STREET	192 WEST 10 STREET	217 WEST 11 STREET	217 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	60	27	36	47
Year Built	1920	1910	1916	1920
Gross SqFt	26,110	25,955	22,050	25,144
Estimated Gross Income	\$949,360	\$832,245	\$801,657	\$992,116
Gross Income per SqFt	\$36.36	\$32.06	\$36.36	\$39.46
Estimated Expense	\$263,189	\$248,025	\$222,273	\$367,083
Expense SqFt	\$10.08	\$9.56	\$10.08	\$14.60
Net Operating Income	\$686,171	\$584,220	\$579,384	\$625,033
Full Market Value	\$5,181,000	\$4,411,000	\$4,374,000	\$4,719,000
Market Value per SqFt	\$198.43	\$169.95	\$198.37	\$187.68
Distance from Cooperative in miles		0.21	0.39	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00590-0011	1-00540-0012	1-00589-0012	
Address	277 BLEECKER STREET	126 MAC DOUGAL STREET	30 CORNELIA STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	22	22	22	
Year Built	1930	1930	1940	
Gross SqFt	11,578	12,150	9,485	
Estimated Gross Income	\$472,382	\$447,818	\$424,263	
Gross Income per SqFt	\$40.80	\$36.86	\$44.73	
Estimated Expense	\$123,653	\$107,233	\$118,794	
Expense SqFt	\$10.68	\$8.83	\$12.52	
Net Operating Income	\$348,729	\$340,585	\$305,469	
Full Market Value	\$2,633,000	\$2,571,000	\$2,306,000	
Market Value per SqFt	\$227.41	\$211.60	\$243.12	
Distance from Cooperative in miles		0.18	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00590-0079	1-00592-0082	1-00624-0031	1-00576-0076
Address	13 JONES STREET	129 WEST WASHINGTON PLACE	8 8 AVENUE	71 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	48	52	42	46
Year Built	1930	1924	1930	1922
Gross SqFt	36,760	38,214	35,136	37,824
Estimated Gross Income	\$1,147,280	\$1,405,289	\$1,096,445	\$1,168,744
Gross Income per SqFt	\$31.21	\$36.77	\$31.21	\$30.90
Estimated Expense	\$366,130	\$409,578	\$349,804	\$309,624
Expense SqFt	\$9.96	\$10.72	\$9.96	\$8.19
Net Operating Income	\$781,150	\$995,711	\$746,641	\$859,120
Full Market Value	\$5,898,000	\$7,518,000	\$5,637,000	\$6,486,000
Market Value per SqFt	\$160.45	\$196.73	\$160.43	\$171.48
Distance from Cooperative in miles		0.08	0.35	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00591-0026	1-00768-0059	1-00796-0048	
Address	194 WEST 4 STREET	238 WEST 19 STREET	120 WEST 21 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR	
Total Units	162	202	213	
Year Built	1961	1986	2000	
Gross SqFt	168,332	157,364	174,621	
Estimated Gross Income	\$5,659,322	\$5,255,721	\$5,907,002	
Gross Income per SqFt	\$33.62	\$33.40	\$33.83	
Estimated Expense	\$1,451,022	\$1,649,996	\$1,179,563	
Expense SqFt	\$8.62	\$10.49	\$6.75	
Net Operating Income	\$4,208,300	\$3,605,725	\$4,727,439	
Full Market Value	\$31,773,000	\$27,223,000	\$24,442,000	
Market Value per SqFt	\$188.75	\$172.99	\$139.97	
Distance from Cooperative in miles		0.64	0.72	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00591-0049	1-00619-0064		
Address	78 CHRISTOPHER STREET	196 WEST 10 STREET		
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST		
Building Classification	C6-WALK-UP	C1-WALK-UP		
Total Units	15	20		
Year Built	1900	1901		
Gross SqFt	11,565	9,365		
Estimated Gross Income	\$417,340	\$354,110		
Gross Income per SqFt	\$36.09	\$37.81		
Estimated Expense	\$45,070	\$117,589		
Expense SqFt	\$3.90	\$12.56		
Net Operating Income	\$372,270	\$236,521		
Full Market Value	\$2,811,000	\$1,786,000		
Market Value per SqFt	\$243.06	\$190.71		
Distance from Cooperative in miles		0.04		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00592-0066	1-00610-0060	1-00585-0001	
Address	375 AVENUE OF THE AMERICA	1 CHRISTOPHER STREET	464 HUDSON STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	81	134	138	
Year Built	1929	1931	1900	
Gross SqFt	93,291	102,354	97,290	
Estimated Gross Income	\$3,623,422	\$4,701,215	\$3,862,000	
Gross Income per SqFt	\$38.84	\$45.93	\$39.70	
Estimated Expense	\$1,090,572	\$1,226,143	\$872,518	
Expense SqFt	\$11.69	\$11.98	\$8.97	
Net Operating Income	\$2,532,850	\$3,475,072	\$2,989,482	
Full Market Value	\$19,123,000	\$26,237,000	\$22,571,000	
Market Value per SqFt	\$204.98	\$256.34	\$232.00	
Distance from Cooperative in miles		0.09	0.24	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00593-0003	1-00610-0027	1-00552-0034	1-00609-0014
Address	141 WAVERLY PLACE	172 WAVERLY PLACE	145 WEST 4 STREET	148 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	14	11	26
Year Built	1900	1900	1900	1900
Gross SqFt	6,300	8,000	6,230	7,605
Estimated Gross Income	\$248,346	\$340,281	\$245,611	\$264,696
Gross Income per SqFt	\$39.42	\$42.54	\$39.42	\$34.81
Estimated Expense	\$63,882	\$95,279	\$63,185	\$87,301
Expense SqFt	\$10.14	\$11.91	\$10.14	\$11.48
Net Operating Income	\$184,464	\$245,002	\$182,426	\$177,395
Full Market Value	\$1,393,000	\$1,850,000	\$1,377,000	\$1,339,000
Market Value per SqFt	\$221.11	\$231.25	\$221.03	\$176.07
Distance from Cooperative in miles		0.10	0.13	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00595-0006	1-00643-0027	1-00457-0128	
Address	288 WEST STREET	99 HORATIO STREET	29 EAST 2 STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	EAST VILLAGE	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	
Total Units	16	53	55	
Year Built	1920	1925	2003	
Gross SqFt	37,904	44,900	35,598	
Estimated Gross Income	\$1,107,555	\$2,054,710	\$451,247	
Gross Income per SqFt	\$29.22	\$45.76	\$12.68	
Estimated Expense	\$377,145	\$575,319	\$251,979	
Expense SqFt	\$9.95	\$12.81	\$7.08	
Net Operating Income	\$730,410	\$1,479,391	\$199,268	
Full Market Value	\$5,515,000	\$11,169,000	\$973,000	
Market Value per SqFt	\$145.50	\$248.75	\$27.33	
Distance from Cooperative in miles		1.00	1.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00595-0011	1-00488-0037	1-00229-0006	
Address	530 CANAL STREET	508 BROOME STREET	351 CANAL STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	
Total Units	12	14	12	
Year Built	1900	1900	1900	
Gross SqFt	28,158	21,598	23,000	
Estimated Gross Income	\$717,466	\$816,081	\$302,951	
Gross Income per SqFt	\$25.48	\$37.79	\$13.17	
Estimated Expense	\$232,304	\$236,663	\$127,433	
Expense SqFt	\$8.25	\$10.96	\$5.54	
Net Operating Income	\$485,162	\$579,418	\$175,518	
Full Market Value	\$3,656,000	\$4,375,000	\$1,128,000	
Market Value per SqFt	\$129.84	\$202.57	\$49.04	
Distance from Cooperative in miles		0.41	0.47	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00595-0016	1-00504-0036	1-00553-0041	
Address	466 WASHINGTON STREET	100 SULLIVAN STREET	123 WAVERLY PLACE	
Neighborhood	SOHO	SOHO	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	20	70	47	
Year Built	1926	1920	1917	
Gross SqFt	55,352	53,200	37,939	
Estimated Gross Income	\$1,405,941	\$1,298,243	\$1,001,162	
Gross Income per SqFt	\$25.40	\$24.40	\$26.39	
Estimated Expense	\$451,119	\$333,222	\$380,442	
Expense SqFt	\$8.15	\$6.26	\$10.03	
Net Operating Income	\$954,822	\$965,021	\$620,720	
Full Market Value	\$7,192,000	\$7,224,000	\$4,686,000	
Market Value per SqFt	\$129.93	\$135.79	\$123.51	
Distance from Cooperative in miles		0.40	0.82	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00595-0041	1-00525-0016	1-00633-0008	
Address	474 GREENWICH STREET	183 THOMPSON STREET	338 WEST 11 STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	12	55	20	
Year Built	1900	1900	1900	
Gross SqFt	25,159	28,623	18,965	
Estimated Gross Income	\$752,757	\$894,123	\$542,410	
Gross Income per SqFt	\$29.92	\$31.24	\$28.60	
Estimated Expense	\$268,447	\$304,002	\$203,092	
Expense SqFt	\$10.67	\$10.62	\$10.71	
Net Operating Income	\$484,310	\$590,121	\$339,318	
Full Market Value	\$3,657,000	\$4,455,000	\$2,562,000	
Market Value per SqFt	\$145.36	\$155.64	\$135.09	
Distance from Cooperative in miles		0.54	0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00597-0045	1-00587-0030	1-00501-0006	1-00610-0042
Address	547 GREENWICH STREET	51 7 AVENUE	423 WEST BROADWAY	179 WAVERLY PLACE
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	SOHO	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	35	28	32
Year Built	1920	1926	1910	1926
Gross SqFt	20,068	21,679	20,670	21,420
Estimated Gross Income	\$749,540	\$692,650	\$891,448	\$800,122
Gross Income per SqFt	\$37.35	\$31.95	\$43.13	\$37.35
Estimated Expense	\$193,456	\$235,501	\$212,118	\$206,405
Expense SqFt	\$9.64	\$10.86	\$10.26	\$9.64
Net Operating Income	\$556,084	\$457,149	\$679,330	\$593,717
Full Market Value	\$4,198,000	\$3,451,000	\$5,129,000	\$4,483,000
Market Value per SqFt	\$209.19	\$159.19	\$248.14	\$209.29
Distance from Cooperative in miles		0.39	0.40	0.63

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00602-0030	1-00575-0077	1-00506-0016	
Address	603 WASHINGTON STREET	55 WEST 11 STREET	30 CHARLTON STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	SOHO	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	34	88	86	
Year Built	1880	1924	1920	
Gross SqFt	70,342	63,943	44,256	
Estimated Gross Income	\$2,669,479	\$2,564,871	\$1,583,612	
Gross Income per SqFt	\$37.95	\$40.11	\$35.78	
Estimated Expense	\$772,355	\$718,164	\$475,084	
Expense SqFt	\$10.98	\$11.23	\$10.73	
Net Operating Income	\$1,897,124	\$1,846,707	\$1,108,528	
Full Market Value	\$14,323,000	\$13,943,000	\$8,369,000	
Market Value per SqFt	\$203.62	\$218.05	\$189.10	
Distance from Cooperative in miles		0.69	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00603-0037	1-00640-0021	1-00635-0026	1-00631-0030
Address	644 GREENWICH STREET	756 WASHINGTON STREET	772 GREENWICH STREET	697 GREENWICH 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	39	67	90	53
Year Built	1920	2003	1950	1979
Gross SqFt	81,040	76,549	70,350	51,200
Estimated Gross Income	\$3,066,554	\$2,896,454	\$1,827,163	\$2,305,184
Gross Income per SqFt	\$37.84	\$37.84	\$25.97	\$45.02
Estimated Expense	\$824,177	\$778,633	\$694,322	\$696,485
Expense SqFt	\$10.17	\$10.17	\$9.87	\$13.60
Net Operating Income	\$2,242,377	\$2,117,821	\$1,132,841	\$1,608,699
Full Market Value	\$16,930,000	\$15,990,000	\$8,541,000	\$12,146,000
Market Value per SqFt	\$208.91	\$208.89	\$121.41	\$237.23
Distance from Cooperative in miles		0.41	0.36	0.19

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00606-0047	1-00624-0031	1-00612-0033	1-00765-0047
Address	126 WEST 11 STREET	8 8 AVENUE	29 CHARLES STREET	208 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	28	42	36	52
Year Built	1930	1930	1914	1925
Gross SqFt	29,624	35,136	27,108	33,547
Estimated Gross Income	\$924,565	\$1,096,445	\$801,681	\$1,136,343
Gross Income per SqFt	\$31.21	\$31.21	\$29.57	\$33.87
Estimated Expense	\$295,055	\$349,804	\$272,572	\$294,829
Expense SqFt	\$9.96	\$9.96	\$10.06	\$8.79
Net Operating Income	\$629,510	\$746,641	\$529,109	\$841,514
Full Market Value	\$4,753,000	\$5,637,000	\$3,995,000	\$6,353,000
Market Value per SqFt	\$160.44	\$160.43	\$147.37	\$189.38
Distance from Cooperative in miles		0.28	0.15	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00607-0038	1-00634-0047	1-00629-0044	
Address	475 AVENUE OF THE AMERICA	337 WEST 11 STREET	305 WEST 13 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	85	63	77	
Year Built	1959	1965	1964	
Gross SqFt	62,772	53,500	56,508	
Estimated Gross Income	\$2,658,394	\$2,250,817	\$2,408,412	
Gross Income per SqFt	\$42.35	\$42.07	\$42.62	
Estimated Expense	\$721,878	\$599,060	\$666,500	
Expense SqFt	\$11.50	\$11.20	\$11.79	
Net Operating Income	\$1,936,516	\$1,651,757	\$1,741,912	
Full Market Value	\$14,621,000	\$12,471,000	\$13,151,000	
Market Value per SqFt	\$232.92	\$233.10	\$232.73	
Distance from Cooperative in miles		0.42	0.34	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00607-0051	1-00611-0067	1-00612-0007	
Address	111 WEST 11 STREET	135 WEST 10 STREET	48 PERRY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	20	25	17	
Year Built	1900	1900	1901	
Gross SqFt	12,962	16,968	9,030	
Estimated Gross Income	\$574,994	\$810,718	\$369,690	
Gross Income per SqFt	\$44.36	\$47.78	\$40.94	
Estimated Expense	\$176,154	\$252,738	\$110,907	
Expense SqFt	\$13.59	\$14.89	\$12.28	
Net Operating Income	\$398,840	\$557,980	\$258,783	
Full Market Value	\$3,011,000	\$4,213,000	\$1,954,000	
Market Value per SqFt	\$232.29	\$248.29	\$216.39	
Distance from Cooperative in miles		0.12	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00608-0021	1-00590-0060	1-00614-0009	1-00765-0017
Address	136 WEST 13 STREET	23 BARROW STREET	46 BANK STREET	235 WEST 15 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	16	11	16
Year Built	1880	1875	1900	1901
Gross SqFt	5,732	8,065	7,145	7,236
Estimated Gross Income	\$188,296	\$286,541	\$158,875	\$237,692
Gross Income per SqFt	\$32.85	\$35.53	\$22.24	\$32.85
Estimated Expense	\$73,771	\$63,857	\$60,373	\$93,097
Expense SqFt	\$12.87	\$7.92	\$8.45	\$12.87
Net Operating Income	\$114,525	\$222,684	\$98,502	\$144,595
Full Market Value	\$865,000	\$1,681,000	\$727,000	\$1,092,000
Market Value per SqFt	\$150.91	\$208.43	\$101.75	\$150.91
Distance from Cooperative in miles		0.37	0.20	0.23

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00608-0039	1-00170-0020	1-00991-0061	1-01314-0021
Address	101 WEST 12 STREET	95 WORTH STREET	F D R DRIVE	747 2 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	CIVIC CENTER	KIPS BAY	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	425	339	370	276
Year Built	1961	2001	1973	1972
Gross SqFt	364,679	364,722	385,786	387,761
Estimated Gross Income	\$11,870,301	\$12,178,851	\$14,009,196	\$12,622,903
Gross Income per SqFt	\$32.55	\$33.39	\$36.31	\$32.55
Estimated Expense	\$3,799,955	\$2,581,614	\$4,062,667	\$4,039,329
Expense SqFt	\$10.42	\$7.08	\$10.53	\$10.42
Net Operating Income	\$8,070,346	\$9,597,237	\$9,946,529	\$8,583,574
Full Market Value	\$60,931,000	\$72,459,000	\$75,096,000	\$64,806,000
Market Value per SqFt	\$167.08	\$198.67	\$194.66	\$167.13
Distance from Cooperative in miles		1.45	1.37	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00608-0053	1-00765-0047	1-00612-0033	1-00771-0068
Address	125 WEST 12 STREET	208 WEST 16 STREET	29 CHARLES STREET	258 WEST 22 STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	34	52	36	39
Year Built	1918	1925	1914	1920
Gross SqFt	31,128	33,547	27,108	30,375
Estimated Gross Income	\$924,502	\$1,136,343	\$801,681	\$902,252
Gross Income per SqFt	\$29.70	\$33.87	\$29.57	\$29.70
Estimated Expense	\$203,266	\$294,829	\$272,572	\$198,344
Expense SqFt	\$6.53	\$8.79	\$10.06	\$6.53
Net Operating Income	\$721,236	\$841,514	\$529,109	\$703,908
Full Market Value	\$5,445,000	\$6,353,000	\$3,995,000	\$5,315,000
Market Value per SqFt	\$174.92	\$189.38	\$147.37	\$174.98
Distance from Cooperative in miles		0.23	0.21	0.46

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00608-0060	1-00570-0008	1-00593-0036	1-00573-0019
Address	137 WEST 12 STREET	6 EAST 13 STREET	24 CHRISTOPHER STREET	42 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	105	54	69	47
Year Built	1900	1900	1930	1917
Gross SqFt	52,200	49,408	48,531	39,782
Estimated Gross Income	\$1,920,438	\$1,817,718	\$2,133,178	\$1,206,940
Gross Income per SqFt	\$36.79	\$36.79	\$43.95	\$30.34
Estimated Expense	\$480,240	\$454,702	\$575,958	\$427,058
Expense SqFt	\$9.20	\$9.20	\$11.87	\$10.73
Net Operating Income	\$1,440,198	\$1,363,016	\$1,557,220	\$779,882
Full Market Value	\$10,874,000	\$10,291,000	\$11,757,000	\$5,888,000
Market Value per SqFt	\$208.31	\$208.29	\$242.26	\$148.01
Distance from Cooperative in miles		0.33	0.25	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00608-0074	1-00612-0033	1-00624-0031	1-00792-0024
Address	169 WEST 12 STREET	29 CHARLES STREET	8 8 AVENUE	115 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	25	36	42	41
Year Built	1922	1914	1930	1920
Gross SqFt	31,750	27,108	35,136	39,264
Estimated Gross Income	\$938,848	\$801,681	\$1,096,445	\$981,033
Gross Income per SqFt	\$29.57	\$29.57	\$31.21	\$24.99
Estimated Expense	\$319,405	\$272,572	\$349,804	\$349,260
Expense SqFt	\$10.06	\$10.06	\$9.96	\$8.90
Net Operating Income	\$619,443	\$529,109	\$746,641	\$631,773
Full Market Value	\$4,677,000	\$3,995,000	\$5,637,000	\$4,746,000
Market Value per SqFt	\$147.31	\$147.37	\$160.43	\$120.87
Distance from Cooperative in miles		0.21	0.29	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00609-0001	1-00884-0048	1-00618-0033	1-00765-0035
Address	41 7 AVENUE	402 3 AVENUE	48 7 AVENUE	78 7 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	MURRAY HILL	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	139	150	165	121
Year Built	1961	1974	1931	1940
Gross SqFt	137,882	137,628	142,204	128,350
Estimated Gross Income	\$3,990,305	\$4,745,054	\$4,084,808	\$3,713,949
Gross Income per SqFt	\$28.94	\$34.48	\$28.72	\$28.94
Estimated Expense	\$1,239,559	\$1,259,535	\$1,388,835	\$1,153,958
Expense SqFt	\$8.99	\$9.15	\$9.77	\$8.99
Net Operating Income	\$2,750,746	\$3,485,519	\$2,695,973	\$2,559,991
Full Market Value	\$20,768,000	\$26,316,000	\$20,355,000	\$19,328,000
Market Value per SqFt	\$150.62	\$191.21	\$143.14	\$150.59
Distance from Cooperative in miles		0.95	0.16	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00609-0047	1-00817-0001	1-00899-0040	1-00642-0004
Address	509 AVENUE OF THE AMERICA	552 AVENUE OF THE AMERICA	222 EAST 19 STREET	114 HORATIO STREET
Neighborhood	GREENWICH VILLAGE-WEST	FLATIRON	GRAMERCY	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	102	111	106	121
Year Built	1961	1973	1963	1987
Gross SqFt	94,144	101,231	87,960	85,030
Estimated Gross Income	\$3,201,837	\$3,198,226	\$2,991,453	\$4,441,606
Gross Income per SqFt	\$34.01	\$31.59	\$34.01	\$52.24
Estimated Expense	\$1,088,305	\$815,026	\$1,017,094	\$1,201,086
Expense SqFt	\$11.56	\$8.05	\$11.56	\$14.13
Net Operating Income	\$2,113,532	\$2,383,200	\$1,974,359	\$3,240,520
Full Market Value	\$15,957,000	\$17,993,000	\$14,906,000	\$24,466,000
Market Value per SqFt	\$169.50	\$177.74	\$169.46	\$287.73
Distance from Cooperative in miles		0.21	0.77	0.54

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00609-0065	1-00618-0044	1-00619-0067	1-00611-0076
Address	141 WEST 13 STREET	209 WEST 13 STREET	192 WEST 10 STREET	153 WEST 10 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	C4-WALK-UP
Total Units	15	36	27	27
Year Built	1910	1900	1910	1910
Gross SqFt	28,200	27,075	25,955	22,044
Estimated Gross Income	\$832,464	\$702,707	\$832,245	\$650,824
Gross Income per SqFt	\$29.52	\$25.95	\$32.06	\$29.52
Estimated Expense	\$283,128	\$174,812	\$248,025	\$221,280
Expense SqFt	\$10.04	\$6.46	\$9.56	\$10.04
Net Operating Income	\$549,336	\$527,895	\$584,220	\$429,544
Full Market Value	\$4,147,000	\$3,983,000	\$4,411,000	\$3,243,000
Market Value per SqFt	\$147.06	\$147.11	\$169.95	\$147.11
Distance from Cooperative in miles		0.16	0.37	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00610-0048	1-00553-0011	1-00572-0010	1-00606-0019
Address	140 WEST 10 STREET	58 WEST 8 STREET	64 WEST 9 STREET	48 GREENWICH AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	40	32	17	39
Year Built	1900	1900	1900	1900
Gross SqFt	19,725	23,897	17,382	15,000
Estimated Gross Income	\$881,116	\$1,133,184	\$443,229	\$670,014
Gross Income per SqFt	\$44.67	\$47.42	\$25.50	\$44.67
Estimated Expense	\$246,760	\$243,267	\$171,292	\$187,604
Expense SqFt	\$12.51	\$10.18	\$9.85	\$12.51
Net Operating Income	\$634,356	\$889,917	\$271,937	\$482,410
Full Market Value	\$4,789,000	\$6,719,000	\$2,049,000	\$3,642,000
Market Value per SqFt	\$242.79	\$281.16	\$117.88	\$242.80
Distance from Cooperative in miles		0.12	0.16	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00611-0065	1-00631-0001	1-00618-0033	1-00527-0027
Address	23 GREENWICH AVENUE	669 WASHINGTON STREET	48 7 AVENUE	10 DOWNING STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	156	144	165	125
Year Built	1961	1895	1931	1940
Gross SqFt	142,941	137,589	142,204	118,467
Estimated Gross Income	\$5,313,117	\$5,114,446	\$4,084,808	\$6,206,556
Gross Income per SqFt	\$37.17	\$37.17	\$28.72	\$52.39
Estimated Expense	\$1,585,216	\$1,526,318	\$1,388,835	\$1,737,836
Expense SqFt	\$11.09	\$11.09	\$9.77	\$14.67
Net Operating Income	\$3,727,901	\$3,588,128	\$2,695,973	\$4,468,720
Full Market Value	\$28,146,000	\$27,090,000	\$20,355,000	\$32,211,000
Market Value per SqFt	\$196.91	\$196.89	\$143.14	\$271.90
Distance from Cooperative in miles		0.37	0.27	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00612-0066	1-00612-0009	1-00620-0061	1-00553-0038
Address	5 CHARLES STREET	44 PERRY STREET	72 CHARLES STREET	117 WAVERLY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	23	17	17	12
Year Built	1900	1900	1901	1900
Gross SqFt	10,956	9,490	9,545	12,205
Estimated Gross Income	\$375,353	\$332,432	\$303,955	\$418,123
Gross Income per SqFt	\$34.26	\$35.03	\$31.84	\$34.26
Estimated Expense	\$125,227	\$99,730	\$136,589	\$139,537
Expense SqFt	\$11.43	\$10.51	\$14.31	\$11.43
Net Operating Income	\$250,126	\$232,702	\$167,366	\$278,586
Full Market Value	\$1,888,000	\$1,757,000	\$1,264,000	\$2,103,000
Market Value per SqFt	\$172.33	\$185.14	\$132.43	\$172.31
Distance from Cooperative in miles		0.08	0.16	0.21

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00613-0040	1-00612-0018	1-00615-0057	
Address	41 PERRY STREET	26 PERRY STREET	325 WEST 4 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	22	17	20	
Year Built	1910	1900	1910	
Gross SqFt	10,500	9,880	9,797	
Estimated Gross Income	\$360,990	\$354,968	\$321,610	
Gross Income per SqFt	\$34.38	\$35.93	\$32.83	
Estimated Expense	\$100,275	\$100,360	\$87,583	
Expense SqFt	\$9.55	\$10.16	\$8.94	
Net Operating Income	\$260,715	\$254,608	\$234,027	
Full Market Value	\$1,968,000	\$1,922,000	\$1,767,000	
Market Value per SqFt	\$187.43	\$194.53	\$180.36	
Distance from Cooperative in miles		0.05	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00613-0042	1-00614-0042	1-00619-0081	1-00611-0045
Address	45 PERRY STREET	247 WEST 11 STREET	85 CHRISTOPHER STREET	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	19	24	22	19
Year Built	1910	1915	1905	1910
Gross SqFt	11,405	11,790	10,950	14,450
Estimated Gross Income	\$457,683	\$522,760	\$412,588	\$579,864
Gross Income per SqFt	\$40.13	\$44.34	\$37.68	\$40.13
Estimated Expense	\$107,093	\$118,862	\$123,776	\$135,725
Expense SqFt	\$9.39	\$10.08	\$11.30	\$9.39
Net Operating Income	\$350,590	\$403,898	\$288,812	\$444,139
Full Market Value	\$2,647,000	\$3,049,000	\$2,181,000	\$3,353,000
Market Value per SqFt	\$232.09	\$258.61	\$199.18	\$232.04
Distance from Cooperative in miles		0.05	0.16	0.12

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00614-0032	1-00613-0044	1-00626-0032	
Address	227 WEST 11 STREET	227 WAVERLY PLACE	40 HORATIO STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	30	31	40	
Year Built	1915	1910	1910	
Gross SqFt	15,798	14,817	15,785	
Estimated Gross Income	\$570,940	\$556,216	\$548,213	
Gross Income per SqFt	\$36.14	\$37.54	\$34.73	
Estimated Expense	\$179,465	\$161,944	\$185,931	
Expense SqFt	\$11.36	\$10.93	\$11.78	
Net Operating Income	\$391,475	\$394,272	\$362,282	
Full Market Value	\$2,956,000	\$2,977,000	\$2,735,000	
Market Value per SqFt	\$187.11	\$200.92	\$173.27	
Distance from Cooperative in miles		0.07	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00614-0037	1-00615-0064	1-00791-0029	1-00626-0032
Address	237 WEST 11 STREET	24 JANE STREET	119 WEST 15 STREET	40 HORATIO STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	34	28	40
Year Built	1915	1910	1914	1910
Gross SqFt	13,968	13,341	13,755	15,785
Estimated Gross Income	\$485,109	\$498,396	\$426,187	\$548,213
Gross Income per SqFt	\$34.73	\$37.36	\$30.98	\$34.73
Estimated Expense	\$164,543	\$158,516	\$154,525	\$185,931
Expense SqFt	\$11.78	\$11.88	\$11.23	\$11.78
Net Operating Income	\$320,566	\$339,880	\$271,662	\$362,282
Full Market Value	\$2,420,000	\$2,566,000	\$2,051,000	\$2,735,000
Market Value per SqFt	\$173.25	\$192.34	\$149.11	\$173.27
Distance from Cooperative in miles		0.08	0.31	0.16

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00615-0067	1-00615-0056	1-00790-0059	
Address	20 JANE STREET	323 WEST 4 STREET	140 WEST 15 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	20	19	20	
Year Built	1946	1919	1920	
Gross SqFt	7,470	7,095	7,375	
Estimated Gross Income	\$265,409	\$271,864	\$241,407	
Gross Income per SqFt	\$35.53	\$38.32	\$32.73	
Estimated Expense	\$87,997	\$88,191	\$82,078	
Expense SqFt	\$11.78	\$12.43	\$11.13	
Net Operating Income	\$177,412	\$183,673	\$159,329	
Full Market Value	\$1,339,000	\$1,387,000	\$1,203,000	
Market Value per SqFt	\$179.25	\$195.49	\$163.12	
Distance from Cooperative in miles		0.00	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00615-0076	1-00624-0049	1-00741-0001	
Address	111 GREENWICH AVENUE	310 WEST 4 STREET	108 9 AVENUE	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	16	16	19	
Year Built	1910	1905	1910	
Gross SqFt	12,363	9,000	12,197	
Estimated Gross Income	\$493,655	\$379,047	\$460,294	
Gross Income per SqFt	\$39.93	\$42.12	\$37.74	
Estimated Expense	\$117,943	\$79,706	\$124,527	
Expense SqFt	\$9.54	\$8.86	\$10.21	
Net Operating Income	\$375,712	\$299,341	\$335,767	
Full Market Value	\$2,837,000	\$2,260,000	\$2,535,000	
Market Value per SqFt	\$229.48	\$251.11	\$207.84	
Distance from Cooperative in miles		0.10	0.31	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00615-0086	1-00791-0078	1-00773-0056	1-00741-0067
Address	245 WEST 12 STREET	91 7 AVENUE	220 WEST 24 STREET	112 9 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	24	69	118	72
Year Built	1920	1920	1930	1938
Gross SqFt	58,565	62,400	57,207	57,706
Estimated Gross Income	\$1,860,610	\$2,463,615	\$1,644,596	\$1,833,486
Gross Income per SqFt	\$31.77	\$39.48	\$28.75	\$31.77
Estimated Expense	\$632,502	\$689,812	\$713,982	\$623,385
Expense SqFt	\$10.80	\$11.05	\$12.48	\$10.80
Net Operating Income	\$1,228,108	\$1,773,803	\$930,614	\$1,210,101
Full Market Value	\$9,272,000	\$13,392,000	\$7,026,000	\$9,132,000
Market Value per SqFt	\$158.32	\$214.62	\$122.82	\$158.25
Distance from Cooperative in miles		0.28	0.57	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00616-0001	1-00899-0040	1-00817-0001	1-00635-0026
Address	42 8 AVENUE	222 EAST 19 STREET	552 AVENUE OF THE AMERICA	772 GREENWICH STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	FLATIRON	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	129	106	111	90
Year Built	1962	1963	1973	1950
Gross SqFt	91,500	87,960	101,231	70,350
Estimated Gross Income	\$2,890,485	\$2,991,453	\$3,198,226	\$1,827,163
Gross Income per SqFt	\$31.59	\$34.01	\$31.59	\$25.97
Estimated Expense	\$736,575	\$1,017,094	\$815,026	\$694,322
Expense SqFt	\$8.05	\$11.56	\$8.05	\$9.87
Net Operating Income	\$2,153,910	\$1,974,359	\$2,383,200	\$1,132,841
Full Market Value	\$16,262,000	\$14,906,000	\$17,993,000	\$8,541,000
Market Value per SqFt	\$177.73	\$169.46	\$177.74	\$121.41
Distance from Cooperative in miles		1.00	0.44	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00616-0011	1-00765-0035	1-00641-0017	1-00797-0007
Address	54 8 AVENUE	78 7 AVENUE	379 WEST 12 STREET	163 WEST 21 STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	163	121	148	110
Year Built	1960	1940	1996	2005
Gross SqFt	127,072	128,350	123,646	128,163
Estimated Gross Income	\$4,558,073	\$3,713,949	\$5,022,378	\$4,597,183
Gross Income per SqFt	\$35.87	\$28.94	\$40.62	\$35.87
Estimated Expense	\$1,002,598	\$1,153,958	\$1,204,175	\$1,011,166
Expense SqFt	\$7.89	\$8.99	\$9.74	\$7.89
Net Operating Income	\$3,555,475	\$2,559,991	\$3,818,203	\$3,586,017
Full Market Value	\$26,844,000	\$19,328,000	\$28,828,000	\$27,074,000
Market Value per SqFt	\$211.25	\$150.59	\$233.15	\$211.25
Distance from Cooperative in miles		0.17	0.31	0.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00618-0060	1-00613-0044	1-00615-0064	
Address	241 WEST 13 STREET	227 WAVERLY PLACE	24 JANE STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	31	31	34	
Year Built	1904	1910	1910	
Gross SqFt	18,468	14,817	13,341	
Estimated Gross Income	\$691,627	\$556,216	\$498,396	
Gross Income per SqFt	\$37.45	\$37.54	\$37.36	
Estimated Expense	\$210,720	\$161,944	\$158,516	
Expense SqFt	\$11.41	\$10.93	\$11.88	
Net Operating Income	\$480,907	\$394,272	\$339,880	
Full Market Value	\$3,631,000	\$2,977,000	\$2,566,000	
Market Value per SqFt	\$196.61	\$200.92	\$192.34	
Distance from Cooperative in miles		0.18	0.10	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00619-0038	1-00619-0014	1-00610-0027	1-00619-0015
Address	105 CHRISTOPHER STREET	242 WEST 10 STREET	172 WAVERLY PLACE	240 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	24	14	23
Year Built	1900	1901	1900	1901
Gross SqFt	6,450	9,480	8,000	9,780
Estimated Gross Income	\$245,487	\$339,077	\$340,281	\$372,270
Gross Income per SqFt	\$38.06	\$35.77	\$42.54	\$38.06
Estimated Expense	\$79,013	\$121,665	\$95,279	\$119,828
Expense SqFt	\$12.25	\$12.83	\$11.91	\$12.25
Net Operating Income	\$166,474	\$217,412	\$245,002	\$252,442
Full Market Value	\$1,257,000	\$1,641,000	\$1,850,000	\$1,906,000
Market Value per SqFt	\$194.88	\$173.10	\$231.25	\$194.89
Distance from Cooperative in miles		0.00	0.18	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-0019	1-00610-0060	1-00585-0001	
Address	350 BLEECKER STREET	1 CHRISTOPHER STREET	464 HUDSON STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	133	134	138	
Year Built	1962	1931	1900	
Gross SqFt	92,998	102,354	97,290	
Estimated Gross Income	\$3,982,174	\$4,701,215	\$3,862,000	
Gross Income per SqFt	\$42.82	\$45.93	\$39.70	
Estimated Expense	\$974,619	\$1,226,143	\$872,518	
Expense SqFt	\$10.48	\$11.98	\$8.97	
Net Operating Income	\$3,007,555	\$3,475,072	\$2,989,482	
Full Market Value	\$22,707,000	\$26,237,000	\$22,571,000	
Market Value per SqFt	\$244.17	\$256.34	\$232.00	
Distance from Cooperative in miles		0.25	0.15	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-0053	1-00619-0064	1-00612-0009	1-00612-0007
Address	88 CHARLES STREET	196 WEST 10 STREET	44 PERRY STREET	48 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	C4-WALK-UP
Total Units	20	20	17	17
Year Built	1900	1901	1900	1901
Gross SqFt	9,700	9,365	9,490	9,030
Estimated Gross Income	\$366,757	\$354,110	\$332,432	\$369,690
Gross Income per SqFt	\$37.81	\$37.81	\$35.03	\$40.94
Estimated Expense	\$121,832	\$117,589	\$99,730	\$110,907
Expense SqFt	\$12.56	\$12.56	\$10.51	\$12.28
Net Operating Income	\$244,925	\$236,521	\$232,702	\$258,783
Full Market Value	\$1,849,000	\$1,786,000	\$1,757,000	\$1,954,000
Market Value per SqFt	\$190.62	\$190.71	\$185.14	\$216.39
Distance from Cooperative in miles		0.05	0.09	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-0054	1-00622-0005	1-00620-0061	1-00615-0068
Address	84 CHARLES STREET	560 HUDSON STREET	72 CHARLES STREET	16 JANE 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	32	17	28
Year Built	1900	1900	1901	1900
Gross SqFt	13,685	14,352	9,545	13,200
Estimated Gross Income	\$515,514	\$540,662	\$303,955	\$652,069
Gross Income per SqFt	\$37.67	\$37.67	\$31.84	\$49.40
Estimated Expense	\$195,969	\$205,452	\$136,589	\$182,579
Expense SqFt	\$14.32	\$14.32	\$14.31	\$13.83
Net Operating Income	\$319,545	\$335,210	\$167,366	\$469,490
Full Market Value	\$2,413,000	\$2,531,000	\$1,264,000	\$3,545,000
Market Value per SqFt	\$176.32	\$176.35	\$132.43	\$268.56
Distance from Cooperative in miles		0.11	0.00	0.24

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-0056	1-00592-0052	1-00620-0068	
Address	82 CHARLES STREET	160 WAVERLY PLACE	236 WEST 4 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	30	26	32	
Year Built	1900	1900	1900	
Gross SqFt	19,210	17,117	21,895	
Estimated Gross Income	\$626,822	\$589,012	\$675,431	
Gross Income per SqFt	\$32.63	\$34.41	\$30.85	
Estimated Expense	\$191,716	\$176,704	\$210,947	
Expense SqFt	\$9.98	\$10.32	\$9.63	
Net Operating Income	\$435,106	\$412,308	\$464,484	
Full Market Value	\$3,285,000	\$3,113,000	\$3,507,000	
Market Value per SqFt	\$171.00	\$181.87	\$160.17	
Distance from Cooperative in miles		0.16	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-0058	1-00619-0064	1-00612-0009	1-00612-0007
Address	78 CHARLES STREET	196 WEST 10 STREET	44 PERRY STREET	48 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	C4-WALK-UP
Total Units	15	20	17	17
Year Built	1900	1901	1900	1901
Gross SqFt	9,900	9,365	9,490	9,030
Estimated Gross Income	\$374,319	\$354,110	\$332,432	\$369,690
Gross Income per SqFt	\$37.81	\$37.81	\$35.03	\$40.94
Estimated Expense	\$124,344	\$117,589	\$99,730	\$110,907
Expense SqFt	\$12.56	\$12.56	\$10.51	\$12.28
Net Operating Income	\$249,975	\$236,521	\$232,702	\$258,783
Full Market Value	\$1,887,000	\$1,786,000	\$1,757,000	\$1,954,000
Market Value per SqFt	\$190.61	\$190.71	\$185.14	\$216.39
Distance from Cooperative in miles		0.05	0.09	0.09

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-0066	1-00620-0013	1-00590-0038	1-00615-0056
Address	244 WEST 4 STREET	106 CHARLES STREET	15 CORNELIA STREET	323 WEST 4 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	20	16	19
Year Built	1920	1920	1920	1919
Gross SqFt	7,100	7,680	6,740	7,095
Estimated Gross Income	\$318,009	\$344,017	\$303,175	\$271,864
Gross Income per SqFt	\$44.79	\$44.79	\$44.98	\$38.32
Estimated Expense	\$69,793	\$75,468	\$84,889	\$88,191
Expense SqFt	\$9.83	\$9.83	\$12.59	\$12.43
Net Operating Income	\$248,216	\$268,549	\$218,286	\$183,673
Full Market Value	\$1,874,000	\$2,028,000	\$1,648,000	\$1,387,000
Market Value per SqFt	\$263.94	\$264.06	\$244.51	\$195.49
Distance from Cooperative in miles		0.08	0.21	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-0067	1-00614-0025	1-00611-0049	1-00620-0061
Address	242 WEST 4 STREET	244 WAVERLY PLACE	18 CHARLES STREET	72 CHARLES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	11	13	16	17
Year Built	1900	1900	1900	1901
Gross SqFt	6,730	6,860	7,170	9,545
Estimated Gross Income	\$241,271	\$327,039	\$257,045	\$303,955
Gross Income per SqFt	\$35.85	\$47.67	\$35.85	\$31.84
Estimated Expense	\$69,992	\$91,571	\$74,543	\$136,589
Expense SqFt	\$10.40	\$13.35	\$10.40	\$14.31
Net Operating Income	\$171,279	\$235,468	\$182,502	\$167,366
Full Market Value	\$1,293,000	\$1,778,000	\$1,378,000	\$1,264,000
Market Value per SqFt	\$192.12	\$259.18	\$192.19	\$132.43
Distance from Cooperative in miles		0.16	0.16	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-0082	1-00614-0027	1-00615-0094	
Address	211 WEST 10 STREET	217 WEST 11 STREET	269 WEST 12 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	24	36	29	
Year Built	1920	1916	1910	
Gross SqFt	18,126	22,050	15,708	
Estimated Gross Income	\$734,103	\$801,657	\$701,186	
Gross Income per SqFt	\$40.50	\$36.36	\$44.64	
Estimated Expense	\$204,643	\$222,273	\$196,332	
Expense SqFt	\$11.29	\$10.08	\$12.50	
Net Operating Income	\$529,460	\$579,384	\$504,854	
Full Market Value	\$3,997,000	\$4,374,000	\$3,812,000	
Market Value per SqFt	\$220.51	\$198.37	\$242.68	
Distance from Cooperative in miles		0.16	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00621-0013	1-00592-0062	1-00764-0024	
Address	96 PERRY STREET	140 WAVERLY PLACE	225 WEST 14 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	36	23	29	
Year Built	1930	1930	1928	
Gross SqFt	16,986	12,144	17,424	
Estimated Gross Income	\$697,275	\$459,603	\$770,928	
Gross Income per SqFt	\$41.05	\$37.85	\$44.25	
Estimated Expense	\$194,660	\$115,225	\$233,945	
Expense SqFt	\$11.46	\$9.49	\$13.43	
Net Operating Income	\$502,615	\$344,378	\$536,983	
Full Market Value	\$3,795,000	\$2,600,000	\$4,054,000	
Market Value per SqFt	\$223.42	\$214.10	\$232.67	
Distance from Cooperative in miles		0.25	0.39	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00621-0035	1-00615-0051	1-00610-0045	1-00588-0040
Address	371 BLEECKER STREET	31 BANK STREET	146 WEST 10 STREET	54 BARROW 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	C5-WALK-UP
Total Units	20	16	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	9,270	9,490	9,540	9,320
Estimated Gross Income	\$406,860	\$435,145	\$418,756	\$391,518
Gross Income per SqFt	\$43.89	\$45.85	\$43.89	\$42.01
Estimated Expense	\$131,634	\$121,841	\$135,509	\$110,564
Expense SqFt	\$14.20	\$12.84	\$14.20	\$11.86
Net Operating Income	\$275,226	\$313,304	\$283,247	\$280,954
Full Market Value	\$2,078,000	\$2,365,000	\$2,139,000	\$2,121,000
Market Value per SqFt	\$224.16	\$249.21	\$224.21	\$227.58
Distance from Cooperative in miles		0.16	0.19	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00622-0014	1-00619-0084	1-00632-0057	1-00623-0038
Address	290 WEST 11 STREET	91 CHRISTOPHER STREET	117 CHARLES STREET	296 WEST 4 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	19	22	13	12
Year Built	1910	1910	1910	1910
Gross SqFt	8,617	10,950	5,700	8,760
Estimated Gross Income	\$350,453	\$484,366	\$231,797	\$270,031
Gross Income per SqFt	\$40.67	\$44.23	\$40.67	\$30.83
Estimated Expense	\$110,815	\$135,622	\$73,298	\$103,764
Expense SqFt	\$12.86	\$12.39	\$12.86	\$11.85
Net Operating Income	\$239,638	\$348,744	\$158,499	\$166,267
Full Market Value	\$1,809,000	\$2,633,000	\$1,197,000	\$1,255,000
Market Value per SqFt	\$209.93	\$240.46	\$210.00	\$143.26
Distance from Cooperative in miles		0.15	0.08	0.08

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00622-0017	1-00632-0057	1-00622-0012	1-00631-0027
Address	398 BLEECKER STREET	117 CHARLES STREET	296 WEST 11 STREET	273 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	18	13	16	16
Year Built	1910	1910	1910	1910
Gross SqFt	5,984	5,700	9,000	7,668
Estimated Gross Income	\$243,369	\$231,797	\$411,145	\$280,916
Gross Income per SqFt	\$40.67	\$40.67	\$45.68	\$36.63
Estimated Expense	\$76,954	\$73,298	\$125,860	\$106,748
Expense SqFt	\$12.86	\$12.86	\$13.98	\$13.92
Net Operating Income	\$166,415	\$158,499	\$285,285	\$174,168
Full Market Value	\$1,256,000	\$1,197,000	\$2,154,000	\$1,306,000
Market Value per SqFt	\$209.89	\$210.00	\$239.33	\$170.32
Distance from Cooperative in miles		0.08	0.00	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00622-0041	1-00612-0033	1-00624-0041	1-00622-0056
Address	268 WEST 11 STREET	29 CHARLES STREET	300 WEST 12 STREET	53 PERRY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	48	36	54	72
Year Built	1915	1914	1920	1930
Gross SqFt	29,725	27,108	34,872	34,140
Estimated Gross Income	\$1,053,454	\$801,681	\$1,236,025	\$1,417,363
Gross Income per SqFt	\$35.44	\$29.57	\$35.44	\$41.52
Estimated Expense	\$309,735	\$272,572	\$363,452	\$267,751
Expense SqFt	\$10.42	\$10.06	\$10.42	\$7.84
Net Operating Income	\$743,719	\$529,109	\$872,573	\$1,149,612
Full Market Value	\$5,615,000	\$3,995,000	\$6,588,000	\$8,680,000
Market Value per SqFt	\$188.90	\$147.37	\$188.92	\$254.25
Distance from Cooperative in miles		0.09	0.10	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00622-0065	1-00621-0029	1-00615-0081	1-00633-0058
Address	77 PERRY STREET	101 CHARLES STREET	103 GREENWICH AVENUE	551 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	21	18	24
Year Built	1900	1901	1900	1901
Gross SqFt	12,271	10,485	9,887	15,168
Estimated Gross Income	\$523,235	\$493,466	\$421,582	\$615,566
Gross Income per SqFt	\$42.64	\$47.06	\$42.64	\$40.58
Estimated Expense	\$176,334	\$90,246	\$142,069	\$184,949
Expense SqFt	\$14.37	\$8.61	\$14.37	\$12.19
Net Operating Income	\$346,901	\$403,220	\$279,513	\$430,617
Full Market Value	\$2,619,000	\$3,044,000	\$2,110,000	\$3,251,000
Market Value per SqFt	\$213.43	\$290.32	\$213.41	\$214.33
Distance from Cooperative in miles		0.09	0.16	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00622-0066	1-00622-0012	1-00611-0031	
Address	79 PERRY STREET	296 WEST 11 STREET	161 WEST 10 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	
Total Units	11	16	20	
Year Built	1910	1910	1910	
Gross SqFt	8,555	9,000	11,480	
Estimated Gross Income	\$325,432	\$411,145	\$348,875	
Gross Income per SqFt	\$38.04	\$45.68	\$30.39	
Estimated Expense	\$104,029	\$125,860	\$118,618	
Expense SqFt	\$12.16	\$13.98	\$10.33	
Net Operating Income	\$221,403	\$285,285	\$230,257	
Full Market Value	\$1,672,000	\$2,154,000	\$1,738,000	
Market Value per SqFt	\$195.44	\$239.33	\$151.39	
Distance from Cooperative in miles		0.07	0.14	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00623-0055	1-00622-0012	1-00610-0045	1-00615-0057
Address	281 WEST 11 STREET	296 WEST 11 STREET	146 WEST 10 STREET	325 WEST 4 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	16	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	11,592	9,000	9,540	9,797
Estimated Gross Income	\$508,773	\$411,145	\$418,756	\$321,610
Gross Income per SqFt	\$43.89	\$45.68	\$43.89	\$32.83
Estimated Expense	\$164,606	\$125,860	\$135,509	\$87,583
Expense SqFt	\$14.20	\$13.98	\$14.20	\$8.94
Net Operating Income	\$344,167	\$285,285	\$283,247	\$234,027
Full Market Value	\$2,598,000	\$2,154,000	\$2,139,000	\$1,767,000
Market Value per SqFt	\$224.12	\$239.33	\$224.21	\$180.36
Distance from Cooperative in miles		0.08	0.25	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00624-0001	1-00899-0040	1-00640-0021	1-00850-0039
Address	771 GREENWICH STREET	222 EAST 19 STREET	756 WASHINGTON STREET	268 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	GREENWICH VILLAGE-WEST	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	114	106	67	77
Year Built	1968	1963	2003	1927
Gross SqFt	90,450	87,960	76,549	98,641
Estimated Gross Income	\$3,422,628	\$2,991,453	\$2,896,454	\$4,783,794
Gross Income per SqFt	\$37.84	\$34.01	\$37.84	\$48.50
Estimated Expense	\$919,877	\$1,017,094	\$778,633	\$1,195,996
Expense SqFt	\$10.17	\$11.56	\$10.17	\$12.12
Net Operating Income	\$2,502,751	\$1,974,359	\$2,117,821	\$3,587,798
Full Market Value	\$18,896,000	\$14,906,000	\$15,990,000	\$27,088,000
Market Value per SqFt	\$208.91	\$169.46	\$208.89	\$274.61
Distance from Cooperative in miles		1.16	0.15	0.95

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00624-0008	1-00611-0076	1-00619-0056	
Address	791 GREENWICH STREET	153 WEST 10 STREET	208 WEST 10 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	37	27	41	
Year Built	1915	1910	1910	
Gross SqFt	24,116	22,044	22,005	
Estimated Gross Income	\$950,412	\$650,824	\$1,084,569	
Gross Income per SqFt	\$39.41	\$29.52	\$49.29	
Estimated Expense	\$279,987	\$221,280	\$289,917	
Expense SqFt	\$11.61	\$10.04	\$13.18	
Net Operating Income	\$670,425	\$429,544	\$794,652	
Full Market Value	\$5,062,000	\$3,243,000	\$6,000,000	
Market Value per SqFt	\$209.90	\$147.11	\$272.67	
Distance from Cooperative in miles		0.32	0.27	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00624-0052	1-00615-0057	1-00622-0026	1-00622-0012
Address	306 WEST 4 STREET	325 WEST 4 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	16	20	15	16
Year Built	1910	1910	1910	1910
Gross SqFt	9,885	9,797	9,145	9,000
Estimated Gross Income	\$324,525	\$321,610	\$257,570	\$411,145
Gross Income per SqFt	\$32.83	\$32.83	\$28.17	\$45.68
Estimated Expense	\$88,372	\$87,583	\$112,268	\$125,860
Expense SqFt	\$8.94	\$8.94	\$12.28	\$13.98
Net Operating Income	\$236,153	\$234,027	\$145,302	\$285,285
Full Market Value	\$1,783,000	\$1,767,000	\$1,097,000	\$2,154,000
Market Value per SqFt	\$180.37	\$180.36	\$119.96	\$239.33
Distance from Cooperative in miles		0.10	0.12	0.12

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00625-0021	1-00626-0001	1-00641-0044	1-00622-0005
Address	799 GREENWICH STREET	809 GREENWICH STREET	82 JANE STREET	560 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	C5-WALK-UP
Total Units	12	27	29	32
Year Built	1900	1901	1900	1900
Gross SqFt	16,026	15,250	14,680	14,352
Estimated Gross Income	\$665,560	\$639,471	\$609,613	\$540,662
Gross Income per SqFt	\$41.53	\$41.93	\$41.53	\$37.67
Estimated Expense	\$191,030	\$179,052	\$174,935	\$205,452
Expense SqFt	\$11.92	\$11.74	\$11.92	\$14.32
Net Operating Income	\$474,530	\$460,419	\$434,678	\$335,210
Full Market Value	\$3,583,000	\$3,476,000	\$3,282,000	\$2,531,000
Market Value per SqFt	\$223.57	\$227.93	\$223.57	\$176.35
Distance from Cooperative in miles		0.04	0.06	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00625-0026	1-00592-0062	1-00582-0020	1-00634-0060
Address	622 HUDSON STREET	140 WAVERLY PLACE	60 LEROY STREET	581 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	31	23	37	24
Year Built	1940	1930	1941	1930
Gross SqFt	15,084	12,144	22,242	16,700
Estimated Gross Income	\$501,543	\$459,603	\$739,631	\$537,563
Gross Income per SqFt	\$33.25	\$37.85	\$33.25	\$32.19
Estimated Expense	\$160,645	\$115,225	\$236,880	\$188,949
Expense SqFt	\$10.65	\$9.49	\$10.65	\$11.31
Net Operating Income	\$340,898	\$344,378	\$502,751	\$348,614
Full Market Value	\$2,574,000	\$2,600,000	\$3,796,000	\$2,420,000
Market Value per SqFt	\$170.64	\$214.10	\$170.67	\$144.91
Distance from Cooperative in miles		0.39	0.56	0.14

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00626-0004	1-00741-0060	1-00615-0056	1-00743-0020
Address	815 GREENWICH STREET	350 WEST 18 STREET	323 WEST 4 STREET	335 WEST 19 STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	18	19	44
Year Built	1947	1910	1919	1938
Gross SqFt	10,000	9,864	7,095	14,540
Estimated Gross Income	\$383,200	\$396,529	\$271,864	\$473,166
Gross Income per SqFt	\$38.32	\$40.20	\$38.32	\$32.54
Estimated Expense	\$124,300	\$77,165	\$88,191	\$185,114
Expense SqFt	\$12.43	\$7.82	\$12.43	\$12.73
Net Operating Income	\$258,900	\$319,364	\$183,673	\$288,052
Full Market Value	\$1,955,000	\$2,411,000	\$1,387,000	\$2,175,000
Market Value per SqFt	\$195.50	\$244.42	\$195.49	\$149.59
Distance from Cooperative in miles		0.33	0.17	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00626-0012	1-00795-0001	1-00872-0035	
Address	631 HUDSON STREET	180 WEST 20 STREET	166 3 AVENUE	
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GRAMERCY	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	261	259	242	
Year Built	1963	2000	1963	
Gross SqFt	262,297	274,659	236,064	
Estimated Gross Income	\$9,353,511	\$11,530,398	\$6,922,808	
Gross Income per SqFt	\$35.66	\$41.98	\$29.33	
Estimated Expense	\$2,735,758	\$3,228,511	\$2,148,120	
Expense SqFt	\$10.43	\$11.75	\$9.10	
Net Operating Income	\$6,617,753	\$8,301,887	\$4,774,688	
Full Market Value	\$49,964,000	\$62,679,000	\$36,049,000	
Market Value per SqFt	\$190.49	\$228.21	\$152.71	
Distance from Cooperative in miles		0.56	1.02	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00626-0050	1-00614-0043	1-00615-0057	
Address	41 JANE STREET	249 WEST 11 STREET	325 WEST 4 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	18	16	20	
Year Built	1915	1915	1910	
Gross SqFt	9,190	9,375	9,797	
Estimated Gross Income	\$353,356	\$413,189	\$321,610	
Gross Income per SqFt	\$38.45	\$44.07	\$32.83	
Estimated Expense	\$103,020	\$126,288	\$87,583	
Expense SqFt	\$11.21	\$13.47	\$8.94	
Net Operating Income	\$250,336	\$286,901	\$234,027	
Full Market Value	\$1,890,000	\$2,166,000	\$1,767,000	
Market Value per SqFt	\$205.66	\$231.04	\$180.36	
Distance from Cooperative in miles		0.16	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00626-0054	1-00614-0043	1-00626-0052	1-00615-0057
Address	51 JANE STREET	249 WEST 11 STREET	47 JANE STREET	325 WEST 4 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	16	20	20
Year Built	1915	1915	1901	1910
Gross SqFt	7,650	9,375	9,155	9,797
Estimated Gross Income	\$309,825	\$413,189	\$370,741	\$321,610
Gross Income per SqFt	\$40.50	\$44.07	\$40.50	\$32.83
Estimated Expense	\$86,751	\$126,288	\$103,807	\$87,583
Expense SqFt	\$11.34	\$13.47	\$11.34	\$8.94
Net Operating Income	\$223,074	\$286,901	\$266,934	\$234,027
Full Market Value	\$1,684,000	\$2,166,000	\$2,015,000	\$1,767,000
Market Value per SqFt	\$220.13	\$231.04	\$220.10	\$180.36
Distance from Cooperative in miles		0.16	0.00	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00628-0017	1-00591-0040	1-00764-0007	1-00570-0008
Address	652 HUDSON STREET	317 BLEECKER STREET	253 WEST 14 STREET	6 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	17	56	47	54
Year Built	1900	1900	1930	1900
Gross SqFt	50,962	41,748	39,628	49,408
Estimated Gross Income	\$1,874,892	\$1,745,350	\$1,431,219	\$1,817,718
Gross Income per SqFt	\$36.79	\$41.81	\$36.12	\$36.79
Estimated Expense	\$468,850	\$459,727	\$321,463	\$454,702
Expense SqFt	\$9.20	\$11.01	\$8.11	\$9.20
Net Operating Income	\$1,406,042	\$1,285,623	\$1,109,756	\$1,363,016
Full Market Value	\$10,616,000	\$9,706,000	\$8,379,000	\$10,291,000
Market Value per SqFt	\$208.31	\$232.49	\$211.44	\$208.29
Distance from Cooperative in miles		0.45	0.20	0.69

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00629-0040	1-00741-0001	1-00741-0002	1-00627-0013
Address	69 8 AVENUE	108 9 AVENUE	110 9 AVENUE	641 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	19	19	17
Year Built	1910	1910	1910	1910
Gross SqFt	10,055	12,197	10,420	13,010
Estimated Gross Income	\$379,476	\$460,294	\$460,294	\$457,528
Gross Income per SqFt	\$37.74	\$37.74	\$44.17	\$35.17
Estimated Expense	\$102,662	\$124,527	\$124,527	\$95,062
Expense SqFt	\$10.21	\$10.21	\$11.95	\$7.31
Net Operating Income	\$276,814	\$335,767	\$335,767	\$362,466
Full Market Value	\$2,090,000	\$2,535,000	\$2,535,000	\$2,737,000
Market Value per SqFt	\$207.86	\$207.84	\$243.28	\$210.38
Distance from Cooperative in miles		0.19	0.19	0.12

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00629-0041	1-00741-0001	1-00741-0002	1-00627-0013
Address	67 8 AVENUE	108 9 AVENUE	110 9 AVENUE	641 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	19	19	17
Year Built	1910	1910	1910	1910
Gross SqFt	10,105	12,197	10,420	13,010
Estimated Gross Income	\$381,363	\$460,294	\$460,294	\$457,528
Gross Income per SqFt	\$37.74	\$37.74	\$44.17	\$35.17
Estimated Expense	\$103,172	\$124,527	\$124,527	\$95,062
Expense SqFt	\$10.21	\$10.21	\$11.95	\$7.31
Net Operating Income	\$278,191	\$335,767	\$335,767	\$362,466
Full Market Value	\$2,100,000	\$2,535,000	\$2,535,000	\$2,737,000
Market Value per SqFt	\$207.82	\$207.84	\$243.28	\$210.38
Distance from Cooperative in miles		0.19	0.19	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00630-0043	1-00574-0073	1-00619-0067	1-00587-0046
Address	511 HUDSON STREET	59 WEST 10 STREET	192 WEST 10 STREET	53 BARROW STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	30	60	27	51
Year Built	1911	1900	1910	1910
Gross SqFt	40,320	37,999	25,955	28,635
Estimated Gross Income	\$1,478,534	\$1,393,345	\$832,245	\$1,241,318
Gross Income per SqFt	\$36.67	\$36.67	\$32.06	\$43.35
Estimated Expense	\$443,520	\$418,004	\$248,025	\$347,569
Expense SqFt	\$11.00	\$11.00	\$9.56	\$12.14
Net Operating Income	\$1,035,014	\$975,341	\$584,220	\$893,749
Full Market Value	\$7,814,000	\$7,364,000	\$4,411,000	\$6,748,000
Market Value per SqFt	\$193.80	\$193.79	\$169.95	\$235.66
Distance from Cooperative in miles		0.53	0.17	0.17

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00632-0017	1-00641-0017	1-00618-0033	1-00884-0048
Address	726 GREENWICH STREET	379 WEST 12 STREET	48 7 AVENUE	402 3 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	158	148	165	150
Year Built	1930	1996	1931	1974
Gross SqFt	141,000	123,646	142,204	137,628
Estimated Gross Income	\$4,861,680	\$5,022,378	\$4,084,808	\$4,745,054
Gross Income per SqFt	\$34.48	\$40.62	\$28.72	\$34.48
Estimated Expense	\$1,290,150	\$1,204,175	\$1,388,835	\$1,259,535
Expense SqFt	\$9.15	\$9.74	\$9.77	\$9.15
Net Operating Income	\$3,571,530	\$3,818,203	\$2,695,973	\$3,485,519
Full Market Value	\$26,965,000	\$28,828,000	\$20,355,000	\$26,316,000
Market Value per SqFt	\$191.24	\$233.15	\$143.14	\$191.21
Distance from Cooperative in miles		0.24	0.43	1.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00632-0039	1-00642-0012	1-00635-0042	1-00618-0042
Address	719 GREENWICH STREET	110 HORATIO STREET	123 BANK STREET	205 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	14	33	49	55
Year Built	1915	1900	1930	1962
Gross SqFt	25,746	26,250	37,064	26,700
Estimated Gross Income	\$1,007,441	\$1,204,389	\$1,376,209	\$1,044,852
Gross Income per SqFt	\$39.13	\$45.88	\$37.13	\$39.13
Estimated Expense	\$187,431	\$315,234	\$372,416	\$194,500
Expense SqFt	\$7.28	\$12.01	\$10.05	\$7.28
Net Operating Income	\$820,010	\$889,155	\$1,003,793	\$850,352
Full Market Value	\$6,191,000	\$6,713,000	\$7,579,000	\$6,420,000
Market Value per SqFt	\$240.46	\$255.73	\$204.48	\$240.45
Distance from Cooperative in miles		0.28	0.14	0.39

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00632-0045	1-00619-0067	1-00611-0076	1-00614-0027
Address	731 GREENWICH STREET	192 WEST 10 STREET	153 WEST 10 STREET	217 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	C1-WALK-UP
Total Units	56	27	27	36
Year Built	1911	1910	1910	1916
Gross SqFt	23,398	25,955	22,044	22,050
Estimated Gross Income	\$750,140	\$832,245	\$650,824	\$801,657
Gross Income per SqFt	\$32.06	\$32.06	\$29.52	\$36.36
Estimated Expense	\$223,685	\$248,025	\$221,280	\$222,273
Expense SqFt	\$9.56	\$9.56	\$10.04	\$10.08
Net Operating Income	\$526,455	\$584,220	\$429,544	\$579,384
Full Market Value	\$3,975,000	\$4,411,000	\$3,243,000	\$4,374,000
Market Value per SqFt	\$169.89	\$169.95	\$147.11	\$198.37
Distance from Cooperative in miles		0.17	0.30	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00632-0056	1-00588-0040	1-00632-0057	
Address	115 CHARLES STREET	54 BARROW STREET	117 CHARLES STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	
Total Units	15	20	13	
Year Built	1911	1910	1910	
Gross SqFt	9,515	9,320	5,700	
Estimated Gross Income	\$393,350	\$391,518	\$231,797	
Gross Income per SqFt	\$41.34	\$42.01	\$40.67	
Estimated Expense	\$117,605	\$110,564	\$73,298	
Expense SqFt	\$12.36	\$11.86	\$12.86	
Net Operating Income	\$275,745	\$280,954	\$158,499	
Full Market Value	\$2,082,000	\$2,121,000	\$1,197,000	
Market Value per SqFt	\$218.81	\$227.58	\$210.00	
Distance from Cooperative in miles		0.20	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00633-0006	1-00633-0038	1-00624-0060	1-00619-0016
Address	717 WASHINGTON STREET	733 GREENWICH STREET	65 BANK STREET	236 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	C7-WALK-UP
Total Units	45	28	36	37
Year Built	1900	1900	1910	1905
Gross SqFt	25,281	17,470	25,614	20,073
Estimated Gross Income	\$870,930	\$601,818	\$968,853	\$541,754
Gross Income per SqFt	\$34.45	\$34.45	\$37.83	\$26.99
Estimated Expense	\$288,203	\$199,118	\$280,967	\$231,117
Expense SqFt	\$11.40	\$11.40	\$10.97	\$11.51
Net Operating Income	\$582,727	\$402,700	\$687,886	\$310,637
Full Market Value	\$4,400,000	\$3,040,000	\$5,194,000	\$2,345,000
Market Value per SqFt	\$174.04	\$174.01	\$202.78	\$116.82
Distance from Cooperative in miles		0.06	0.20	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00633-0028	1-00635-0042	1-00764-0051	1-00590-0016
Address	131 PERRY STREET	123 BANK STREET	222 WEST 15 STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	14	49	64	38
Year Built	1905	1930	1928	1940
Gross SqFt	32,000	37,064	38,330	28,656
Estimated Gross Income	\$1,188,160	\$1,376,209	\$1,731,682	\$1,032,702
Gross Income per SqFt	\$37.13	\$37.13	\$45.18	\$36.04
Estimated Expense	\$321,600	\$372,416	\$484,871	\$299,484
Expense SqFt	\$10.05	\$10.05	\$12.65	\$10.45
Net Operating Income	\$866,560	\$1,003,793	\$1,246,811	\$733,218
Full Market Value	\$6,543,000	\$7,579,000	\$9,413,000	\$5,536,000
Market Value per SqFt	\$204.47	\$204.48	\$245.58	\$193.19
Distance from Cooperative in miles		0.09	0.45	0.38

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00633-0030	1-00635-0039	1-00635-0040	1-00622-0067
Address	135 PERRY STREET	117 BANK STREET	119 BANK 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	16	20	20	17
Year Built	1900	1901	1901	1901
Gross SqFt	9,600	9,620	9,505	9,050
Estimated Gross Income	\$438,336	\$391,781	\$433,974	\$435,481
Gross Income per SqFt	\$45.66	\$40.73	\$45.66	\$48.12
Estimated Expense	\$119,616	\$105,533	\$118,390	\$121,935
Expense SqFt	\$12.46	\$10.97	\$12.46	\$13.47
Net Operating Income	\$318,720	\$286,248	\$315,584	\$313,546
Full Market Value	\$2,406,000	\$2,161,000	\$2,383,000	\$2,367,000
Market Value per SqFt	\$250.63	\$224.64	\$250.71	\$261.55
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	1-00634-0023	1-00634-0047	1-00792-0008	1-00631-0030
Address	760 GREENWICH STREET	337 WEST 11 STREET	151 WEST 16 STREET	697 GREENWICH STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	55	63	76	53
Year Built	1956	1965	1962	1979
Gross SqFt	45,426	53,500	43,770	51,200
Estimated Gross Income	\$1,911,072	\$2,250,817	\$1,666,735	\$2,305,184
Gross Income per SqFt	\$42.07	\$42.07	\$38.08	\$45.02
Estimated Expense	\$508,771	\$599,060	\$500,021	\$696,485
Expense SqFt	\$11.20	\$11.20	\$11.42	\$13.60
Net Operating Income	\$1,402,301	\$1,651,757	\$1,166,714	\$1,608,699
Full Market Value	\$10,587,000	\$12,471,000	\$8,809,000	\$12,146,000
Market Value per SqFt	\$233.06	\$233.10	\$201.26	\$237.23
Distance from Cooperative in miles		0.00	0.59	0.14

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00634-0036	1-00587-0046	1-00624-0060	1-00618-0044
Address	323 WEST 11 STREET	53 BARROW STREET	65 BANK STREET	209 WEST 13 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	C1-WALK-UP
Total Units	38	51	36	36
Year Built	1900	1910	1910	1900
Gross SqFt	31,206	28,635	25,614	27,075
Estimated Gross Income	\$1,180,523	\$1,241,318	\$968,853	\$702,707
Gross Income per SqFt	\$37.83	\$43.35	\$37.83	\$25.95
Estimated Expense	\$342,330	\$347,569	\$280,967	\$174,812
Expense SqFt	\$10.97	\$12.14	\$10.97	\$6.46
Net Operating Income	\$838,193	\$893,749	\$687,886	\$527,895
Full Market Value	\$6,328,000	\$6,748,000	\$5,194,000	\$3,983,000
Market Value per SqFt	\$202.78	\$235.66	\$202.78	\$147.11
Distance from Cooperative in miles		0.33	0.17	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00634-0065	1-00590-0016	1-00563-0026	1-00620-0001
Address	571 HUDSON STREET	22 JONES STREET	40 EAST 12 STREET	520 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	17	38	25	29
Year Built	1911	1940	1900	1950
Gross SqFt	22,671	28,656	24,198	23,778
Estimated Gross Income	\$821,144	\$1,032,702	\$1,052,645	\$861,320
Gross Income per SqFt	\$36.22	\$36.04	\$43.50	\$36.22
Estimated Expense	\$246,434	\$299,484	\$235,109	\$258,396
Expense SqFt	\$10.87	\$10.45	\$9.72	\$10.87
Net Operating Income	\$574,710	\$733,218	\$817,536	\$602,924
Full Market Value	\$4,339,000	\$5,536,000	\$6,172,000	\$4,552,000
Market Value per SqFt	\$191.39	\$193.19	\$255.06	\$191.44
Distance from Cooperative in miles		0.38	0.76	0.14

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00636-0013	1-00631-0027	1-00630-0007	1-00588-0039
Address	1 WEEHAWKEN STREET	273 WEST 10 STREET	661 WASHINGTON STREET	52 BARROW 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	14	16	15	20
Year Built	1910	1910	1910	1910
Gross SqFt	5,610	7,668	10,230	10,105
Estimated Gross Income	\$176,603	\$280,916	\$321,997	\$305,671
Gross Income per SqFt	\$31.48	\$36.63	\$31.48	\$30.25
Estimated Expense	\$56,493	\$106,748	\$103,039	\$140,609
Expense SqFt	\$10.07	\$13.92	\$10.07	\$13.91
Net Operating Income	\$120,110	\$174,168	\$218,958	\$165,062
Full Market Value	\$907,000	\$1,306,000	\$1,653,000	\$1,202,000
Market Value per SqFt	\$161.68	\$170.32	\$161.58	\$118.95
Distance from Cooperative in miles		0.09	0.06	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00636-0022	1-00796-0048	1-00768-0059	
Address	650 WASHINGTON STREET	120 WEST 21 STREET	238 WEST 19 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR	
Total Units	214	213	202	
Year Built	1964	2000	1986	
Gross SqFt	165,436	174,621	157,364	
Estimated Gross Income	\$5,561,958	\$5,907,002	\$5,255,721	
Gross Income per SqFt	\$33.62	\$33.83	\$33.40	
Estimated Expense	\$1,426,058	\$1,179,563	\$1,649,996	
Expense SqFt	\$8.62	\$6.75	\$10.49	
Net Operating Income	\$4,135,900	\$4,727,439	\$3,605,725	
Full Market Value	\$31,226,000	\$24,442,000	\$27,223,000	
Market Value per SqFt	\$188.75	\$139.97	\$172.99	
Distance from Cooperative in miles		0.93	0.79	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00637-0030	1-00346-0095	1-00714-0063	
Address	688 WASHINGTON STREET	384 GRAND STREET	458 WEST 17 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	LOWER EAST SIDE	CHELSEA	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	22	29	14	
Year Built	1973	1920	1910	
Gross SqFt	37,620	26,377	10,710	
Estimated Gross Income	\$728,323	\$668,442	\$143,328	
Gross Income per SqFt	\$19.36	\$25.34	\$13.38	
Estimated Expense	\$245,659	\$168,686	\$71,374	
Expense SqFt	\$6.53	\$6.40	\$6.66	
Net Operating Income	\$482,664	\$499,756	\$71,954	
Full Market Value	\$3,463,000	\$3,762,000	\$465,000	
Market Value per SqFt	\$92.05	\$142.62	\$43.42	
Distance from Cooperative in miles		1.66	0.62	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00637-0036	1-00633-0027	1-00621-0010	1-00584-0039
Address	151 CHARLES STREET	129 PERRY STREET	104 PERRY STREET	33 MORTON 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	C5-WALK-UP
Total Units	12	25	13	13
Year Built	1979	1910	1901	1910
Gross SqFt	13,156	11,622	8,465	6,720
Estimated Gross Income	\$492,824	\$430,176	\$248,673	\$251,699
Gross Income per SqFt	\$37.46	\$37.01	\$29.38	\$37.46
Estimated Expense	\$179,185	\$124,788	\$84,549	\$91,501
Expense SqFt	\$13.62	\$10.74	\$9.99	\$13.62
Net Operating Income	\$313,639	\$305,388	\$164,124	\$160,198
Full Market Value	\$2,368,000	\$2,306,000	\$1,239,000	\$1,209,000
Market Value per SqFt	\$179.99	\$198.42	\$146.37	\$179.91
Distance from Cooperative in miles		0.11	0.20	0.29

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00637-0066	1-00793-0032	1-00353-0024	
Address	702 WASHINGTON STREET	105 WEST 17 STREET	129 RIVINGTON STREET	
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	72	19	19	
Year Built	1974	1940	1930	
Gross SqFt	59,820	8,820	14,497	
Estimated Gross Income	\$969,084	\$163,953	\$200,265	
Gross Income per SqFt	\$16.20	\$18.59	\$13.81	
Estimated Expense	\$446,257	\$78,218	\$87,701	
Expense SqFt	\$7.46	\$8.87	\$6.05	
Net Operating Income	\$522,827	\$85,735	\$112,564	
Full Market Value	\$3,588,000	\$609,000	\$506,000	
Market Value per SqFt	\$59.98	\$69.05	\$34.90	
Distance from Cooperative in miles		0.73	1.58	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00637-0077	1-00635-0042	1-00643-0027	
Address	161 PERRY STREET	123 BANK STREET	99 HORATIO STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	
Total Units	22	49	53	
Year Built	1911	1930	1925	
Gross SqFt	39,750	37,064	44,900	
Estimated Gross Income	\$1,647,638	\$1,376,209	\$2,054,710	
Gross Income per SqFt	\$41.45	\$37.13	\$45.76	
Estimated Expense	\$454,343	\$372,416	\$575,319	
Expense SqFt	\$11.43	\$10.05	\$12.81	
Net Operating Income	\$1,193,295	\$1,003,793	\$1,479,391	
Full Market Value	\$9,009,000	\$7,579,000	\$11,169,000	
Market Value per SqFt	\$226.64	\$204.48	\$248.75	
Distance from Cooperative in miles		0.14	0.27	

BOROUGH OF MANHATTAN - 2012/13 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	1-00629-0044
Address	167 PERRY STREET	697 GREENWICH STREET	337 WEST 11 STREET	305 WEST 13 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	77
Year Built	1987	1979	1965	1964
Gross SqFt	60,000	51,200	53,500	56,508
Estimated Gross Income	\$2,557,200	\$2,305,184	\$2,250,817	\$2,408,412
Gross Income per SqFt	\$42.62	\$45.02	\$42.07	\$42.62
Estimated Expense	\$707,400	\$696,485	\$599,060	\$666,500
Expense SqFt	\$11.79	\$13.60	\$11.20	\$11.79
Net Operating Income	\$1,849,800	\$1,608,699	\$1,651,757	\$1,741,912
Full Market Value	\$13,966,000	\$12,146,000	\$12,471,000	\$13,151,000
Market Value per SqFt	\$232.77	\$237.23	\$233.10	\$232.73
Distance from Cooperative in miles		0.14	0.11	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00638-0001	1-00631-0030	1-00640-0021	1-00634-0047
Address	427 WEST STREET	697 GREENWICH STREET	756 WASHINGTON STREET	337 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	38	53	67	63
Year Built	1930	1979	2003	1965
Gross SqFt	69,755	51,200	76,549	53,500
Estimated Gross Income	\$2,934,593	\$2,305,184	\$2,896,454	\$2,250,817
Gross Income per SqFt	\$42.07	\$45.02	\$37.84	\$42.07
Estimated Expense	\$781,256	\$696,485	\$778,633	\$599,060
Expense SqFt	\$11.20	\$13.60	\$10.17	\$11.20
Net Operating Income	\$2,153,337	\$1,608,699	\$2,117,821	\$1,651,757
Full Market Value	\$16,258,000	\$12,146,000	\$15,990,000	\$12,471,000
Market Value per SqFt	\$233.07	\$237.23	\$208.89	\$233.10
Distance from Cooperative in miles		0.17	0.11	0.08

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00638-0004	1-00634-0047	1-00635-0042	1-00635-0026
Address	433 WEST STREET	337 WEST 11 STREET	123 BANK STREET	772 GREENWICH STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	34	63	49	90
Year Built	1920	1965	1930	1950
Gross SqFt	63,000	53,500	37,064	70,350
Estimated Gross Income	\$2,339,190	\$2,250,817	\$1,376,209	\$1,827,163
Gross Income per SqFt	\$37.13	\$42.07	\$37.13	\$25.97
Estimated Expense	\$633,150	\$599,060	\$372,416	\$694,322
Expense SqFt	\$10.05	\$11.20	\$10.05	\$9.87
Net Operating Income	\$1,706,040	\$1,651,757	\$1,003,793	\$1,132,841
Full Market Value	\$12,881,000	\$12,471,000	\$7,579,000	\$8,541,000
Market Value per SqFt	\$204.46	\$233.10	\$204.48	\$121.41
Distance from Cooperative in miles		0.08	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00638-0019	1-00793-0032	1-00714-0063	
Address	720 WEST 11 STREET	105 WEST 17 STREET	458 WEST 17 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	100	19	14	
Year Built	1939	1940	1910	
Gross SqFt	118,350	8,820	10,710	
Estimated Gross Income	\$1,892,417	\$163,953	\$143,328	
Gross Income per SqFt	\$15.99	\$18.59	\$13.38	
Estimated Expense	\$919,580	\$78,218	\$71,374	
Expense SqFt	\$7.77	\$8.87	\$6.66	
Net Operating Income	\$972,837	\$85,735	\$71,954	
Full Market Value	\$6,650,000	\$609,000	\$465,000	
Market Value per SqFt	\$56.19	\$69.05	\$43.42	
Distance from Cooperative in miles		0.70	0.52	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00640-0012	1-00641-0017	1-00817-0001	
Address	380 WEST 12 STREET	379 WEST 12 STREET	552 AVENUE OF THE AMERICA	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	FLATIRON	
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	53	148	111	
Year Built	1939	1996	1973	
Gross SqFt	100,320	123,646	101,231	
Estimated Gross Income	\$3,622,555	\$5,022,378	\$3,198,226	
Gross Income per SqFt	\$36.11	\$40.62	\$31.59	
Estimated Expense	\$892,848	\$1,204,175	\$815,026	
Expense SqFt	\$8.90	\$9.74	\$8.05	
Net Operating Income	\$2,729,707	\$3,818,203	\$2,383,200	
Full Market Value	\$20,609,000	\$28,828,000	\$17,993,000	
Market Value per SqFt	\$205.43	\$233.15	\$177.74	
Distance from Cooperative in miles		0.04	0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00640-0044	1-00619-0056	1-00624-0060	1-00634-0032
Address	354 WEST 12 STREET	208 WEST 10 STREET	65 BANK STREET	752 GREENWICH 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	C5-WALK-UP
Total Units	49	41	36	34
Year Built	1915	1910	1910	1910
Gross SqFt	23,720	22,005	25,614	17,332
Estimated Gross Income	\$897,328	\$1,084,569	\$968,853	\$619,437
Gross Income per SqFt	\$37.83	\$49.29	\$37.83	\$35.74
Estimated Expense	\$260,208	\$289,917	\$280,967	\$199,487
Expense SqFt	\$10.97	\$13.18	\$10.97	\$11.51
Net Operating Income	\$637,120	\$794,652	\$687,886	\$419,950
Full Market Value	\$4,810,000	\$6,000,000	\$5,194,000	\$3,171,000
Market Value per SqFt	\$202.78	\$272.67	\$202.78	\$182.96
Distance from Cooperative in miles		0.31	0.15	0.09

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00640-0047	1-00588-0009	1-00592-0080	1-00543-0048
Address	344 WEST 12 STREET	26 GROVE STREET	125 WEST WASHINGTON PLACE	136 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	43	30	30
Year Built	1925	1926	1926	1929
Gross SqFt	22,530	22,392	17,688	20,874
Estimated Gross Income	\$735,605	\$789,634	\$565,892	\$681,532
Gross Income per SqFt	\$32.65	\$35.26	\$31.99	\$32.65
Estimated Expense	\$176,410	\$236,890	\$192,403	\$163,491
Expense SqFt	\$7.83	\$10.58	\$10.88	\$7.83
Net Operating Income	\$559,195	\$552,744	\$373,489	\$518,041
Full Market Value	\$4,222,000	\$4,173,000	\$2,820,000	\$3,911,000
Market Value per SqFt	\$187.39	\$186.36	\$159.43	\$187.36
Distance from Cooperative in miles		0.38	0.43	0.59

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00640-0064	1-00790-0055	1-00642-0050	
Address	20 BETHUNE STREET	132 WEST 15 STREET	76 HORATIO STREET	
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	18	21	16	
Year Built	1920	1920	1905	
Gross SqFt	12,290	10,076	11,060	
Estimated Gross Income	\$428,061	\$410,736	\$319,571	
Gross Income per SqFt	\$34.83	\$40.76	\$28.89	
Estimated Expense	\$129,782	\$125,305	\$95,976	
Expense SqFt	\$10.56	\$12.44	\$8.68	
Net Operating Income	\$298,279	\$285,431	\$223,595	
Full Market Value	\$2,252,000	\$2,155,000	\$1,688,000	
Market Value per SqFt	\$183.24	\$213.87	\$152.62	
Distance from Cooperative in miles		0.49	0.08	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00641-0010	1-00635-0042	1-00634-0016	
Address	128 JANE STREET	123 BANK STREET	110 BANK STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	50	49	61	
Year Built	1930	1930	1957	
Gross SqFt	50,820	37,064	42,258	
Estimated Gross Income	\$1,707,552	\$1,376,209	\$1,270,085	
Gross Income per SqFt	\$33.60	\$37.13	\$30.06	
Estimated Expense	\$426,380	\$372,416	\$284,589	
Expense SqFt	\$8.39	\$10.05	\$6.73	
Net Operating Income	\$1,281,172	\$1,003,793	\$985,496	
Full Market Value	\$9,673,000	\$7,579,000	\$7,441,000	
Market Value per SqFt	\$190.34	\$204.48	\$176.09	
Distance from Cooperative in miles		0.12	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00641-0052	1-00618-0042	1-00635-0042	1-00624-0044
Address	812 GREENWICH STREET	205 WEST 13 STREET	123 BANK STREET	290 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	14	55	49	40
Year Built	1900	1962	1930	1965
Gross SqFt	30,345	26,700	37,064	26,694
Estimated Gross Income	\$1,126,710	\$1,044,852	\$1,376,209	\$431,522
Gross Income per SqFt	\$37.13	\$39.13	\$37.13	\$16.17
Estimated Expense	\$304,967	\$194,500	\$372,416	\$249,388
Expense SqFt	\$10.05	\$7.28	\$10.05	\$9.34
Net Operating Income	\$821,743	\$850,352	\$1,003,793	\$182,134
Full Market Value	\$6,204,000	\$6,420,000	\$7,579,000	\$1,249,000
Market Value per SqFt	\$204.45	\$240.45	\$204.48	\$46.79
Distance from Cooperative in miles		0.32	0.08	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00641-0062	1-00641-0063	1-00611-0049	
Address	343 WEST 12 STREET	345 WEST 12 STREET	18 CHARLES STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	
Total Units	11	12	16	
Year Built	1900	1900	1900	
Gross SqFt	6,160	5,682	7,170	
Estimated Gross Income	\$239,994	\$239,050	\$257,045	
Gross Income per SqFt	\$38.96	\$42.07	\$35.85	
Estimated Expense	\$68,438	\$67,096	\$74,543	
Expense SqFt	\$11.11	\$11.81	\$10.40	
Net Operating Income	\$171,556	\$171,954	\$182,502	
Full Market Value	\$1,295,000	\$1,298,000	\$1,378,000	
Market Value per SqFt	\$210.23	\$228.44	\$192.19	
Distance from Cooperative in miles		0.00	0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00642-0042	1-00635-0042	1-00764-0051	1-00792-0008
Address	92 HORATIO STREET	123 BANK STREET	222 WEST 15 STREET	151 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	76	49	64	76
Year Built	1920	1930	1928	1962
Gross SqFt	44,385	37,064	38,330	43,770
Estimated Gross Income	\$1,690,181	\$1,376,209	\$1,731,682	\$1,666,735
Gross Income per SqFt	\$38.08	\$37.13	\$45.18	\$38.08
Estimated Expense	\$506,877	\$372,416	\$484,871	\$500,021
Expense SqFt	\$11.42	\$10.05	\$12.65	\$11.42
Net Operating Income	\$1,183,304	\$1,003,793	\$1,246,811	\$1,166,714
Full Market Value	\$8,934,000	\$7,579,000	\$9,413,000	\$8,809,000
Market Value per SqFt	\$201.28	\$204.48	\$245.58	\$201.26
Distance from Cooperative in miles		0.12	0.34	0.53

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00642-0045	1-00615-0056	1-00620-0013	1-00620-0037
Address	88 HORATIO STREET	323 WEST 4 STREET	106 CHARLES STREET	237 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	20	19	20	20
Year Built	1920	1919	1920	1920
Gross SqFt	8,125	7,095	7,680	9,382
Estimated Gross Income	\$311,350	\$271,864	\$344,017	\$260,521
Gross Income per SqFt	\$38.32	\$38.32	\$44.79	\$27.77
Estimated Expense	\$100,994	\$88,191	\$75,468	\$88,577
Expense SqFt	\$12.43	\$12.43	\$9.83	\$9.44
Net Operating Income	\$210,356	\$183,673	\$268,549	\$171,944
Full Market Value	\$1,588,000	\$1,387,000	\$2,028,000	\$1,298,000
Market Value per SqFt	\$195.45	\$195.49	\$264.06	\$138.35
Distance from Cooperative in miles		0.23	0.31	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00642-0046	1-00626-0034	1-00614-0043	1-00615-0056
Address	86 HORATIO STREET	36 HORATIO STREET	249 WEST 11 STREET	323 WEST 4 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	16	16	19
Year Built	1915	1910	1915	1919
Gross SqFt	8,125	8,655	9,375	7,095
Estimated Gross Income	\$311,350	\$191,043	\$413,189	\$271,864
Gross Income per SqFt	\$38.32	\$22.07	\$44.07	\$38.32
Estimated Expense	\$100,994	\$72,596	\$126,288	\$88,191
Expense SqFt	\$12.43	\$8.39	\$13.47	\$12.43
Net Operating Income	\$210,356	\$118,447	\$286,901	\$183,673
Full Market Value	\$1,588,000	\$872,000	\$2,166,000	\$1,387,000
Market Value per SqFt	\$195.45	\$100.75	\$231.04	\$195.49
Distance from Cooperative in miles		0.13	0.26	0.23

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00642-0047	1-00626-0034	1-00614-0043	1-00615-0056
Address	84 HORATIO STREET	36 HORATIO STREET	249 WEST 11 STREET	323 WEST 4 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	16	16	19
Year Built	1915	1910	1915	1919
Gross SqFt	8,125	8,655	9,375	7,095
Estimated Gross Income	\$311,350	\$191,043	\$413,189	\$271,864
Gross Income per SqFt	\$38.32	\$22.07	\$44.07	\$38.32
Estimated Expense	\$100,994	\$72,596	\$126,288	\$88,191
Expense SqFt	\$12.43	\$8.39	\$13.47	\$12.43
Net Operating Income	\$210,356	\$118,447	\$286,901	\$183,673
Full Market Value	\$1,588,000	\$872,000	\$2,166,000	\$1,387,000
Market Value per SqFt	\$195.45	\$100.75	\$231.04	\$195.49
Distance from Cooperative in miles		0.13	0.26	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00642-0048	1-00632-0057	1-00615-0056	1-00626-0034
Address	82 HORATIO STREET	117 CHARLES STREET	323 WEST 4 STREET	36 HORATIO 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	11	13	19	16
Year Built	1915	1910	1919	1910
Gross SqFt	5,960	5,700	7,095	8,655
Estimated Gross Income	\$228,387	\$231,797	\$271,864	\$191,043
Gross Income per SqFt	\$38.32	\$40.67	\$38.32	\$22.07
Estimated Expense	\$74,083	\$73,298	\$88,191	\$72,596
Expense SqFt	\$12.43	\$12.86	\$12.43	\$8.39
Net Operating Income	\$154,304	\$158,499	\$183,673	\$118,447
Full Market Value	\$1,165,000	\$1,197,000	\$1,387,000	\$872,000
Market Value per SqFt	\$195.47	\$210.00	\$195.49	\$100.75
Distance from Cooperative in miles		0.26	0.23	0.13

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00642-0057	1-00768-0077	1-00716-0062	1-00588-0009
Address	822 GREENWICH STREET	274 WEST 19 STREET	448 WEST 19 STREET	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	25	40	43
Year Built	1920	1920	1910	1926
Gross SqFt	19,032	22,506	19,100	22,392
Estimated Gross Income	\$729,116	\$873,008	\$731,702	\$789,634
Gross Income per SqFt	\$38.31	\$38.79	\$38.31	\$35.26
Estimated Expense	\$182,136	\$230,816	\$182,875	\$236,890
Expense SqFt	\$9.57	\$10.26	\$9.57	\$10.58
Net Operating Income	\$546,980	\$642,192	\$548,827	\$552,744
Full Market Value	\$4,130,000	\$4,849,000	\$4,144,000	\$4,173,000
Market Value per SqFt	\$217.00	\$215.45	\$216.96	\$186.36
Distance from Cooperative in miles		0.48	0.41	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00643-0057	1-00716-0055	1-00765-0011	1-00618-0042
Address	838 GREENWICH STREET	434 WEST 19 STREET	249 WEST 15 STREET	205 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	29	40	33	55
Year Built	1900	1986	1950	1962
Gross SqFt	18,969	21,000	19,310	26,700
Estimated Gross Income	\$677,383	\$749,873	\$499,854	\$1,044,852
Gross Income per SqFt	\$35.71	\$35.71	\$25.89	\$39.13
Estimated Expense	\$217,195	\$240,506	\$125,441	\$194,500
Expense SqFt	\$11.45	\$11.45	\$6.50	\$7.28
Net Operating Income	\$460,188	\$509,367	\$374,413	\$850,352
Full Market Value	\$3,474,000	\$3,846,000	\$2,822,000	\$6,420,000
Market Value per SqFt	\$183.14	\$183.14	\$146.14	\$240.45
Distance from Cooperative in miles		0.37	0.36	0.31

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00643-0059	1-00592-0080	1-00588-0009	1-00716-0062
Address	832 GREENWICH STREET	125 WEST WASHINGTON PLACE	26 GROVE STREET	448 WEST 19 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	30	43	40
Year Built	1925	1926	1926	1910
Gross SqFt	19,700	17,688	22,392	19,100
Estimated Gross Income	\$694,622	\$565,892	\$789,634	\$731,702
Gross Income per SqFt	\$35.26	\$31.99	\$35.26	\$38.31
Estimated Expense	\$208,426	\$192,403	\$236,890	\$182,875
Expense SqFt	\$10.58	\$10.88	\$10.58	\$9.57
Net Operating Income	\$486,196	\$373,489	\$552,744	\$548,827
Full Market Value	\$3,671,000	\$2,820,000	\$4,173,000	\$4,144,000
Market Value per SqFt	\$186.35	\$159.43	\$186.36	\$216.96
Distance from Cooperative in miles		0.52	0.48	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00694-0042	1-00819-0059	1-01076-0043	1-00786-0042
Address	520 WEST 23 STREET	30 WEST 18 STREET	520 WEST 48 STREET	488 7 AVENUE
Neighborhood	CHELSEA	FLATIRON	CLINTON	FASHION
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	110	100	109	108
Year Built	2003	2005	2002	1902
Gross SqFt	95,656	98,690	90,107	88,872
Estimated Gross Income	\$3,965,898	\$4,091,737	\$2,763,018	\$4,230,020
Gross Income per SqFt	\$41.46	\$41.46	\$30.66	\$47.60
Estimated Expense	\$1,110,566	\$1,145,686	\$939,426	\$1,142,105
Expense SqFt	\$11.61	\$11.61	\$10.43	\$12.85
Net Operating Income	\$2,855,332	\$2,946,051	\$1,823,592	\$3,087,915
Full Market Value	\$21,558,000	\$22,243,000	\$13,768,000	\$23,314,000
Market Value per SqFt	\$225.37	\$225.38	\$152.80	\$262.33
Distance from Cooperative in miles		0.89	1.23	0.87

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00717-0009	1-00716-0055	1-00722-0030	1-00753-0024
Address	453 WEST 19 STREET	434 WEST 19 STREET	411 WEST 24 STREET	321 WEST 29 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	12	40	20	24
Year Built	1983	1986	1986	1900
Gross SqFt	11,852	21,000	11,650	14,900
Estimated Gross Income	\$412,331	\$749,873	\$405,321	\$480,302
Gross Income per SqFt	\$34.79	\$35.71	\$34.79	\$32.24
Estimated Expense	\$131,913	\$240,506	\$129,703	\$163,303
Expense SqFt	\$11.13	\$11.45	\$11.13	\$10.96
Net Operating Income	\$280,418	\$509,367	\$275,618	\$316,999
Full Market Value	\$2,117,000	\$3,846,000	\$2,081,000	\$2,393,000
Market Value per SqFt	\$178.62	\$183.14	\$178.63	\$160.60
Distance from Cooperative in miles		0.04	0.24	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00717-0073	1-00615-0091	1-00629-0051	
Address	458 WEST 20 STREET	259 WEST 12 STREET	319 WEST 13 STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	19	26	19	
Year Built	1900	1900	1925	
Gross SqFt	6,680	14,596	8,885	
Estimated Gross Income	\$249,632	\$535,186	\$338,192	
Gross Income per SqFt	\$37.37	\$36.67	\$38.06	
Estimated Expense	\$87,441	\$199,763	\$111,000	
Expense SqFt	\$13.09	\$13.69	\$12.49	
Net Operating Income	\$162,191	\$335,423	\$227,192	
Full Market Value	\$1,225,000	\$2,532,000	\$1,715,000	
Market Value per SqFt	\$183.38	\$173.47	\$193.02	
Distance from Cooperative in miles		0.48	0.33	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00719-0036	1-00753-0018	1-00769-0065	
Address	405 WEST 21 STREET	335 WEST 29 STREET	250 WEST 20 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	
Total Units	12	19	15	
Year Built	1900	1900	1901	
Gross SqFt	6,072	6,852	8,195	
Estimated Gross Income	\$210,273	\$215,569	\$309,801	
Gross Income per SqFt	\$34.63	\$31.46	\$37.80	
Estimated Expense	\$65,638	\$73,293	\$89,476	
Expense SqFt	\$10.81	\$10.70	\$10.92	
Net Operating Income	\$144,635	\$142,276	\$220,325	
Full Market Value	\$1,092,000	\$1,074,000	\$1,663,000	
Market Value per SqFt	\$179.84	\$156.74	\$202.93	
Distance from Cooperative in miles		0.43	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00720-0047	1-00802-0001	1-00770-0031	
Address	400 WEST 23 STREET	283 7 AVENUE	215 WEST 20 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	19	18	13	
Year Built	1920	1920	1910	
Gross SqFt	27,755	25,144	26,250	
Estimated Gross Income	\$849,025	\$874,626	\$692,727	
Gross Income per SqFt	\$30.59	\$34.78	\$26.39	
Estimated Expense	\$254,236	\$326,250	\$139,846	
Expense SqFt	\$9.16	\$12.98	\$5.33	
Net Operating Income	\$594,789	\$548,376	\$552,881	
Full Market Value	\$4,491,000	\$4,140,000	\$4,174,000	
Market Value per SqFt	\$161.81	\$164.65	\$159.01	
Distance from Cooperative in miles		0.54	0.35	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00720-0049	1-00626-0036	1-00771-0068	
Address	410 WEST 23 STREET	30 HORATIO STREET	258 WEST 22 STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	46	47	39	
Year Built	1920	1910	1920	
Gross SqFt	42,532	41,970	30,375	
Estimated Gross Income	\$1,134,754	\$992,773	\$902,252	
Gross Income per SqFt	\$26.68	\$23.65	\$29.70	
Estimated Expense	\$363,649	\$443,257	\$198,344	
Expense SqFt	\$8.55	\$10.56	\$6.53	
Net Operating Income	\$771,105	\$549,516	\$703,908	
Full Market Value	\$5,822,000	\$4,094,000	\$5,315,000	
Market Value per SqFt	\$136.89	\$97.55	\$174.98	
Distance from Cooperative in miles		0.56	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00720-0077	1-00719-0071	1-00745-0049	
Address	460 WEST 23 STREET	452 WEST 22 STREET	320 WEST 22 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP	
Total Units	11	15	15	
Year Built	1900	1900	1900	
Gross SqFt	6,135	8,820	8,000	
Estimated Gross Income	\$198,590	\$224,537	\$314,147	
Gross Income per SqFt	\$32.37	\$25.46	\$39.27	
Estimated Expense	\$64,602	\$85,324	\$91,103	
Expense SqFt	\$10.53	\$9.67	\$11.39	
Net Operating Income	\$133,988	\$139,213	\$223,044	
Full Market Value	\$1,012,000	\$1,049,000	\$1,684,000	
Market Value per SqFt	\$164.96	\$118.93	\$210.50	
Distance from Cooperative in miles		0.05	0.18	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00722-0018	1-00722-0024	1-00716-0062	1-00772-0016
Address	433 WEST 24 STREET	421 WEST 24 STREET	448 WEST 19 STREET	255 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	32	35	40	19
Year Built	1920	1927	1910	1920
Gross SqFt	18,700	21,012	19,100	14,922
Estimated Gross Income	\$616,539	\$692,767	\$731,702	\$435,774
Gross Income per SqFt	\$32.97	\$32.97	\$38.31	\$29.20
Estimated Expense	\$209,627	\$235,541	\$182,875	\$148,163
Expense SqFt	\$11.21	\$11.21	\$9.57	\$9.93
Net Operating Income	\$406,912	\$457,226	\$548,827	\$287,611
Full Market Value	\$3,072,000	\$3,452,000	\$4,144,000	\$2,171,000
Market Value per SqFt	\$164.28	\$164.29	\$216.96	\$145.49
Distance from Cooperative in miles		0.00	0.29	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00722-0020	1-00722-0048	1-00719-0064	
Address	429 WEST 24 STREET	412 WEST 25 STREET	434 WEST 22 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	32	35	12	
Year Built	1920	1910	1900	
Gross SqFt	18,700	19,500	10,810	
Estimated Gross Income	\$569,602	\$757,210	\$238,732	
Gross Income per SqFt	\$30.46	\$38.83	\$22.08	
Estimated Expense	\$193,732	\$219,591	\$102,268	
Expense SqFt	\$10.36	\$11.26	\$9.46	
Net Operating Income	\$375,870	\$537,619	\$136,464	
Full Market Value	\$2,838,000	\$4,059,000	\$1,005,000	
Market Value per SqFt	\$151.76	\$208.15	\$92.97	
Distance from Cooperative in miles		0.00	0.15	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00722-0022	1-00722-0048	1-00719-0064	
Address	425 WEST 24 STREET	412 WEST 25 STREET	434 WEST 22 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	32	35	12	
Year Built	1900	1910	1900	
Gross SqFt	18,700	19,500	10,810	
Estimated Gross Income	\$569,602	\$757,210	\$238,732	
Gross Income per SqFt	\$30.46	\$38.83	\$22.08	
Estimated Expense	\$193,732	\$219,591	\$102,268	
Expense SqFt	\$10.36	\$11.26	\$9.46	
Net Operating Income	\$375,870	\$537,619	\$136,464	
Full Market Value	\$2,838,000	\$4,059,000	\$1,005,000	
Market Value per SqFt	\$151.76	\$208.15	\$92.97	
Distance from Cooperative in miles		0.00	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00722-0046	1-00722-0045	1-00738-0013	
Address	408 WEST 25 STREET	406 WEST 25 STREET	343 WEST 14 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	
Total Units	20	20	18	
Year Built	1910	1910	1920	
Gross SqFt	9,580	9,800	7,687	
Estimated Gross Income	\$184,223	\$222,826	\$175,488	
Gross Income per SqFt	\$19.23	\$22.74	\$22.83	
Estimated Expense	\$87,893	\$91,359	\$71,950	
Expense SqFt	\$9.17	\$9.32	\$9.36	
Net Operating Income	\$96,330	\$131,467	\$103,538	
Full Market Value	\$685,000	\$1,939,000	\$767,000	
Market Value per SqFt	\$71.50	\$197.86	\$99.78	
Distance from Cooperative in miles		0.00	0.50	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00722-0047	1-00722-0031	1-00722-0050	
Address	410 WEST 25 STREET	409 WEST 24 STREET	416 WEST 25 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	12	16	20	
Year Built	1910	1900	1900	
Gross SqFt	7,992	6,190	9,750	
Estimated Gross Income	\$334,945	\$292,808	\$355,998	
Gross Income per SqFt	\$41.91	\$47.30	\$36.51	
Estimated Expense	\$95,424	\$83,984	\$100,528	
Expense SqFt	\$11.94	\$13.57	\$10.31	
Net Operating Income	\$239,521	\$208,824	\$255,470	
Full Market Value	\$1,808,000	\$1,577,000	\$1,929,000	
Market Value per SqFt	\$226.23	\$254.77	\$197.85	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00731-0050	1-00796-0067	1-00793-0001	
Address	408 WEST 34 STREET	150 WEST 21 STREET	119 7 AVENUE	
Neighborhood	JAVITS CENTER	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	68	61	59	
Year Built	1960	1950	1950	
Gross SqFt	46,500	48,249	53,123	
Estimated Gross Income	\$1,228,065	\$1,301,871	\$1,372,526	
Gross Income per SqFt	\$26.41	\$26.98	\$25.84	
Estimated Expense	\$311,550	\$304,690	\$375,977	
Expense SqFt	\$6.70	\$6.31	\$7.08	
Net Operating Income	\$916,515	\$997,181	\$996,549	
Full Market Value	\$6,920,000	\$7,529,000	\$7,523,000	
Market Value per SqFt	\$148.82	\$156.04	\$141.61	
Distance from Cooperative in miles		0.81	0.92	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00731-0060	1-01036-0029	1-00817-0001	
Address	430 WEST 34 STREET	717 8 AVENUE	552 AVENUE OF THE AMERICA	
Neighborhood	JAVITS CENTER	MIDTOWN WEST	FLATIRON	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	178	182	111	
Year Built	1963	1966	1973	
Gross SqFt	108,402	126,778	101,231	
Estimated Gross Income	\$3,751,793	\$4,769,073	\$3,198,226	
Gross Income per SqFt	\$34.61	\$37.62	\$31.59	
Estimated Expense	\$1,101,364	\$1,555,999	\$815,026	
Expense SqFt	\$10.16	\$12.27	\$8.05	
Net Operating Income	\$2,650,429	\$3,213,074	\$2,383,200	
Full Market Value	\$20,011,000	\$24,259,000	\$17,993,000	
Market Value per SqFt	\$184.60	\$191.35	\$177.74	
Distance from Cooperative in miles		0.62	1.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00732-0016	1-00765-0041	1-00618-0033	
Address	433 WEST 34 STREET	90 7 AVENUE	48 7 AVENUE	
Neighborhood	JAVITS CENTER	CHELSEA	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	213	180	165	
Year Built	1930	1930	1931	
Gross SqFt	142,971	141,491	142,204	
Estimated Gross Income	\$3,828,763	\$3,513,056	\$4,084,808	
Gross Income per SqFt	\$26.78	\$24.83	\$28.72	
Estimated Expense	\$1,372,522	\$1,334,961	\$1,388,835	
Expense SqFt	\$9.60	\$9.43	\$9.77	
Net Operating Income	\$2,456,241	\$2,178,095	\$2,695,973	
Full Market Value	\$18,545,000	\$16,347,000	\$20,355,000	
Market Value per SqFt	\$129.71	\$115.53	\$143.14	
Distance from Cooperative in miles		0.97	1.07	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00733-0005	1-01076-0034	1-00793-0032	
Address	455 WEST 35 STREET	699 10 AVENUE	105 WEST 17 STREET	
Neighborhood	JAVITS CENTER	CLINTON	CHELSEA	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	26	18	19	
Year Built	1905	1901	1940	
Gross SqFt	28,512	9,725	8,820	
Estimated Gross Income	\$498,675	\$159,391	\$163,953	
Gross Income per SqFt	\$17.49	\$16.39	\$18.59	
Estimated Expense	\$234,084	\$73,320	\$78,218	
Expense SqFt	\$8.21	\$7.54	\$8.87	
Net Operating Income	\$264,591	\$86,071	\$85,735	
Full Market Value	\$1,852,000	\$372,000	\$609,000	
Market Value per SqFt	\$64.96	\$38.25	\$69.05	
Distance from Cooperative in miles		0.61	1.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00735-0010	1-00733-0001	1-01148-0160	1-00793-0032
Address	445 WEST 37 STREET	463 WEST 35 STREET	170 WEST 77 STREET	105 WEST 17 STREET
Neighborhood	JAVITS CENTER	JAVITS CENTER	UPPER WEST SIDE (59-79)	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	12	15	11	19
Year Built	1910	1930	1900	1940
Gross SqFt	9,060	13,220	4,005	8,820
Estimated Gross Income	\$168,425	\$148,307	\$114,274	\$163,953
Gross Income per SqFt	\$18.59	\$11.22	\$28.53	\$18.59
Estimated Expense	\$80,362	\$78,899	\$38,853	\$78,218
Expense SqFt	\$8.87	\$5.97	\$9.70	\$8.87
Net Operating Income	\$88,063	\$69,408	\$75,421	\$85,735
Full Market Value	\$626,000	\$420,000	\$550,000	\$609,000
Market Value per SqFt	\$69.09	\$31.77	\$137.33	\$69.05
Distance from Cooperative in miles		0.10	1.94	1.09

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00738-0018	1-00615-0091	1-00588-0079	1-00720-0055
Address	331 WEST 14 STREET	259 WEST 12 STREET	19 GROVE STREET	416 WEST 23 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	26	39	24
Year Built	1900	1900	1900	1900
Gross SqFt	13,550	14,596	12,168	18,079
Estimated Gross Income	\$496,743	\$535,186	\$446,070	\$441,192
Gross Income per SqFt	\$36.66	\$36.67	\$36.66	\$24.40
Estimated Expense	\$196,475	\$199,763	\$176,389	\$185,054
Expense SqFt	\$14.50	\$13.69	\$14.50	\$10.24
Net Operating Income	\$300,268	\$335,423	\$269,681	\$256,138
Full Market Value	\$2,267,000	\$2,532,000	\$2,036,000	\$1,919,000
Market Value per SqFt	\$167.31	\$173.47	\$167.32	\$106.15
Distance from Cooperative in miles		0.20	0.53	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00738-0051	1-00740-0018	1-00764-0070	1-00740-0052
Address	318 WEST 15 STREET	331 WEST 16 STREET	260 WEST 15 STREET	338 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	16	11	17
Year Built	1900	1900	1901	1900
Gross SqFt	6,500	8,060	6,300	8,525
Estimated Gross Income	\$247,390	\$272,576	\$239,757	\$426,068
Gross Income per SqFt	\$38.06	\$33.82	\$38.06	\$49.98
Estimated Expense	\$74,230	\$92,676	\$71,927	\$123,904
Expense SqFt	\$11.42	\$11.50	\$11.42	\$14.53
Net Operating Income	\$173,160	\$179,900	\$167,830	\$302,164
Full Market Value	\$1,307,000	\$1,358,000	\$1,267,000	\$2,281,000
Market Value per SqFt	\$201.08	\$168.49	\$201.11	\$267.57
Distance from Cooperative in miles		0.10	0.17	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00738-0056	1-00744-0039	1-00609-0014	1-00612-0065
Address	328 WEST 15 STREET	203 8 AVENUE	148 WEST 14 STREET	39 GREENWICH AVENUE
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	13	26	14
Year Built	1900	1900	1900	1900
Gross SqFt	5,224	5,656	7,605	7,482
Estimated Gross Income	\$239,102	\$268,739	\$264,696	\$342,430
Gross Income per SqFt	\$45.77	\$47.51	\$34.81	\$45.77
Estimated Expense	\$50,830	\$75,247	\$87,301	\$72,818
Expense SqFt	\$9.73	\$13.30	\$11.48	\$9.73
Net Operating Income	\$188,272	\$193,492	\$177,395	\$269,612
Full Market Value	\$1,421,000	\$1,461,000	\$1,339,000	\$2,036,000
Market Value per SqFt	\$272.01	\$258.31	\$176.07	\$272.12
Distance from Cooperative in miles		0.27	0.34	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0019	1-00608-0009	1-00743-0053	
Address	323 WEST 16 STREET	37 7 AVENUE	312 WEST 20 STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	12	36	25	
Year Built	1902	1910	1906	
Gross SqFt	23,650	22,998	18,828	
Estimated Gross Income	\$841,704	\$1,006,334	\$516,314	
Gross Income per SqFt	\$35.59	\$43.76	\$27.42	
Estimated Expense	\$268,191	\$281,774	\$196,199	
Expense SqFt	\$11.34	\$12.25	\$10.42	
Net Operating Income	\$573,513	\$724,560	\$320,115	
Full Market Value	\$4,330,000	\$5,470,000	\$2,417,000	
Market Value per SqFt	\$183.09	\$237.85	\$128.37	
Distance from Cooperative in miles		0.39	0.13	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0037	1-00738-0014	1-00551-0016	1-00632-0031
Address	139 8 AVENUE	337 WEST 14 STREET	27 WASHINGTON SQUARE NORT	133 CHARLES STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	33	29	28	50
Year Built	1900	1900	1900	1896
Gross SqFt	32,930	28,821	32,410	34,504
Estimated Gross Income	\$972,752	\$851,473	\$828,365	\$1,334,784
Gross Income per SqFt	\$29.54	\$29.54	\$25.56	\$38.68
Estimated Expense	\$330,617	\$289,501	\$314,779	\$421,512
Expense SqFt	\$10.04	\$10.04	\$9.71	\$12.22
Net Operating Income	\$642,135	\$561,972	\$513,586	\$913,272
Full Market Value	\$4,848,000	\$4,243,000	\$3,871,000	\$6,895,000
Market Value per SqFt	\$147.22	\$147.22	\$119.44	\$199.83
Distance from Cooperative in miles		0.10	0.72	0.56

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0043	1-00770-0054	1-00770-0025	
Address	320 WEST 17 STREET	224 WEST 21 STREET	227 WEST 20 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	12	22	
Year Built	1920	1920	1920	
Gross SqFt	11,680	11,580	9,234	
Estimated Gross Income	\$405,413	\$412,162	\$312,277	
Gross Income per SqFt	\$34.71	\$35.59	\$33.82	
Estimated Expense	\$133,736	\$131,892	\$106,174	
Expense SqFt	\$11.45	\$11.39	\$11.50	
Net Operating Income	\$271,677	\$280,270	\$206,103	
Full Market Value	\$2,051,000	\$2,116,000	\$1,556,000	
Market Value per SqFt	\$175.60	\$182.73	\$168.51	
Distance from Cooperative in miles		0.24	0.24	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0044	1-00714-0063	1-00395-0001	
Address	322 WEST 17 STREET	458 WEST 17 STREET	195 AVENUE B	
Neighborhood	CHELSEA	CHELSEA	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	12	14	18	
Year Built	1910	1910	1910	
Gross SqFt	10,800	10,710	27,000	
Estimated Gross Income	\$204,012	\$143,328	\$658,885	
Gross Income per SqFt	\$18.89	\$13.38	\$24.40	
Estimated Expense	\$70,308	\$71,374	\$171,462	
Expense SqFt	\$6.51	\$6.66	\$6.35	
Net Operating Income	\$133,704	\$71,954	\$487,423	
Full Market Value	\$954,000	\$465,000	\$3,150,000	
Market Value per SqFt	\$88.33	\$43.42	\$116.67	
Distance from Cooperative in miles		0.17	1.63	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0045	1-00714-0063	1-00395-0001	
Address	324 WEST 17 STREET	458 WEST 17 STREET	195 AVENUE B	
Neighborhood	CHELSEA	CHELSEA	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	12	14	18	
Year Built	1910	1910	1910	
Gross SqFt	10,800	10,710	27,000	
Estimated Gross Income	\$204,012	\$143,328	\$658,885	
Gross Income per SqFt	\$18.89	\$13.38	\$24.40	
Estimated Expense	\$70,308	\$71,374	\$171,462	
Expense SqFt	\$6.51	\$6.66	\$6.35	
Net Operating Income	\$133,704	\$71,954	\$487,423	
Full Market Value	\$954,000	\$465,000	\$3,150,000	
Market Value per SqFt	\$88.33	\$43.42	\$116.67	
Distance from Cooperative in miles		0.17	1.63	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0046	1-00714-0063	1-00395-0001	
Address	326 WEST 17 STREET	458 WEST 17 STREET	195 AVENUE B	
Neighborhood	CHELSEA	CHELSEA	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	12	14	18	
Year Built	1910	1910	1910	
Gross SqFt	10,800	10,710	27,000	
Estimated Gross Income	\$204,012	\$143,328	\$658,885	
Gross Income per SqFt	\$18.89	\$13.38	\$24.40	
Estimated Expense	\$70,308	\$71,374	\$171,462	
Expense SqFt	\$6.51	\$6.66	\$6.35	
Net Operating Income	\$133,704	\$71,954	\$487,423	
Full Market Value	\$954,000	\$465,000	\$3,150,000	
Market Value per SqFt	\$88.33	\$43.42	\$116.67	
Distance from Cooperative in miles		0.17	1.63	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0047	1-00768-0004	1-00741-0039	1-00742-0048
Address	328 WEST 17 STREET	168 8 AVENUE	306 WEST 18 STREET	316 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	18	15	20	13
Year Built	1900	1901	1900	1900
Gross SqFt	12,475	12,160	11,431	9,600
Estimated Gross Income	\$325,598	\$434,472	\$298,360	\$227,297
Gross Income per SqFt	\$26.10	\$35.73	\$26.10	\$23.68
Estimated Expense	\$110,529	\$82,020	\$101,306	\$79,554
Expense SqFt	\$8.86	\$6.75	\$8.86	\$8.29
Net Operating Income	\$215,069	\$352,452	\$197,054	\$147,743
Full Market Value	\$1,624,000	\$2,661,000	\$1,487,000	\$846,000
Market Value per SqFt	\$130.18	\$218.83	\$130.08	\$88.13
Distance from Cooperative in miles		0.19	0.04	0.09

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0048	1-00740-0052	1-00740-0018	1-00740-0054
Address	330 WEST 17 STREET	338 WEST 17 STREET	331 WEST 16 STREET	344 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	17	16	25
Year Built	1900	1900	1900	1900
Gross SqFt	8,525	8,525	8,060	10,800
Estimated Gross Income	\$315,596	\$426,068	\$272,576	\$399,799
Gross Income per SqFt	\$37.02	\$49.98	\$33.82	\$37.02
Estimated Expense	\$103,067	\$123,904	\$92,676	\$130,608
Expense SqFt	\$12.09	\$14.53	\$11.50	\$12.09
Net Operating Income	\$212,529	\$302,164	\$179,900	\$269,191
Full Market Value	\$1,605,000	\$2,281,000	\$1,358,000	\$2,032,000
Market Value per SqFt	\$188.27	\$267.57	\$168.49	\$188.15
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	1-00740-0049	1-00740-0052	1-00740-0018	1-00740-0054
Address	332 WEST 17 STREET	338 WEST 17 STREET	331 WEST 16 STREET	344 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	17	16	25
Year Built	1900	1900	1900	1900
Gross SqFt	8,525	8,525	8,060	10,800
Estimated Gross Income	\$315,596	\$426,068	\$272,576	\$399,799
Gross Income per SqFt	\$37.02	\$49.98	\$33.82	\$37.02
Estimated Expense	\$103,067	\$123,904	\$92,676	\$130,608
Expense SqFt	\$12.09	\$14.53	\$11.50	\$12.09
Net Operating Income	\$212,529	\$302,164	\$179,900	\$269,191
Full Market Value	\$1,605,000	\$2,281,000	\$1,358,000	\$2,032,000
Market Value per SqFt	\$188.27	\$267.57	\$168.49	\$188.15
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0050	1-00740-0052	1-00740-0018	1-00740-0054
Address	334 WEST 17 STREET	338 WEST 17 STREET	331 WEST 16 STREET	344 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	17	16	25
Year Built	1900	1900	1900	1900
Gross SqFt	8,525	8,525	8,060	10,800
Estimated Gross Income	\$315,596	\$426,068	\$272,576	\$399,799
Gross Income per SqFt	\$37.02	\$49.98	\$33.82	\$37.02
Estimated Expense	\$103,067	\$123,904	\$92,676	\$130,608
Expense SqFt	\$12.09	\$14.53	\$11.50	\$12.09
Net Operating Income	\$212,529	\$302,164	\$179,900	\$269,191
Full Market Value	\$1,605,000	\$2,281,000	\$1,358,000	\$2,032,000
Market Value per SqFt	\$188.27	\$267.57	\$168.49	\$188.15
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	1-00741-0041	1-00769-0007	1-00769-0005	1-00740-0052
Address	310 WEST 18 STREET	259 WEST 19 STREET	263 WEST 19 STREET	338 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	17	18	18	17
Year Built	1900	1901	1901	1900
Gross SqFt	7,700	8,536	10,075	8,525
Estimated Gross Income	\$312,851	\$346,806	\$353,945	\$426,068
Gross Income per SqFt	\$40.63	\$40.63	\$35.13	\$49.98
Estimated Expense	\$93,786	\$103,957	\$120,341	\$123,904
Expense SqFt	\$12.18	\$12.18	\$11.94	\$14.53
Net Operating Income	\$219,065	\$242,849	\$233,604	\$302,164
Full Market Value	\$1,654,000	\$1,834,000	\$1,764,000	\$2,281,000
Market Value per SqFt	\$214.81	\$214.85	\$175.09	\$267.57
Distance from Cooperative in miles		0.19	0.19	0.04

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00742-0022	1-00765-0047	1-00771-0068	1-00792-0012
Address	319 WEST 18 STREET	208 WEST 16 STREET	258 WEST 22 STREET	141 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	52	39	49
Year Built	1928	1925	1920	1940
Gross SqFt	33,900	33,547	30,375	34,662
Estimated Gross Income	\$1,020,051	\$1,136,343	\$902,252	\$1,042,985
Gross Income per SqFt	\$30.09	\$33.87	\$29.70	\$30.09
Estimated Expense	\$288,150	\$294,829	\$198,344	\$294,766
Expense SqFt	\$8.50	\$8.79	\$6.53	\$8.50
Net Operating Income	\$731,901	\$841,514	\$703,908	\$748,219
Full Market Value	\$5,526,000	\$6,353,000	\$5,315,000	\$5,649,000
Market Value per SqFt	\$163.01	\$189.38	\$174.98	\$162.97
Distance from Cooperative in miles		0.22	0.21	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00742-0049	1-00765-0011	1-00716-0055	1-00624-0044
Address	318 WEST 19 STREET	249 WEST 15 STREET	434 WEST 19 STREET	290 WEST 12 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	33	40	40
Year Built	1900	1950	1986	1965
Gross SqFt	22,700	19,310	21,000	26,694
Estimated Gross Income	\$587,703	\$499,854	\$749,873	\$431,522
Gross Income per SqFt	\$25.89	\$25.89	\$35.71	\$16.17
Estimated Expense	\$147,550	\$125,441	\$240,506	\$249,388
Expense SqFt	\$6.50	\$6.50	\$11.45	\$9.34
Net Operating Income	\$440,153	\$374,413	\$509,367	\$182,134
Full Market Value	\$3,323,000	\$2,822,000	\$3,846,000	\$1,249,000
Market Value per SqFt	\$146.39	\$146.14	\$183.14	\$46.79
Distance from Cooperative in miles		0.22	0.17	0.43

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00742-0059	1-00770-0054	1-00771-0034	1-00771-0072
Address	338 WEST 19 STREET	224 WEST 21 STREET	209 WEST 21 STREET	262 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	12	20	25
Year Built	1920	1920	1920	1920
Gross SqFt	11,150	11,580	9,620	11,226
Estimated Gross Income	\$396,829	\$412,162	\$331,952	\$436,024
Gross Income per SqFt	\$35.59	\$35.59	\$34.51	\$38.84
Estimated Expense	\$126,999	\$131,892	\$118,433	\$130,807
Expense SqFt	\$11.39	\$11.39	\$12.31	\$11.65
Net Operating Income	\$269,830	\$280,270	\$213,519	\$305,217
Full Market Value	\$2,037,000	\$2,116,000	\$1,612,000	\$2,304,000
Market Value per SqFt	\$182.69	\$182.73	\$167.57	\$205.24
Distance from Cooperative in miles		0.19	0.21	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00742-0060	1-00745-0014	1-00768-0072	
Address	340 WEST 19 STREET	337 WEST 21 STREET	264 WEST 19 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	26	31	30	
Year Built	1920	1930	1913	
Gross SqFt	19,438	20,737	22,554	
Estimated Gross Income	\$624,932	\$622,729	\$772,987	
Gross Income per SqFt	\$32.15	\$30.03	\$34.27	
Estimated Expense	\$160,752	\$212,257	\$141,827	
Expense SqFt	\$8.27	\$10.24	\$6.29	
Net Operating Income	\$464,180	\$410,472	\$631,160	
Full Market Value	\$3,505,000	\$3,099,000	\$4,765,000	
Market Value per SqFt	\$180.32	\$149.44	\$211.27	
Distance from Cooperative in miles		0.14	0.17	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00743-0080	1-00768-0072	1-00738-0072	1-00738-0068
Address	160 9 AVENUE	264 WEST 19 STREET	358 WEST 15 STREET	352 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	30	36	36
Year Built	1920	1913	1911	1911
Gross SqFt	21,304	22,554	22,318	22,318
Estimated Gross Income	\$718,797	\$772,987	\$725,559	\$752,928
Gross Income per SqFt	\$33.74	\$34.27	\$32.51	\$33.74
Estimated Expense	\$221,775	\$141,827	\$205,445	\$232,404
Expense SqFt	\$10.41	\$6.29	\$9.21	\$10.41
Net Operating Income	\$497,022	\$631,160	\$520,114	\$520,524
Full Market Value	\$3,753,000	\$4,765,000	\$3,927,000	\$3,930,000
Market Value per SqFt	\$176.16	\$211.27	\$175.96	\$176.09
Distance from Cooperative in miles		0.17	0.23	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00744-0001	1-00773-0056	1-00791-0078	
Address	363 WEST 20 STREET	220 WEST 24 STREET	91 7 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	76	118	69	
Year Built	1928	1930	1920	
Gross SqFt	62,638	57,207	62,400	
Estimated Gross Income	\$2,137,209	\$1,644,596	\$2,463,615	
Gross Income per SqFt	\$34.12	\$28.75	\$39.48	
Estimated Expense	\$737,249	\$713,982	\$689,812	
Expense SqFt	\$11.77	\$12.48	\$11.05	
Net Operating Income	\$1,399,960	\$930,614	\$1,773,803	
Full Market Value	\$10,570,000	\$7,026,000	\$13,392,000	
Market Value per SqFt	\$168.75	\$122.82	\$214.62	
Distance from Cooperative in miles		0.22	0.40	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00744-0003	1-00771-0014	1-00765-0065	1-00799-0030
Address	170 9 AVENUE	247 WEST 21 STREET	242 WEST 16 STREET	115 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	62	59	48	19
Year Built	1940	1920	1910	1920
Gross SqFt	37,887	41,100	21,642	27,122
Estimated Gross Income	\$1,205,743	\$1,090,754	\$713,137	\$929,213
Gross Income per SqFt	\$31.82	\$26.54	\$32.95	\$34.26
Estimated Expense	\$296,020	\$370,856	\$221,658	\$298,758
Expense SqFt	\$7.81	\$9.02	\$10.24	\$11.02
Net Operating Income	\$909,723	\$719,898	\$491,479	\$630,455
Full Market Value	\$6,868,000	\$5,435,000	\$3,711,000	\$4,760,000
Market Value per SqFt	\$181.28	\$132.24	\$171.47	\$175.50
Distance from Cooperative in miles		0.17	0.28	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00744-0018	1-00744-0045	1-00743-0076	
Address	337 WEST 20 STREET	306 WEST 21 STREET	354 WEST 20 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	
Total Units	12	15	11	
Year Built	1850	1900	1900	
Gross SqFt	6,900	9,125	5,120	
Estimated Gross Income	\$213,486	\$257,657	\$172,183	
Gross Income per SqFt	\$30.94	\$28.24	\$33.63	
Estimated Expense	\$70,242	\$87,603	\$55,099	
Expense SqFt	\$10.18	\$9.60	\$10.76	
Net Operating Income	\$143,244	\$170,054	\$117,084	
Full Market Value	\$1,081,000	\$1,284,000	\$519,000	
Market Value per SqFt	\$156.67	\$140.71	\$101.37	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00744-0019	1-00745-0044	1-00745-0049	
Address	335 WEST 20 STREET	310 WEST 22 STREET	320 WEST 22 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP	
Total Units	12	12	15	
Year Built	1900	1900	1900	
Gross SqFt	5,500	4,540	8,000	
Estimated Gross Income	\$201,080	\$153,632	\$314,147	
Gross Income per SqFt	\$36.56	\$33.84	\$39.27	
Estimated Expense	\$61,105	\$49,162	\$91,103	
Expense SqFt	\$11.11	\$10.83	\$11.39	
Net Operating Income	\$139,975	\$104,470	\$223,044	
Full Market Value	\$1,057,000	\$789,000	\$1,684,000	
Market Value per SqFt	\$192.18	\$173.79	\$210.50	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00744-0032	1-00744-0046	1-00745-0020	
Address	307 WEST 20 STREET	308 WEST 21 STREET	327 WEST 21 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	24	24	17	
Year Built	1850	1900	1900	
Gross SqFt	13,200	10,000	9,690	
Estimated Gross Income	\$446,028	\$338,218	\$327,147	
Gross Income per SqFt	\$33.79	\$33.82	\$33.76	
Estimated Expense	\$143,616	\$109,569	\$104,687	
Expense SqFt	\$10.88	\$10.96	\$10.80	
Net Operating Income	\$302,412	\$228,649	\$222,460	
Full Market Value	\$2,283,000	\$1,726,000	\$1,680,000	
Market Value per SqFt	\$172.95	\$172.60	\$173.37	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00744-0063	1-00743-0020	1-00719-0057	
Address	342 WEST 21 STREET	335 WEST 19 STREET	414 WEST 22 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	
Total Units	31	44	40	
Year Built	1940	1938	1960	
Gross SqFt	19,440	14,540	24,415	
Estimated Gross Income	\$671,652	\$473,166	\$892,492	
Gross Income per SqFt	\$34.55	\$32.54	\$36.56	
Estimated Expense	\$224,338	\$185,114	\$252,480	
Expense SqFt	\$11.54	\$12.73	\$10.34	
Net Operating Income	\$447,314	\$288,052	\$640,012	
Full Market Value	\$3,377,000	\$2,175,000	\$4,832,000	
Market Value per SqFt	\$173.71	\$149.59	\$197.91	
Distance from Cooperative in miles		0.05	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00745-0012	1-00771-0034	1-00771-0013	1-00770-0025
Address	345 WEST 21 STREET	209 WEST 21 STREET	249 WEST 21 STREET	227 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	15	22
Year Built	1920	1920	1920	1920
Gross SqFt	9,735	9,620	9,310	9,234
Estimated Gross Income	\$335,955	\$331,952	\$439,749	\$312,277
Gross Income per SqFt	\$34.51	\$34.51	\$47.23	\$33.82
Estimated Expense	\$119,838	\$118,433	\$123,130	\$106,174
Expense SqFt	\$12.31	\$12.31	\$13.23	\$11.50
Net Operating Income	\$216,117	\$213,519	\$316,619	\$206,103
Full Market Value	\$1,632,000	\$1,612,000	\$2,390,000	\$1,556,000
Market Value per SqFt	\$167.64	\$167.57	\$256.71	\$168.51
Distance from Cooperative in miles		0.17	0.17	0.17

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00745-0016	1-00770-0054	1-00774-0055	
Address	335 WEST 21 STREET	224 WEST 21 STREET	226 WEST 25 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	20	12	20	
Year Built	1920	1920	1925	
Gross SqFt	10,250	11,580	11,055	
Estimated Gross Income	\$296,020	\$412,162	\$245,125	
Gross Income per SqFt	\$28.88	\$35.59	\$22.17	
Estimated Expense	\$101,578	\$131,892	\$93,148	
Expense SqFt	\$9.91	\$11.39	\$8.43	
Net Operating Income	\$194,442	\$280,270	\$151,977	
Full Market Value	\$1,468,000	\$2,116,000	\$1,120,000	
Market Value per SqFt	\$143.22	\$182.73	\$101.31	
Distance from Cooperative in miles		0.17	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00745-0017	1-00745-0028	1-00744-0045	1-00745-0024
Address	333 WEST 21 STREET	311 WEST 21 STREET	306 WEST 21 STREET	319 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	22	15	15	20
Year Built	1900	1900	1900	1900
Gross SqFt	10,250	9,690	9,125	13,050
Estimated Gross Income	\$289,460	\$286,269	\$257,657	\$303,546
Gross Income per SqFt	\$28.24	\$29.54	\$28.24	\$23.26
Estimated Expense	\$98,400	\$97,331	\$87,603	\$115,347
Expense SqFt	\$9.60	\$10.04	\$9.60	\$8.84
Net Operating Income	\$191,060	\$188,938	\$170,054	\$188,199
Full Market Value	\$1,443,000	\$1,426,000	\$1,284,000	\$1,386,000
Market Value per SqFt	\$140.78	\$147.16	\$140.71	\$106.21
Distance from Cooperative in miles		0.00	0.05	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00745-0018	1-00745-0028	1-00719-0072	
Address	331 WEST 21 STREET	311 WEST 21 STREET	454 WEST 22 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	15	15	16	
Year Built	1900	1900	1900	
Gross SqFt	10,500	9,690	9,480	
Estimated Gross Income	\$286,125	\$286,269	\$236,608	
Gross Income per SqFt	\$27.25	\$29.54	\$24.96	
Estimated Expense	\$111,195	\$97,331	\$105,537	
Expense SqFt	\$10.59	\$10.04	\$11.13	
Net Operating Income	\$174,930	\$188,938	\$131,071	
Full Market Value	\$1,321,000	\$1,426,000	\$985,000	
Market Value per SqFt	\$125.81	\$147.16	\$103.90	
Distance from Cooperative in miles		0.00	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00745-0019	1-00744-0044	1-00745-0028	1-00745-0020
Address	329 WEST 21 STREET	304 WEST 21 STREET	311 WEST 21 STREET	327 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	20	15	17
Year Built	1900	1900	1900	1900
Gross SqFt	7,400	8,720	9,690	9,690
Estimated Gross Income	\$231,990	\$273,358	\$286,269	\$327,147
Gross Income per SqFt	\$31.35	\$31.35	\$29.54	\$33.76
Estimated Expense	\$74,370	\$87,679	\$97,331	\$104,687
Expense SqFt	\$10.05	\$10.05	\$10.04	\$10.80
Net Operating Income	\$157,620	\$185,679	\$188,938	\$222,460
Full Market Value	\$1,190,000	\$1,402,000	\$1,426,000	\$1,680,000
Market Value per SqFt	\$160.81	\$160.78	\$147.16	\$173.37
Distance from Cooperative in miles		0.05	0.00	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00745-0021	1-00771-0034	1-00771-0013	1-00770-0025
Address	325 WEST 21 STREET	209 WEST 21 STREET	249 WEST 21 STREET	227 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	15	22
Year Built	1920	1920	1920	1920
Gross SqFt	9,645	9,620	9,310	9,234
Estimated Gross Income	\$332,849	\$331,952	\$439,749	\$312,277
Gross Income per SqFt	\$34.51	\$34.51	\$47.23	\$33.82
Estimated Expense	\$118,730	\$118,433	\$123,130	\$106,174
Expense SqFt	\$12.31	\$12.31	\$13.23	\$11.50
Net Operating Income	\$214,119	\$213,519	\$316,619	\$206,103
Full Market Value	\$1,617,000	\$1,612,000	\$2,390,000	\$1,556,000
Market Value per SqFt	\$167.65	\$167.57	\$256.71	\$168.51
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	1-00745-0056	1-00766-0030	1-00774-0074	1-00774-0075
Address	334 WEST 22 STREET	217 WEST 16 STREET	264 WEST 25 STREET	266 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	27	60	17	15
Year Built	1925	1930	1925	1925
Gross SqFt	18,612	18,030	11,660	11,660
Estimated Gross Income	\$669,660	\$700,893	\$377,928	\$419,484
Gross Income per SqFt	\$35.98	\$38.87	\$32.41	\$35.98
Estimated Expense	\$182,770	\$203,259	\$120,937	\$114,476
Expense SqFt	\$9.82	\$11.27	\$10.37	\$9.82
Net Operating Income	\$486,890	\$497,634	\$256,991	\$305,008
Full Market Value	\$3,676,000	\$3,757,000	\$1,940,000	\$2,303,000
Market Value per SqFt	\$197.51	\$208.37	\$166.38	\$197.51
Distance from Cooperative in miles		0.28	0.22	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-0012	1-00745-0025	1-00795-0069	1-00771-0063
Address	347 WEST 22 STREET	317 WEST 21 STREET	152 WEST 20 STREET	246 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	20	20	24
Year Built	1910	1900	1910	1920
Gross SqFt	13,830	13,050	12,840	11,130
Estimated Gross Income	\$386,272	\$305,225	\$358,593	\$439,580
Gross Income per SqFt	\$27.93	\$23.39	\$27.93	\$39.50
Estimated Expense	\$84,916	\$115,986	\$78,830	\$151,379
Expense SqFt	\$6.14	\$8.89	\$6.14	\$13.60
Net Operating Income	\$301,356	\$189,239	\$279,763	\$288,201
Full Market Value	\$2,275,000	\$1,408,000	\$2,112,000	\$2,176,000
Market Value per SqFt	\$164.50	\$107.89	\$164.49	\$195.51
Distance from Cooperative in miles		0.05	0.36	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-0018	1-00738-0026	1-00743-0053	
Address	333 WEST 22 STREET	315 WEST 14 STREET	312 WEST 20 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	16	30	25	
Year Built	1910	1900	1906	
Gross SqFt	11,165	10,050	18,828	
Estimated Gross Income	\$410,314	\$463,125	\$516,314	
Gross Income per SqFt	\$36.75	\$46.08	\$27.42	
Estimated Expense	\$127,616	\$125,044	\$196,199	
Expense SqFt	\$11.43	\$12.44	\$10.42	
Net Operating Income	\$282,698	\$338,081	\$320,115	
Full Market Value	\$2,134,000	\$2,553,000	\$2,417,000	
Market Value per SqFt	\$191.13	\$254.03	\$128.37	
Distance from Cooperative in miles		0.37	0.14	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-0071	1-00745-0029	1-00769-0064	
Address	354 WEST 23 STREET	309 WEST 21 STREET	248 WEST 20 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	13	16	13	
Year Built	1900	1900	1901	
Gross SqFt	7,500	9,250	7,789	
Estimated Gross Income	\$250,275	\$278,338	\$285,493	
Gross Income per SqFt	\$33.37	\$30.09	\$36.65	
Estimated Expense	\$79,650	\$94,635	\$85,648	
Expense SqFt	\$10.62	\$10.23	\$11.00	
Net Operating Income	\$170,625	\$183,703	\$199,845	
Full Market Value	\$1,288,000	\$1,387,000	\$1,509,000	
Market Value per SqFt	\$171.73	\$149.95	\$193.73	
Distance from Cooperative in miles		0.05	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-0072	1-00746-0026	1-00743-0022	1-00740-0051
Address	356 WEST 23 STREET	319 WEST 22 STREET	333 WEST 19 STREET	336 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	14	19	15	15
Year Built	1910	1910	1910	1910
Gross SqFt	8,445	6,100	8,525	8,525
Estimated Gross Income	\$297,011	\$262,726	\$299,835	\$229,744
Gross Income per SqFt	\$35.17	\$43.07	\$35.17	\$26.95
Estimated Expense	\$89,095	\$73,563	\$89,951	\$87,303
Expense SqFt	\$10.55	\$12.06	\$10.55	\$10.24
Net Operating Income	\$207,916	\$189,163	\$209,884	\$142,441
Full Market Value	\$1,570,000	\$1,428,000	\$1,585,000	\$1,075,000
Market Value per SqFt	\$185.91	\$234.10	\$185.92	\$126.10
Distance from Cooperative in miles		0.00	0.14	0.27

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00747-0001	1-01015-0001	1-00493-0041	
Address	212 9 AVENUE	680 8 AVENUE	13 SPRING STREET	
Neighborhood	CHELSEA	MIDTOWN WEST	LITTLE ITALY	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	
Total Units	197	656	156	
Year Built	1963	1920	1982	
Gross SqFt	247,986	211,466	184,900	
Estimated Gross Income	\$8,565,436	\$7,577,789	\$6,452,802	
Gross Income per SqFt	\$34.54	\$35.83	\$34.90	
Estimated Expense	\$2,653,450	\$2,955,338	\$1,264,521	
Expense SqFt	\$10.70	\$13.98	\$6.84	
Net Operating Income	\$5,911,986	\$4,622,451	\$5,188,281	
Full Market Value	\$44,636,000	\$34,900,000	\$27,675,000	
Market Value per SqFt	\$179.99	\$165.04	\$149.68	
Distance from Cooperative in miles		1.01	1.67	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00747-0028	1-00765-0035	1-00764-0042	1-00452-0002
Address	323 WEST 23 STREET	78 7 AVENUE	72 7 AVENUE	162 2 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	EAST VILLAGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	76	121	113	166
Year Built	1926	1940	1931	1929
Gross SqFt	120,010	128,350	109,669	121,503
Estimated Gross Income	\$3,559,497	\$3,713,949	\$3,252,873	\$4,659,721
Gross Income per SqFt	\$29.66	\$28.94	\$29.66	\$38.35
Estimated Expense	\$1,209,701	\$1,153,958	\$1,105,977	\$1,780,869
Expense SqFt	\$10.08	\$8.99	\$10.08	\$14.66
Net Operating Income	\$2,349,796	\$2,559,991	\$2,146,896	\$2,878,852
Full Market Value	\$17,741,000	\$19,328,000	\$16,209,000	\$21,735,000
Market Value per SqFt	\$147.83	\$150.59	\$147.80	\$178.88
Distance from Cooperative in miles		0.41	0.45	1.37

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00748-0001	1-00761-0043	1-00735-0001	
Address	311 WEST 24 STREET	320 WEST 38 STREET	453 WEST 37 STREET	
Neighborhood	CHELSEA	FASHION	JAVITS CENTER	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR	
Total Units	763	570	396	
Year Built	1963	2007	2008	
Gross SqFt	817,041	718,503	338,820	
Estimated Gross Income	\$21,120,510	\$15,066,042	\$10,902,945	
Gross Income per SqFt	\$25.85	\$20.97	\$32.18	
Estimated Expense	\$6,135,978	\$4,562,301	\$3,488,942	
Expense SqFt	\$7.51	\$6.35	\$10.30	
Net Operating Income	\$14,984,532	\$10,503,741	\$7,414,003	
Full Market Value	\$113,133,000	\$178,148,000	\$55,976,000	
Market Value per SqFt	\$138.47	\$247.94	\$165.21	
Distance from Cooperative in miles		0.64	0.66	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00749-0001	1-00857-0066	1-00934-0015	
Address	250 9 AVENUE	10 EAST 28 STREET	332 EAST 28 STREET	
Neighborhood	CHELSEA	FLATIRON	KIPS BAY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	186	418	224	
Year Built	1963	1905	1979	
Gross SqFt	201,369	187,041	165,739	
Estimated Gross Income	\$6,000,796	\$4,907,501	\$6,334,933	
Gross Income per SqFt	\$29.80	\$26.24	\$38.22	
Estimated Expense	\$2,035,841	\$2,257,450	\$1,837,131	
Expense SqFt	\$10.11	\$12.07	\$11.08	
Net Operating Income	\$3,964,955	\$2,650,051	\$4,497,802	
Full Market Value	\$29,935,000	\$18,873,000	\$28,350,000	
Market Value per SqFt	\$148.66	\$100.90	\$171.05	
Distance from Cooperative in miles		0.67	1.20	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00749-0024	1-01083-0029	1-00857-0066	
Address	313 8 AVENUE	815 10 AVENUE	10 EAST 28 STREET	
Neighborhood	CHELSEA	CLINTON	FLATIRON	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	189	167	418	
Year Built	1963	2000	1905	
Gross SqFt	233,429	195,973	187,041	
Estimated Gross Income	\$6,886,156	\$7,372,749	\$4,907,501	
Gross Income per SqFt	\$29.50	\$37.62	\$26.24	
Estimated Expense	\$2,385,644	\$2,211,825	\$2,257,450	
Expense SqFt	\$10.22	\$11.29	\$12.07	
Net Operating Income	\$4,500,512	\$5,160,924	\$2,650,051	
Full Market Value	\$33,979,000	\$38,965,000	\$18,873,000	
Market Value per SqFt	\$145.56	\$198.83	\$100.90	
Distance from Cooperative in miles		1.46	0.67	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00751-0001	1-00761-0043	1-00735-0001	
Address	270 9 AVENUE	320 WEST 38 STREET	453 WEST 37 STREET	
Neighborhood	CHELSEA	FASHION	JAVITS CENTER	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR	
Total Units	1,521	570	396	
Year Built	1960	2007	2008	
Gross SqFt	1,467,268	718,503	338,820	
Estimated Gross Income	\$37,928,878	\$15,066,042	\$10,902,945	
Gross Income per SqFt	\$25.85	\$20.97	\$32.18	
Estimated Expense	\$11,019,183	\$4,562,301	\$3,488,942	
Expense SqFt	\$7.51	\$6.35	\$10.30	
Net Operating Income	\$26,909,695	\$10,503,741	\$7,414,003	
Full Market Value	\$203,169,000	\$178,148,000	\$55,976,000	
Market Value per SqFt	\$138.47	\$247.94	\$165.21	
Distance from Cooperative in miles		0.52	0.54	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00752-0001	1-01070-0029	1-00931-0001	1-00735-0001
Address	305 9 AVENUE	557 10 AVENUE	444 2 AVENUE	453 WEST 37 STREET
Neighborhood	CHELSEA	CLINTON	KIPS BAY	JAVITS CENTER
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	567	422	411	396
Year Built	1963	2001	1970	2008
Gross SqFt	399,932	411,430	435,548	338,820
Estimated Gross Income	\$11,150,104	\$13,674,942	\$9,143,278	\$10,902,945
Gross Income per SqFt	\$27.88	\$33.24	\$20.99	\$32.18
Estimated Expense	\$3,735,365	\$4,375,981	\$3,748,744	\$3,488,942
Expense SqFt	\$9.34	\$10.64	\$8.61	\$10.30
Net Operating Income	\$7,414,739	\$9,298,961	\$5,394,534	\$7,414,003
Full Market Value	\$55,981,000	\$70,207,000	\$39,347,000	\$55,976,000
Market Value per SqFt	\$139.98	\$170.64	\$90.34	\$165.21
Distance from Cooperative in miles		0.72	1.19	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00753-0006	1-00773-0064	1-00773-0066	1-00734-0009
Address	359 WEST 29 STREET	230 WEST 24 STREET	232 WEST 24 STREET	445 WEST 36 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	JAVITS CENTER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	13	17	17	24
Year Built	1921	1901	1920	1900
Gross SqFt	13,004	10,350	10,350	8,214
Estimated Gross Income	\$377,506	\$300,427	\$300,427	\$249,503
Gross Income per SqFt	\$29.03	\$29.03	\$29.03	\$30.38
Estimated Expense	\$173,343	\$137,944	\$137,944	\$84,831
Expense SqFt	\$13.33	\$13.33	\$13.33	\$10.33
Net Operating Income	\$204,163	\$162,483	\$162,483	\$164,672
Full Market Value	\$1,541,000	\$1,227,000	\$1,227,000	\$1,243,000
Market Value per SqFt	\$118.50	\$118.55	\$118.55	\$151.33
Distance from Cooperative in miles		0.33	0.33	0.39

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00753-0008	1-00753-0018	1-00773-0066	1-00776-0010
Address	355 WEST 29 STREET	335 WEST 29 STREET	232 WEST 24 STREET	249 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	13	19	17	19
Year Built	1900	1900	1920	1901
Gross SqFt	14,626	6,852	10,350	10,025
Estimated Gross Income	\$460,134	\$215,569	\$300,427	\$343,536
Gross Income per SqFt	\$31.46	\$31.46	\$29.03	\$34.27
Estimated Expense	\$156,498	\$73,293	\$137,944	\$103,061
Expense SqFt	\$10.70	\$10.70	\$13.33	\$10.28
Net Operating Income	\$303,636	\$142,276	\$162,483	\$240,475
Full Market Value	\$2,292,000	\$1,074,000	\$1,227,000	\$1,816,000
Market Value per SqFt	\$156.71	\$156.74	\$118.55	\$181.15
Distance from Cooperative in miles		0.00	0.33	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00759-0053	1-01076-0034	1-00732-0068	
Address	316 WEST 36 STREET	699 10 AVENUE	454 WEST 35 STREET	
Neighborhood	FASHION	CLINTON	JAVITS CENTER	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	14	18	31	
Year Built	1920	1901	1900	
Gross SqFt	9,455	9,725	10,348	
Estimated Gross Income	\$285,730	\$159,391	\$455,853	
Gross Income per SqFt	\$30.22	\$16.39	\$44.05	
Estimated Expense	\$104,383	\$73,320	\$150,312	
Expense SqFt	\$11.04	\$7.54	\$14.53	
Net Operating Income	\$181,347	\$86,071	\$305,541	
Full Market Value	\$809,000	\$372,000	\$2,146,000	
Market Value per SqFt	\$85.56	\$38.25	\$207.38	
Distance from Cooperative in miles		0.67	0.18	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00759-0054	1-01076-0034	1-00732-0068	
Address	318 WEST 36 STREET	699 10 AVENUE	454 WEST 35 STREET	
Neighborhood	FASHION	CLINTON	JAVITS CENTER	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	14	18	31	
Year Built	1920	1901	1900	
Gross SqFt	9,435	9,725	10,348	
Estimated Gross Income	\$285,126	\$159,391	\$455,853	
Gross Income per SqFt	\$30.22	\$16.39	\$44.05	
Estimated Expense	\$104,162	\$73,320	\$150,312	
Expense SqFt	\$11.04	\$7.54	\$14.53	
Net Operating Income	\$180,964	\$86,071	\$305,541	
Full Market Value	\$809,000	\$372,000	\$2,146,000	
Market Value per SqFt	\$85.74	\$38.25	\$207.38	
Distance from Cooperative in miles		0.67	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00759-0068	1-01034-0007	1-01041-0038	
Address	348 WEST 36 STREET	337 WEST 43 STREET	306 WEST 51 STREET	
Neighborhood	FASHION	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	20	25	38	
Year Built	1936	1988	1945	
Gross SqFt	24,292	17,600	25,482	
Estimated Gross Income	\$806,009	\$564,873	\$872,776	
Gross Income per SqFt	\$33.18	\$32.10	\$34.25	
Estimated Expense	\$229,074	\$177,283	\$224,087	
Expense SqFt	\$9.43	\$10.07	\$8.79	
Net Operating Income	\$576,935	\$387,590	\$648,689	
Full Market Value	\$4,356,000	\$2,456,000	\$4,898,000	
Market Value per SqFt	\$179.32	\$139.55	\$192.21	
Distance from Cooperative in miles		0.39	0.74	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00759-0072	1-01007-0001	1-00791-0078	
Address	356 WEST 36 STREET	841 7 AVENUE	91 7 AVENUE	
Neighborhood	FASHION	MIDTOWN WEST	CHELSEA	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	27	59	69	
Year Built	1926	1923	1920	
Gross SqFt	74,368	85,309	62,400	
Estimated Gross Income	\$2,872,092	\$3,220,587	\$2,463,615	
Gross Income per SqFt	\$38.62	\$37.75	\$39.48	
Estimated Expense	\$818,048	\$933,970	\$689,812	
Expense SqFt	\$11.00	\$10.95	\$11.05	
Net Operating Income	\$2,054,044	\$2,286,617	\$1,773,803	
Full Market Value	\$15,508,000	\$17,264,000	\$13,392,000	
Market Value per SqFt	\$208.53	\$202.37	\$214.62	
Distance from Cooperative in miles		0.99	1.02	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00760-0007	1-01008-0026	1-00791-0078	
Address	361 WEST 36 STREET	105 WEST 55 STREET	91 7 AVENUE	
Neighborhood	FASHION	MIDTOWN WEST	CHELSEA	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	19	55	69	
Year Built	1925	1917	1920	
Gross SqFt	56,513	54,838	62,400	
Estimated Gross Income	\$2,111,326	\$1,932,719	\$2,463,615	
Gross Income per SqFt	\$37.36	\$35.24	\$39.48	
Estimated Expense	\$610,906	\$579,816	\$689,812	
Expense SqFt	\$10.81	\$10.57	\$11.05	
Net Operating Income	\$1,500,420	\$1,352,903	\$1,773,803	
Full Market Value	\$11,328,000	\$10,214,000	\$13,392,000	
Market Value per SqFt	\$200.45	\$186.26	\$214.62	
Distance from Cooperative in miles		0.99	1.06	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00761-0059	1-00817-0001	1-00732-0007	
Address	344 WEST 38 STREET	552 AVENUE OF THE AMERICA	455 WEST 34 STREET	
Neighborhood	FASHION	FLATIRON	JAVITS CENTER	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	27	111	128	
Year Built	1915	1973	1929	
Gross SqFt	95,402	101,231	97,867	
Estimated Gross Income	\$2,586,348	\$3,198,226	\$2,213,611	
Gross Income per SqFt	\$27.11	\$31.59	\$22.62	
Estimated Expense	\$791,837	\$815,026	\$835,716	
Expense SqFt	\$8.30	\$8.05	\$8.54	
Net Operating Income	\$1,794,511	\$2,383,200	\$1,377,895	
Full Market Value	\$13,549,000	\$17,993,000	\$10,194,000	
Market Value per SqFt	\$142.02	\$177.74	\$104.16	
Distance from Cooperative in miles		1.18	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00762-0014	1-01036-0028	1-01008-0026	
Address	335 WEST 38 STREET	305 WEST 45 STREET	105 WEST 55 STREET	
Neighborhood	FASHION	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	13	85	55	
Year Built	1925	1914	1917	
Gross SqFt	50,968	44,466	54,838	
Estimated Gross Income	\$1,663,086	\$1,334,752	\$1,932,719	
Gross Income per SqFt	\$32.63	\$30.02	\$35.24	
Estimated Expense	\$621,300	\$613,986	\$579,816	
Expense SqFt	\$12.19	\$13.81	\$10.57	
Net Operating Income	\$1,041,786	\$720,766	\$1,352,903	
Full Market Value	\$7,866,000	\$5,442,000	\$10,214,000	
Market Value per SqFt	\$154.33	\$122.39	\$186.26	
Distance from Cooperative in miles		0.35	0.91	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00763-0077	1-00763-0076	1-00763-0031	1-00762-0005
Address	534 9 AVENUE	536 9 AVENUE	307 WEST 39 STREET	510 9 AVENUE
Neighborhood	FASHION	FASHION	FASHION	FASHION
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	18	17	24
Year Built	1901	1920	1920	1920
Gross SqFt	9,575	9,575	10,100	11,341
Estimated Gross Income	\$251,918	\$383,295	\$243,724	\$298,333
Gross Income per SqFt	\$26.31	\$40.03	\$24.13	\$26.31
Estimated Expense	\$138,263	\$83,840	\$92,615	\$113,367
Expense SqFt	\$14.44	\$8.76	\$9.17	\$10.00
Net Operating Income	\$113,655	\$299,455	\$151,109	\$184,966
Full Market Value	\$798,000	\$2,261,000	\$1,130,000	\$995,000
Market Value per SqFt	\$83.34	\$236.14	\$111.88	\$87.73
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	1-00763-9008	1-00773-0027	1-01045-0054	1-01010-0046
Address	347 WEST 39 STREET	225 WEST 23 STREET	350 WEST 55 STREET	134 WEST 58 STREET
Neighborhood	FASHION	CHELSEA	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	33	138	126	121
Year Built	1929	1930	1912	1930
Gross SqFt	72,877	66,524	75,926	61,791
Estimated Gross Income	\$2,285,423	\$2,006,895	\$2,381,087	\$2,581,593
Gross Income per SqFt	\$31.36	\$30.17	\$31.36	\$41.78
Estimated Expense	\$747,718	\$820,776	\$778,957	\$722,846
Expense SqFt	\$10.26	\$12.34	\$10.26	\$11.70
Net Operating Income	\$1,537,705	\$1,186,119	\$1,602,130	\$1,858,747
Full Market Value	\$11,610,000	\$8,955,000	\$12,096,000	\$10,960,000
Market Value per SqFt	\$159.31	\$134.61	\$159.31	\$177.37
Distance from Cooperative in miles		0.80	0.74	0.96

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00764-0062	1-00765-0047	1-00792-0008	
Address	244 WEST 15 STREET	208 WEST 16 STREET	151 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	59	52	76	
Year Built	1930	1925	1962	
Gross SqFt	44,800	33,547	43,770	
Estimated Gross Income	\$1,611,904	\$1,136,343	\$1,666,735	
Gross Income per SqFt	\$35.98	\$33.87	\$38.08	
Estimated Expense	\$452,928	\$294,829	\$500,021	
Expense SqFt	\$10.11	\$8.79	\$11.42	
Net Operating Income	\$1,158,976	\$841,514	\$1,166,714	
Full Market Value	\$8,750,000	\$6,353,000	\$8,809,000	
Market Value per SqFt	\$195.31	\$189.38	\$201.26	
Distance from Cooperative in miles		0.05	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00765-0016	1-00800-0077	1-00769-0065	1-00769-0064
Address	237 WEST 15 STREET	261 7 AVENUE	250 WEST 20 STREET	248 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	11	15	13
Year Built	1905	1920	1901	1901
Gross SqFt	7,100	6,010	8,195	7,789
Estimated Gross Income	\$260,215	\$191,345	\$309,801	\$285,493
Gross Income per SqFt	\$36.65	\$31.84	\$37.80	\$36.65
Estimated Expense	\$78,100	\$44,837	\$89,476	\$85,648
Expense SqFt	\$11.00	\$7.46	\$10.92	\$11.00
Net Operating Income	\$182,115	\$146,508	\$220,325	\$199,845
Full Market Value	\$1,375,000	\$1,106,000	\$1,663,000	\$1,509,000
Market Value per SqFt	\$193.66	\$184.03	\$202.93	\$193.73
Distance from Cooperative in miles		0.46	0.18	0.18

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00765-0052	1-00765-0024	1-00765-0058	
Address	214 WEST 16 STREET	221 WEST 15 STREET	226 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	16	21	15	
Year Built	1901	1901	1901	
Gross SqFt	11,330	10,245	9,785	
Estimated Gross Income	\$386,126	\$358,135	\$324,862	
Gross Income per SqFt	\$34.08	\$34.96	\$33.20	
Estimated Expense	\$115,906	\$90,196	\$113,989	
Expense SqFt	\$10.23	\$8.80	\$11.65	
Net Operating Income	\$270,220	\$267,939	\$210,873	
Full Market Value	\$2,040,000	\$2,023,000	\$1,592,000	
Market Value per SqFt	\$180.05	\$197.46	\$162.70	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00765-0059	1-00765-0009	1-00765-0021	1-00765-0014
Address	228 WEST 16 STREET	253 WEST 15 STREET	227 WEST 15 STREET	241 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	17	20	18	20
Year Built	1901	1901	1901	1901
Gross SqFt	9,985	9,980	10,065	9,890
Estimated Gross Income	\$313,928	\$313,813	\$226,055	\$375,115
Gross Income per SqFt	\$31.44	\$31.44	\$22.46	\$37.93
Estimated Expense	\$119,620	\$119,520	\$85,901	\$95,807
Expense SqFt	\$11.98	\$11.98	\$8.53	\$9.69
Net Operating Income	\$194,308	\$194,293	\$140,154	\$279,308
Full Market Value	\$1,467,000	\$1,467,000	\$1,036,000	\$2,109,000
Market Value per SqFt	\$146.92	\$146.99	\$102.93	\$213.25
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00765-0062	1-00618-0046	1-00795-0069	
Address	234 WEST 16 STREET	213 WEST 13 STREET	152 WEST 20 STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	20	24	20	
Year Built	1915	1910	1910	
Gross SqFt	12,080	13,000	12,840	
Estimated Gross Income	\$397,432	\$492,316	\$358,593	
Gross Income per SqFt	\$32.90	\$37.87	\$27.93	
Estimated Expense	\$118,505	\$175,289	\$78,830	
Expense SqFt	\$9.81	\$13.48	\$6.14	
Net Operating Income	\$278,927	\$317,027	\$279,763	
Full Market Value	\$2,106,000	\$2,394,000	\$2,112,000	
Market Value per SqFt	\$174.34	\$184.15	\$164.49	
Distance from Cooperative in miles		0.10	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00765-0070	1-00617-0021	1-00765-0047	
Address	248 WEST 16 STREET	221 WEST 12 STREET	208 WEST 16 STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	46	59	52	
Year Built	1930	1930	1925	
Gross SqFt	49,816	43,280	33,547	
Estimated Gross Income	\$1,875,074	\$1,792,274	\$1,136,343	
Gross Income per SqFt	\$37.64	\$41.41	\$33.87	
Estimated Expense	\$515,097	\$514,239	\$294,829	
Expense SqFt	\$10.34	\$11.88	\$8.79	
Net Operating Income	\$1,359,977	\$1,278,035	\$841,514	
Full Market Value	\$10,268,000	\$9,649,000	\$6,353,000	
Market Value per SqFt	\$206.12	\$222.94	\$189.38	
Distance from Cooperative in miles		0.15	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00766-0009	1-00765-0047	1-00792-0012	1-00775-0009
Address	253 WEST 16 STREET	208 WEST 16 STREET	141 WEST 16 STREET	245 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	52	49	68
Year Built	1930	1925	1940	1938
Gross SqFt	37,782	33,547	34,662	36,500
Estimated Gross Income	\$1,279,676	\$1,136,343	\$1,042,985	\$1,451,627
Gross Income per SqFt	\$33.87	\$33.87	\$30.09	\$39.77
Estimated Expense	\$332,104	\$294,829	\$294,766	\$451,379
Expense SqFt	\$8.79	\$8.79	\$8.50	\$12.37
Net Operating Income	\$947,572	\$841,514	\$748,219	\$1,000,248
Full Market Value	\$7,154,000	\$6,353,000	\$5,649,000	\$7,552,000
Market Value per SqFt	\$189.35	\$189.38	\$162.97	\$206.90
Distance from Cooperative in miles		0.05	0.17	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00766-0023	1-00738-0048	1-00738-0072	
Address	227 WEST 16 STREET	312 WEST 15 STREET	358 WEST 15 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	51	35	36	
Year Built	1910	1900	1911	
Gross SqFt	31,715	28,078	22,318	
Estimated Gross Income	\$924,809	\$703,783	\$725,559	
Gross Income per SqFt	\$29.16	\$25.07	\$32.51	
Estimated Expense	\$301,610	\$267,438	\$205,445	
Expense SqFt	\$9.51	\$9.52	\$9.21	
Net Operating Income	\$623,199	\$436,345	\$520,114	
Full Market Value	\$4,705,000	\$3,281,000	\$3,927,000	
Market Value per SqFt	\$148.35	\$116.85	\$175.96	
Distance from Cooperative in miles		0.19	0.19	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00766-0039	1-00764-0042	1-00732-0007	1-00865-0032
Address	100 7 AVENUE	72 7 AVENUE	455 WEST 34 STREET	20 PARK AVENUE
Neighborhood	CHELSEA	CHELSEA	JAVITS CENTER	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	115	113	128	102
Year Built	1930	1931	1929	1939
Gross SqFt	101,221	109,669	97,867	101,306
Estimated Gross Income	\$3,002,215	\$3,252,873	\$2,213,611	\$3,846,659
Gross Income per SqFt	\$29.66	\$29.66	\$22.62	\$37.97
Estimated Expense	\$1,020,308	\$1,105,977	\$835,716	\$1,246,931
Expense SqFt	\$10.08	\$10.08	\$8.54	\$12.31
Net Operating Income	\$1,981,907	\$2,146,896	\$1,377,895	\$2,599,728
Full Market Value	\$14,963,000	\$16,209,000	\$10,194,000	\$19,628,000
Market Value per SqFt	\$147.83	\$147.80	\$104.16	\$193.75
Distance from Cooperative in miles		0.10	0.93	1.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00766-0053	1-00765-0011	1-00624-0044	1-00766-0071
Address	214 WEST 17 STREET	249 WEST 15 STREET	290 WEST 12 STREET	248 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	33	40	48
Year Built	1900	1950	1965	1920
Gross SqFt	26,400	19,310	26,694	25,362
Estimated Gross Income	\$683,496	\$499,854	\$431,522	\$751,137
Gross Income per SqFt	\$25.89	\$25.89	\$16.17	\$29.62
Estimated Expense	\$171,600	\$125,441	\$249,388	\$209,071
Expense SqFt	\$6.50	\$6.50	\$9.34	\$8.24
Net Operating Income	\$511,896	\$374,413	\$182,134	\$542,066
Full Market Value	\$3,865,000	\$2,822,000	\$1,249,000	\$4,093,000
Market Value per SqFt	\$146.40	\$146.14	\$46.79	\$161.38
Distance from Cooperative in miles		0.05	0.34	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00769-0031	1-00791-0078	1-00741-0067	
Address	205 WEST 19 STREET	91 7 AVENUE	112 9 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	20	69	72	
Year Built	1913	1920	1938	
Gross SqFt	77,615	62,400	57,706	
Estimated Gross Income	\$2,765,422	\$2,463,615	\$1,833,486	
Gross Income per SqFt	\$35.63	\$39.48	\$31.77	
Estimated Expense	\$848,332	\$689,812	\$623,385	
Expense SqFt	\$10.93	\$11.05	\$10.80	
Net Operating Income	\$1,917,090	\$1,773,803	\$1,210,101	
Full Market Value	\$14,474,000	\$13,392,000	\$9,132,000	
Market Value per SqFt	\$186.48	\$214.62	\$158.25	
Distance from Cooperative in miles		0.25	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00769-0050	1-00770-0066	1-00770-0025	
Address	220 WEST 20 STREET	248 WEST 21 STREET	227 WEST 20 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	13	15	22	
Year Built	1920	1920	1920	
Gross SqFt	8,020	6,982	9,234	
Estimated Gross Income	\$273,001	\$239,213	\$312,277	
Gross Income per SqFt	\$34.04	\$34.26	\$33.82	
Estimated Expense	\$82,526	\$63,365	\$106,174	
Expense SqFt	\$10.29	\$9.08	\$11.50	
Net Operating Income	\$190,475	\$175,848	\$206,103	
Full Market Value	\$1,438,000	\$1,328,000	\$1,556,000	
Market Value per SqFt	\$179.30	\$190.20	\$168.51	
Distance from Cooperative in miles		0.04	0.04	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00769-0066	1-00738-0026	1-00772-0016	
Address	252 WEST 20 STREET	315 WEST 14 STREET	255 WEST 22 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	20	30	19	
Year Built	1901	1900	1920	
Gross SqFt	11,000	10,050	14,922	
Estimated Gross Income	\$414,040	\$463,125	\$435,774	
Gross Income per SqFt	\$37.64	\$46.08	\$29.20	
Estimated Expense	\$123,090	\$125,044	\$148,163	
Expense SqFt	\$11.19	\$12.44	\$9.93	
Net Operating Income	\$290,950	\$338,081	\$287,611	
Full Market Value	\$2,197,000	\$2,553,000	\$2,171,000	
Market Value per SqFt	\$199.73	\$254.03	\$145.49	
Distance from Cooperative in miles		0.28	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00770-0048	1-00770-0051	1-00765-0005	1-00766-0071
Address	210 WEST 21 STREET	220 WEST 21 STREET	259 WEST 15 STREET	248 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	28	35	29	48
Year Built	1902	1920	1905	1920
Gross SqFt	25,123	25,778	20,550	25,362
Estimated Gross Income	\$762,734	\$782,580	\$695,405	\$751,137
Gross Income per SqFt	\$30.36	\$30.36	\$33.84	\$29.62
Estimated Expense	\$203,245	\$208,428	\$129,735	\$209,071
Expense SqFt	\$8.09	\$8.09	\$6.31	\$8.24
Net Operating Income	\$559,489	\$574,152	\$565,670	\$542,066
Full Market Value	\$4,224,000	\$4,335,000	\$4,271,000	\$4,093,000
Market Value per SqFt	\$168.13	\$168.17	\$207.83	\$161.38
Distance from Cooperative in miles		0.00	0.23	0.18

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00770-0059	1-00738-0014	1-00792-0012	
Address	234 WEST 21 STREET	337 WEST 14 STREET	141 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	35	29	49	
Year Built	1913	1900	1940	
Gross SqFt	32,718	28,821	34,662	
Estimated Gross Income	\$975,651	\$851,473	\$1,042,985	
Gross Income per SqFt	\$29.82	\$29.54	\$30.09	
Estimated Expense	\$303,296	\$289,501	\$294,766	
Expense SqFt	\$9.27	\$10.04	\$8.50	
Net Operating Income	\$672,355	\$561,972	\$748,219	
Full Market Value	\$5,076,000	\$4,243,000	\$5,649,000	
Market Value per SqFt	\$155.14	\$147.22	\$162.97	
Distance from Cooperative in miles		0.32	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00770-0070	1-00738-0068	1-00742-0054	
Address	256 WEST 21 STREET	352 WEST 15 STREET	328 WEST 19 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP	
Total Units	35	36	24	
Year Built	1900	1911	1910	
Gross SqFt	22,000	22,318	15,195	
Estimated Gross Income	\$759,220	\$752,928	\$535,927	
Gross Income per SqFt	\$34.51	\$33.74	\$35.27	
Estimated Expense	\$227,040	\$232,404	\$155,419	
Expense SqFt	\$10.32	\$10.41	\$10.23	
Net Operating Income	\$532,180	\$520,524	\$380,508	
Full Market Value	\$4,018,000	\$3,930,000	\$2,873,000	
Market Value per SqFt	\$182.64	\$176.09	\$189.08	
Distance from Cooperative in miles		0.32	0.19	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00771-0020	1-00768-0027	1-00772-0016	1-00766-0071
Address	233 WEST 21 STREET	213 WEST 18 STREET	255 WEST 22 STREET	248 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	31	40	19	48
Year Built	1920	1920	1920	1920
Gross SqFt	20,748	18,614	14,922	25,362
Estimated Gross Income	\$605,842	\$476,701	\$435,774	\$751,137
Gross Income per SqFt	\$29.20	\$25.61	\$29.20	\$29.62
Estimated Expense	\$206,028	\$181,778	\$148,163	\$209,071
Expense SqFt	\$9.93	\$9.77	\$9.93	\$8.24
Net Operating Income	\$399,814	\$294,923	\$287,611	\$542,066
Full Market Value	\$3,019,000	\$2,224,000	\$2,171,000	\$4,093,000
Market Value per SqFt	\$145.51	\$119.48	\$145.49	\$161.38
Distance from Cooperative in miles		0.13	0.05	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00771-0023	1-00570-0008	1-00626-0036	
Address	223 WEST 21 STREET	6 EAST 13 STREET	30 HORATIO STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	64	54	47	
Year Built	1889	1900	1910	
Gross SqFt	46,620	49,408	41,970	
Estimated Gross Income	\$1,408,856	\$1,817,718	\$992,773	
Gross Income per SqFt	\$30.22	\$36.79	\$23.65	
Estimated Expense	\$460,606	\$454,702	\$443,257	
Expense SqFt	\$9.88	\$9.20	\$10.56	
Net Operating Income	\$948,250	\$1,363,016	\$549,516	
Full Market Value	\$7,159,000	\$10,291,000	\$4,094,000	
Market Value per SqFt	\$153.56	\$208.29	\$97.55	
Distance from Cooperative in miles		0.66	0.49	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00771-0028	1-00827-0063	1-00738-0026	
Address	221 WEST 21 STREET	28 WEST 26 STREET	315 WEST 14 STREET	
Neighborhood	CHELSEA	FLATIRON	CHELSEA	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	20	32	30	
Year Built	1920	1925	1900	
Gross SqFt	10,015	14,217	10,050	
Estimated Gross Income	\$443,765	\$604,794	\$463,125	
Gross Income per SqFt	\$44.31	\$42.54	\$46.08	
Estimated Expense	\$121,983	\$169,342	\$125,044	
Expense SqFt	\$12.18	\$11.91	\$12.44	
Net Operating Income	\$321,782	\$435,452	\$338,081	
Full Market Value	\$2,429,000	\$3,288,000	\$2,553,000	
Market Value per SqFt	\$242.54	\$231.27	\$254.03	
Distance from Cooperative in miles		0.38	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00771-0038	1-00740-0030	1-00629-0044	
Address	188 7 AVENUE	127 8 AVENUE	305 WEST 13 STREET	
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	133	55	77	
Year Built	1963	2008	1964	
Gross SqFt	80,977	74,946	56,508	
Estimated Gross Income	\$3,621,291	\$3,508,196	\$2,408,412	
Gross Income per SqFt	\$44.72	\$46.81	\$42.62	
Estimated Expense	\$989,539	\$947,213	\$666,500	
Expense SqFt	\$12.22	\$12.64	\$11.79	
Net Operating Income	\$2,631,752	\$2,560,983	\$1,741,912	
Full Market Value	\$19,870,000	\$19,335,000	\$13,151,000	
Market Value per SqFt	\$245.38	\$257.99	\$232.73	
Distance from Cooperative in miles		0.28	0.40	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00771-0065	1-00764-0024	1-00608-0024	
Address	250 WEST 22 STREET	225 WEST 14 STREET	128 WEST 13 STREET	
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	23	29	43	
Year Built	1920	1928	1910	
Gross SqFt	19,470	17,424	18,570	
Estimated Gross Income	\$891,142	\$770,928	\$878,180	
Gross Income per SqFt	\$45.77	\$44.25	\$47.29	
Estimated Expense	\$259,730	\$233,945	\$245,890	
Expense SqFt	\$13.34	\$13.43	\$13.24	
Net Operating Income	\$631,412	\$536,983	\$632,290	
Full Market Value	\$4,767,000	\$4,054,000	\$4,774,000	
Market Value per SqFt	\$244.84	\$232.67	\$257.08	
Distance from Cooperative in miles		0.32	0.46	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00771-0073	1-00771-0034	1-00770-0025	
Address	264 WEST 22 STREET	209 WEST 21 STREET	227 WEST 20 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	20	20	22	
Year Built	1920	1920	1920	
Gross SqFt	9,700	9,620	9,234	
Estimated Gross Income	\$331,449	\$331,952	\$312,277	
Gross Income per SqFt	\$34.17	\$34.51	\$33.82	
Estimated Expense	\$115,527	\$118,433	\$106,174	
Expense SqFt	\$11.91	\$12.31	\$11.50	
Net Operating Income	\$215,922	\$213,519	\$206,103	
Full Market Value	\$1,630,000	\$1,612,000	\$1,556,000	
Market Value per SqFt	\$168.04	\$167.57	\$168.51	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00771-0074	1-00821-0040	1-00738-0019	1-00720-0082
Address	234 8 AVENUE	146 5 AVENUE	329 WEST 14 STREET	470 WEST 23 STREET
Neighborhood	CHELSEA	FLATIRON	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	12	25	19	20
Year Built	1960	1935	1900	1920
Gross SqFt	12,888	14,110	7,812	13,860
Estimated Gross Income	\$587,693	\$643,349	\$349,983	\$656,750
Gross Income per SqFt	\$45.60	\$45.60	\$44.80	\$47.38
Estimated Expense	\$129,911	\$142,192	\$97,995	\$144,819
Expense SqFt	\$10.08	\$10.08	\$12.54	\$10.45
Net Operating Income	\$457,782	\$501,157	\$251,988	\$511,931
Full Market Value	\$3,456,000	\$3,784,000	\$1,903,000	\$3,865,000
Market Value per SqFt	\$268.16	\$268.18	\$243.60	\$278.86
Distance from Cooperative in miles		0.36	0.36	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00772-0012	1-00738-0072	1-00738-0068	
Address	261 WEST 22 STREET	358 WEST 15 STREET	352 WEST 15 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	36	36	36	
Year Built	1917	1911	1911	
Gross SqFt	24,462	22,318	22,318	
Estimated Gross Income	\$810,426	\$725,559	\$752,928	
Gross Income per SqFt	\$33.13	\$32.51	\$33.74	
Estimated Expense	\$239,972	\$205,445	\$232,404	
Expense SqFt	\$9.81	\$9.21	\$10.41	
Net Operating Income	\$570,454	\$520,114	\$520,524	
Full Market Value	\$4,307,000	\$3,927,000	\$3,930,000	
Market Value per SqFt	\$176.07	\$175.96	\$176.09	
Distance from Cooperative in miles		0.40	0.40	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00772-0067	1-00754-0019	1-00563-0026	1-00716-0055
Address	240 WEST 23 STREET	337 WEST 30 STREET	40 EAST 12 STREET	434 WEST 19 STREET
Neighborhood	CHELSEA	FASHION	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	19	37	25	40
Year Built	1920	1987	1900	1986
Gross SqFt	24,378	24,617	24,198	21,000
Estimated Gross Income	\$870,538	\$680,361	\$1,052,645	\$749,873
Gross Income per SqFt	\$35.71	\$27.64	\$43.50	\$35.71
Estimated Expense	\$279,128	\$231,323	\$235,109	\$240,506
Expense SqFt	\$11.45	\$9.40	\$9.72	\$11.45
Net Operating Income	\$591,410	\$449,038	\$817,536	\$509,367
Full Market Value	\$4,465,000	\$3,390,000	\$6,172,000	\$3,846,000
Market Value per SqFt	\$183.16	\$137.71	\$255.06	\$183.14
Distance from Cooperative in miles		0.43	0.80	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00772-0069	1-00563-0026	1-00754-0019	
Address	244 WEST 23 STREET	40 EAST 12 STREET	337 WEST 30 STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	FASHION	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	13	25	37	
Year Built	1900	1900	1987	
Gross SqFt	23,882	24,198	24,617	
Estimated Gross Income	\$849,483	\$1,052,645	\$680,361	
Gross Income per SqFt	\$35.57	\$43.50	\$27.64	
Estimated Expense	\$228,312	\$235,109	\$231,323	
Expense SqFt	\$9.56	\$9.72	\$9.40	
Net Operating Income	\$621,171	\$817,536	\$449,038	
Full Market Value	\$4,690,000	\$6,172,000	\$3,390,000	
Market Value per SqFt	\$196.38	\$255.06	\$137.71	
Distance from Cooperative in miles		0.80	0.43	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00773-0012	1-00768-0059	1-00556-0001	
Address	255 WEST 23 STREET	238 WEST 19 STREET	85 4 AVENUE	
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR	
Total Units	159	202	164	
Year Built	1940	1986	1959	
Gross SqFt	159,090	157,364	156,465	
Estimated Gross Income	\$5,144,971	\$5,255,721	\$4,893,704	
Gross Income per SqFt	\$32.34	\$33.40	\$31.28	
Estimated Expense	\$1,679,990	\$1,649,996	\$1,663,859	
Expense SqFt	\$10.56	\$10.49	\$10.63	
Net Operating Income	\$3,464,981	\$3,605,725	\$3,229,845	
Full Market Value	\$26,161,000	\$27,223,000	\$24,385,000	
Market Value per SqFt	\$164.44	\$172.99	\$155.85	
Distance from Cooperative in miles		0.24	1.01	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00773-0022	1-00770-0031	1-00802-0001	
Address	241 WEST 23 STREET	215 WEST 20 STREET	283 7 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	
Total Units	12	13	18	
Year Built	1898	1910	1920	
Gross SqFt	26,270	26,250	25,144	
Estimated Gross Income	\$803,599	\$692,727	\$874,626	
Gross Income per SqFt	\$30.59	\$26.39	\$34.78	
Estimated Expense	\$240,633	\$139,846	\$326,250	
Expense SqFt	\$9.16	\$5.33	\$12.98	
Net Operating Income	\$562,966	\$552,881	\$548,376	
Full Market Value	\$4,250,000	\$4,174,000	\$4,140,000	
Market Value per SqFt	\$161.78	\$159.01	\$164.65	
Distance from Cooperative in miles		0.15	0.22	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00774-0069	1-00722-0024	1-00774-0076	1-00772-0016
Address	254 WEST 25 STREET	421 WEST 24 STREET	270 WEST 25 STREET	255 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	35	20	19
Year Built	1925	1927	1930	1920
Gross SqFt	20,456	21,012	13,400	14,922
Estimated Gross Income	\$640,682	\$692,767	\$419,707	\$435,774
Gross Income per SqFt	\$31.32	\$32.97	\$31.32	\$29.20
Estimated Expense	\$217,856	\$235,541	\$142,700	\$148,163
Expense SqFt	\$10.65	\$11.21	\$10.65	\$9.93
Net Operating Income	\$422,826	\$457,226	\$277,007	\$287,611
Full Market Value	\$3,192,000	\$3,452,000	\$2,091,000	\$2,171,000
Market Value per SqFt	\$156.04	\$164.29	\$156.04	\$145.49
Distance from Cooperative in miles		0.34	0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00775-0006	1-00770-0049	1-00700-0040	
Address	263 WEST 25 STREET	214 WEST 21 STREET	508 WEST 29 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	20	30	29	
Year Built	1905	1901	1901	
Gross SqFt	20,050	19,956	19,200	
Estimated Gross Income	\$590,673	\$663,376	\$493,083	
Gross Income per SqFt	\$29.46	\$33.24	\$25.68	
Estimated Expense	\$182,856	\$199,468	\$158,023	
Expense SqFt	\$9.12	\$10.00	\$8.23	
Net Operating Income	\$407,817	\$463,908	\$335,060	
Full Market Value	\$3,079,000	\$3,503,000	\$2,528,000	
Market Value per SqFt	\$153.57	\$175.54	\$131.67	
Distance from Cooperative in miles		0.24	0.53	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00775-0022	1-00773-0027	1-00741-0067	
Address	219 WEST 25 STREET	225 WEST 23 STREET	112 9 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	68	138	72	
Year Built	1939	1930	1938	
Gross SqFt	62,586	66,524	57,706	
Estimated Gross Income	\$1,938,288	\$2,006,895	\$1,833,486	
Gross Income per SqFt	\$30.97	\$30.17	\$31.77	
Estimated Expense	\$724,120	\$820,776	\$623,385	
Expense SqFt	\$11.57	\$12.34	\$10.80	
Net Operating Income	\$1,214,168	\$1,186,119	\$1,210,101	
Full Market Value	\$9,167,000	\$8,955,000	\$9,132,000	
Market Value per SqFt	\$146.47	\$134.61	\$158.25	
Distance from Cooperative in miles		0.09	0.41	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00776-0017	1-00796-0067	1-00792-0008	
Address	233 WEST 26 STREET	150 WEST 21 STREET	151 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	20	61	76	
Year Built	1977	1950	1962	
Gross SqFt	47,433	48,249	43,770	
Estimated Gross Income	\$1,542,995	\$1,301,871	\$1,666,735	
Gross Income per SqFt	\$32.53	\$26.98	\$38.08	
Estimated Expense	\$420,731	\$304,690	\$500,021	
Expense SqFt	\$8.87	\$6.31	\$11.42	
Net Operating Income	\$1,122,264	\$997,181	\$1,166,714	
Full Market Value	\$8,473,000	\$7,529,000	\$8,809,000	
Market Value per SqFt	\$178.63	\$156.04	\$201.26	
Distance from Cooperative in miles		0.34	0.50	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00776-0065	1-00773-0027	1-00719-0020	1-00791-0078
Address	250 WEST 27 STREET	225 WEST 23 STREET	433 WEST 21 STREET	91 7 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	82	138	70	69
Year Built	1918	1930	1930	1920
Gross SqFt	66,636	66,524	63,956	62,400
Estimated Gross Income	\$2,010,408	\$2,006,895	\$1,732,588	\$2,463,615
Gross Income per SqFt	\$30.17	\$30.17	\$27.09	\$39.48
Estimated Expense	\$822,288	\$820,776	\$658,383	\$689,812
Expense SqFt	\$12.34	\$12.34	\$10.29	\$11.05
Net Operating Income	\$1,188,120	\$1,186,119	\$1,074,205	\$1,773,803
Full Market Value	\$8,970,000	\$8,955,000	\$8,110,000	\$13,392,000
Market Value per SqFt	\$134.61	\$134.61	\$126.81	\$214.62
Distance from Cooperative in miles		0.14	0.42	0.54

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00779-0010	1-00858-0014	1-00773-0027	
Address	249 WEST 29 STREET	80 MADISON AVENUE	225 WEST 23 STREET	
Neighborhood	FASHION	MURRAY HILL	CHELSEA	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	41	61	138	
Year Built	1927	1923	1930	
Gross SqFt	60,610	60,110	66,524	
Estimated Gross Income	\$2,065,589	\$2,283,747	\$2,006,895	
Gross Income per SqFt	\$34.08	\$37.99	\$30.17	
Estimated Expense	\$747,927	\$741,525	\$820,776	
Expense SqFt	\$12.34	\$12.34	\$12.34	
Net Operating Income	\$1,317,662	\$1,542,222	\$1,186,119	
Full Market Value	\$9,948,000	\$11,644,000	\$8,955,000	
Market Value per SqFt	\$164.13	\$193.71	\$134.61	
Distance from Cooperative in miles		0.49	0.29	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00786-0020	1-00773-0027	1-01045-0054	1-01007-0001
Address	241 WEST 36 STREET	225 WEST 23 STREET	350 WEST 55 STREET	841 7 AVENUE
Neighborhood	FASHION	CHELSEA	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	30	138	126	59
Year Built	1925	1930	1912	1923
Gross SqFt	74,100	66,524	75,926	85,309
Estimated Gross Income	\$2,323,776	\$2,006,895	\$2,381,087	\$3,220,587
Gross Income per SqFt	\$31.36	\$30.17	\$31.36	\$37.75
Estimated Expense	\$760,266	\$820,776	\$778,957	\$933,970
Expense SqFt	\$10.26	\$12.34	\$10.26	\$10.95
Net Operating Income	\$1,563,510	\$1,186,119	\$1,602,130	\$2,286,617
Full Market Value	\$11,805,000	\$8,955,000	\$12,096,000	\$17,264,000
Market Value per SqFt	\$159.31	\$134.61	\$159.31	\$202.37
Distance from Cooperative in miles		0.64	0.90	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00790-0001	1-01314-0021	1-01024-0001	1-00816-0007
Address	61 7 AVENUE	747 2 AVENUE	870 8 AVENUE	53 WEST 14 STREET
Neighborhood	CHELSEA	MIDTOWN EAST	MIDTOWN WEST	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	356	276	387	245
Year Built	1963	1972	1965	1965
Gross SqFt	371,863	387,761	380,441	310,000
Estimated Gross Income	\$11,323,228	\$12,622,903	\$11,584,890	\$7,110,865
Gross Income per SqFt	\$30.45	\$32.55	\$30.45	\$22.94
Estimated Expense	\$3,588,478	\$4,039,329	\$3,672,561	\$2,831,413
Expense SqFt	\$9.65	\$10.42	\$9.65	\$9.13
Net Operating Income	\$7,734,750	\$8,583,574	\$7,912,329	\$4,279,452
Full Market Value	\$58,398,000	\$64,806,000	\$59,738,000	\$31,733,000
Market Value per SqFt	\$157.04	\$167.13	\$157.02	\$102.36
Distance from Cooperative in miles		1.45	1.85	0.18

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00790-0040	1-00608-0024	1-00768-0077	1-00766-0071
Address	547 AVENUE OF THE AMERICA	128 WEST 13 STREET	274 WEST 19 STREET	248 WEST 17 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	43	25	48
Year Built	1920	1910	1920	1920
Gross SqFt	22,998	18,570	22,506	25,362
Estimated Gross Income	\$892,092	\$878,180	\$873,008	\$751,137
Gross Income per SqFt	\$38.79	\$47.29	\$38.79	\$29.62
Estimated Expense	\$235,959	\$245,890	\$230,816	\$209,071
Expense SqFt	\$10.26	\$13.24	\$10.26	\$8.24
Net Operating Income	\$656,133	\$632,290	\$642,192	\$542,066
Full Market Value	\$4,954,000	\$4,774,000	\$4,849,000	\$4,093,000
Market Value per SqFt	\$215.41	\$257.08	\$215.45	\$161.38
Distance from Cooperative in miles		0.11	0.25	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00790-0066	1-00770-0033	1-00738-0019	1-00716-0055
Address	154 WEST 15 STREET	209 WEST 20 STREET	329 WEST 14 STREET	434 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	12	19	40
Year Built	1910	2004	1900	1986
Gross SqFt	8,900	8,525	7,812	21,000
Estimated Gross Income	\$390,087	\$373,632	\$349,983	\$749,873
Gross Income per SqFt	\$43.83	\$43.83	\$44.80	\$35.71
Estimated Expense	\$109,203	\$104,617	\$97,995	\$240,506
Expense SqFt	\$12.27	\$12.27	\$12.54	\$11.45
Net Operating Income	\$280,884	\$269,015	\$251,988	\$509,367
Full Market Value	\$2,121,000	\$2,031,000	\$1,903,000	\$3,846,000
Market Value per SqFt	\$238.31	\$238.24	\$243.60	\$183.14
Distance from Cooperative in miles		0.32	0.33	0.54

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00791-0001	1-00765-0035	1-00572-0038	1-00452-0002
Address	79 7 AVENUE	78 7 AVENUE	20 5 AVENUE	162 2 AVENUE
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	65	121	113	166
Year Built	1938	1940	1940	1929
Gross SqFt	126,134	128,350	132,420	121,503
Estimated Gross Income	\$4,790,569	\$3,713,949	\$5,518,488	\$4,659,721
Gross Income per SqFt	\$37.98	\$28.94	\$41.67	\$38.35
Estimated Expense	\$1,817,591	\$1,153,958	\$1,312,397	\$1,780,869
Expense SqFt	\$14.41	\$8.99	\$9.91	\$14.66
Net Operating Income	\$2,972,978	\$2,559,991	\$4,206,091	\$2,878,852
Full Market Value	\$22,446,000	\$19,328,000	\$31,756,000	\$21,735,000
Market Value per SqFt	\$177.95	\$150.59	\$239.81	\$178.88
Distance from Cooperative in miles		0.17	0.39	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00791-0009	1-00792-0008	1-00796-0067	
Address	155 WEST 15 STREET	151 WEST 16 STREET	150 WEST 21 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	40	76	61	
Year Built	1940	1962	1950	
Gross SqFt	49,880	43,770	48,249	
Estimated Gross Income	\$1,622,596	\$1,666,735	\$1,301,871	
Gross Income per SqFt	\$32.53	\$38.08	\$26.98	
Estimated Expense	\$442,436	\$500,021	\$304,690	
Expense SqFt	\$8.87	\$11.42	\$6.31	
Net Operating Income	\$1,180,160	\$1,166,714	\$997,181	
Full Market Value	\$8,910,000	\$8,809,000	\$7,529,000	
Market Value per SqFt	\$178.63	\$201.26	\$156.04	
Distance from Cooperative in miles		0.05	0.23	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00791-0013	1-00791-0078	1-00741-0067	1-00773-0056
Address	147 WEST 15 STREET	91 7 AVENUE	112 9 AVENUE	220 WEST 24 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	14	69	72	118
Year Built	1923	1920	1938	1930
Gross SqFt	56,967	62,400	57,706	57,207
Estimated Gross Income	\$1,809,842	\$2,463,615	\$1,833,486	\$1,644,596
Gross Income per SqFt	\$31.77	\$39.48	\$31.77	\$28.75
Estimated Expense	\$615,244	\$689,812	\$623,385	\$713,982
Expense SqFt	\$10.80	\$11.05	\$10.80	\$12.48
Net Operating Income	\$1,194,598	\$1,773,803	\$1,210,101	\$930,614
Full Market Value	\$9,019,000	\$13,392,000	\$9,132,000	\$7,026,000
Market Value per SqFt	\$158.32	\$214.62	\$158.25	\$122.82
Distance from Cooperative in miles		0.00	0.35	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00791-0031	1-00764-0070	1-00790-0059	
Address	115 WEST 15 STREET	260 WEST 15 STREET	140 WEST 15 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	11	11	20	
Year Built	1911	1901	1920	
Gross SqFt	5,803	6,300	7,375	
Estimated Gross Income	\$205,426	\$239,757	\$241,407	
Gross Income per SqFt	\$35.40	\$38.06	\$32.73	
Estimated Expense	\$65,458	\$71,927	\$82,078	
Expense SqFt	\$11.28	\$11.42	\$11.13	
Net Operating Income	\$139,968	\$167,830	\$159,329	
Full Market Value	\$1,057,000	\$1,267,000	\$1,203,000	
Market Value per SqFt	\$182.15	\$201.11	\$163.12	
Distance from Cooperative in miles		0.18	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00791-0032	1-00791-0022	1-00766-0033	1-00790-0059
Address	113 WEST 15 STREET	131 WEST 15 STREET	213 WEST 16 STREET	140 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	67	12	20
Year Built	1911	1910	1905	1920
Gross SqFt	6,175	8,320	5,975	7,375
Estimated Gross Income	\$205,195	\$338,193	\$198,555	\$241,407
Gross Income per SqFt	\$33.23	\$40.65	\$33.23	\$32.73
Estimated Expense	\$68,296	\$94,694	\$66,095	\$82,078
Expense SqFt	\$11.06	\$11.38	\$11.06	\$11.13
Net Operating Income	\$136,899	\$243,499	\$132,460	\$159,329
Full Market Value	\$1,034,000	\$1,838,000	\$1,000,000	\$1,203,000
Market Value per SqFt	\$167.45	\$220.91	\$167.36	\$163.12
Distance from Cooperative in miles		0.00	0.18	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00791-0062	1-00792-0012	1-00882-0056	
Address	130 WEST 16 STREET	141 WEST 16 STREET	142 EAST 27 STREET	
Neighborhood	CHELSEA	CHELSEA	GRAMERCY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	42	49	42	
Year Built	1927	1940	1930	
Gross SqFt	32,384	34,662	30,777	
Estimated Gross Income	\$970,225	\$1,042,985	\$918,227	
Gross Income per SqFt	\$29.96	\$30.09	\$29.83	
Estimated Expense	\$301,819	\$294,766	\$312,197	
Expense SqFt	\$9.32	\$8.50	\$10.14	
Net Operating Income	\$668,406	\$748,219	\$606,030	
Full Market Value	\$5,046,000	\$5,649,000	\$4,576,000	
Market Value per SqFt	\$155.82	\$162.97	\$148.68	
Distance from Cooperative in miles		0.05	0.80	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00791-0066	1-00791-0029	1-00618-0046	1-00613-0044
Address	136 WEST 16 STREET	119 WEST 15 STREET	213 WEST 13 STREET	227 WAVERLY PLACE
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	28	24	31
Year Built	1910	1914	1910	1910
Gross SqFt	14,765	13,755	13,000	14,817
Estimated Gross Income	\$554,278	\$426,187	\$492,316	\$556,216
Gross Income per SqFt	\$37.54	\$30.98	\$37.87	\$37.54
Estimated Expense	\$161,381	\$154,525	\$175,289	\$161,944
Expense SqFt	\$10.93	\$11.23	\$13.48	\$10.93
Net Operating Income	\$392,897	\$271,662	\$317,027	\$394,272
Full Market Value	\$2,966,000	\$2,051,000	\$2,394,000	\$2,977,000
Market Value per SqFt	\$200.88	\$149.11	\$184.15	\$200.92
Distance from Cooperative in miles		0.00	0.20	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00791-0068	1-00791-0029	1-00795-0069	1-00618-0046
Address	140 WEST 16 STREET	119 WEST 15 STREET	152 WEST 20 STREET	213 WEST 13 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	12	28	20	24
Year Built	1915	1914	1910	1910
Gross SqFt	15,203	13,755	12,840	13,000
Estimated Gross Income	\$470,989	\$426,187	\$358,593	\$492,316
Gross Income per SqFt	\$30.98	\$30.98	\$27.93	\$37.87
Estimated Expense	\$170,730	\$154,525	\$78,830	\$175,289
Expense SqFt	\$11.23	\$11.23	\$6.14	\$13.48
Net Operating Income	\$300,259	\$271,662	\$279,763	\$317,027
Full Market Value	\$2,267,000	\$2,051,000	\$2,112,000	\$2,394,000
Market Value per SqFt	\$149.12	\$149.11	\$164.49	\$184.15
Distance from Cooperative in miles		0.00	0.18	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00792-0028	1-00576-0076	1-00553-0041	
Address	111 WEST 16 STREET	71 WEST 12 STREET	123 WAVERLY PLACE	
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	83	46	47	
Year Built	1925	1922	1917	
Gross SqFt	39,455	37,824	37,939	
Estimated Gross Income	\$1,130,386	\$1,168,744	\$1,001,162	
Gross Income per SqFt	\$28.65	\$30.90	\$26.39	
Estimated Expense	\$359,435	\$309,624	\$380,442	
Expense SqFt	\$9.11	\$8.19	\$10.03	
Net Operating Income	\$770,951	\$859,120	\$620,720	
Full Market Value	\$5,821,000	\$6,486,000	\$4,686,000	
Market Value per SqFt	\$147.54	\$171.48	\$123.51	
Distance from Cooperative in miles		0.27	0.47	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00792-0033	1-00860-0015	1-00819-0020	
Address	575 AVENUE OF THE AMERICA	118 MADISON AVENUE	31 WEST 17 STREET	
Neighborhood	CHELSEA	MURRAY HILL	FLATIRON	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	
Total Units	17	13	12	
Year Built	1900	1920	2005	
Gross SqFt	32,950	32,917	27,601	
Estimated Gross Income	\$1,163,135	\$1,216,646	\$928,486	
Gross Income per SqFt	\$35.30	\$36.96	\$33.64	
Estimated Expense	\$345,316	\$335,640	\$297,116	
Expense SqFt	\$10.48	\$10.20	\$10.76	
Net Operating Income	\$817,819	\$881,006	\$631,370	
Full Market Value	\$6,175,000	\$6,652,000	\$4,767,000	
Market Value per SqFt	\$187.41	\$202.08	\$172.71	
Distance from Cooperative in miles		0.74	0.18	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-0014	1-00572-0049	1-00765-0047	1-00770-0031
Address	141 WEST 17 STREET	11 WEST 8 STREET	208 WEST 16 STREET	215 WEST 20 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	13	36	52	13
Year Built	1918	1920	1925	1910
Gross SqFt	32,862	30,858	33,547	26,250
Estimated Gross Income	\$1,113,036	\$1,338,316	\$1,136,343	\$692,727
Gross Income per SqFt	\$33.87	\$43.37	\$33.87	\$26.39
Estimated Expense	\$288,857	\$274,823	\$294,829	\$139,846
Expense SqFt	\$8.79	\$8.91	\$8.79	\$5.33
Net Operating Income	\$824,179	\$1,063,493	\$841,514	\$552,881
Full Market Value	\$6,223,000	\$8,029,000	\$6,353,000	\$4,174,000
Market Value per SqFt	\$189.37	\$260.19	\$189.38	\$159.01
Distance from Cooperative in miles		0.48	0.19	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-0017	1-00572-0049	1-00802-0001	1-00770-0031
Address	135 WEST 17 STREET	11 WEST 8 STREET	283 7 AVENUE	215 WEST 20 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	15	36	18	13
Year Built	1920	1920	1920	1910
Gross SqFt	32,322	30,858	25,144	26,250
Estimated Gross Income	\$1,124,159	\$1,338,316	\$874,626	\$692,727
Gross Income per SqFt	\$34.78	\$43.37	\$34.78	\$26.39
Estimated Expense	\$419,540	\$274,823	\$326,250	\$139,846
Expense SqFt	\$12.98	\$8.91	\$12.98	\$5.33
Net Operating Income	\$704,619	\$1,063,493	\$548,376	\$552,881
Full Market Value	\$5,320,000	\$8,029,000	\$4,140,000	\$4,174,000
Market Value per SqFt	\$164.59	\$260.19	\$164.65	\$159.01
Distance from Cooperative in miles		0.48	0.43	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-0020	1-00792-0020	1-00576-0076	1-00573-0019
Address	133 WEST 17 STREET	125 WEST 16 STREET	71 WEST 12 STREET	42 WEST 10 STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	24	44	46	47
Year Built	1920	1918	1922	1917
Gross SqFt	44,004	39,504	37,824	39,782
Estimated Gross Income	\$1,335,081	\$995,870	\$1,168,744	\$1,206,940
Gross Income per SqFt	\$30.34	\$25.21	\$30.90	\$30.34
Estimated Expense	\$472,163	\$378,431	\$309,624	\$427,058
Expense SqFt	\$10.73	\$9.58	\$8.19	\$10.73
Net Operating Income	\$862,918	\$617,439	\$859,120	\$779,882
Full Market Value	\$6,515,000	\$3,690,000	\$6,486,000	\$5,888,000
Market Value per SqFt	\$148.05	\$93.41	\$171.48	\$148.01
Distance from Cooperative in miles		0.04	0.31	0.43

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-0022	1-00791-0078	1-00793-0001	
Address	121 WEST 17 STREET	91 7 AVENUE	119 7 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	29	69	59	
Year Built	1909	1920	1950	
Gross SqFt	53,298	62,400	53,123	
Estimated Gross Income	\$1,740,713	\$2,463,615	\$1,372,526	
Gross Income per SqFt	\$32.66	\$39.48	\$25.84	
Estimated Expense	\$483,413	\$689,812	\$375,977	
Expense SqFt	\$9.07	\$11.05	\$7.08	
Net Operating Income	\$1,257,300	\$1,773,803	\$996,549	
Full Market Value	\$9,493,000	\$13,392,000	\$7,523,000	
Market Value per SqFt	\$178.11	\$214.62	\$141.61	
Distance from Cooperative in miles		0.09	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-0067	1-00791-0078	1-00771-0046	
Address	154 WEST 18 STREET	91 7 AVENUE	196 7 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	27	69	85	
Year Built	1906	1920	1940	
Gross SqFt	77,530	62,400	76,450	
Estimated Gross Income	\$2,623,615	\$2,463,615	\$2,155,681	
Gross Income per SqFt	\$33.84	\$39.48	\$28.20	
Estimated Expense	\$711,725	\$689,812	\$557,884	
Expense SqFt	\$9.18	\$11.05	\$7.30	
Net Operating Income	\$1,911,890	\$1,773,803	\$1,597,797	
Full Market Value	\$14,435,000	\$13,392,000	\$12,063,000	
Market Value per SqFt	\$186.19	\$214.62	\$157.79	
Distance from Cooperative in miles		0.09	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00795-0014	1-00791-0078	1-00773-0027	1-00773-0056
Address	139 WEST 19 STREET	91 7 AVENUE	225 WEST 23 STREET	220 WEST 24 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	23	69	138	118
Year Built	1909	1920	1930	1930
Gross SqFt	68,671	62,400	66,524	57,207
Estimated Gross Income	\$2,071,804	\$2,463,615	\$2,006,895	\$1,644,596
Gross Income per SqFt	\$30.17	\$39.48	\$30.17	\$28.75
Estimated Expense	\$847,400	\$689,812	\$820,776	\$713,982
Expense SqFt	\$12.34	\$11.05	\$12.34	\$12.48
Net Operating Income	\$1,224,404	\$1,773,803	\$1,186,119	\$930,614
Full Market Value	\$9,244,000	\$13,392,000	\$8,955,000	\$7,026,000
Market Value per SqFt	\$134.61	\$214.62	\$134.61	\$122.82
Distance from Cooperative in miles		0.18	0.26	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00795-0061	1-00761-0004	1-00793-0032	
Address	134 WEST 20 STREET	492 9 AVENUE	105 WEST 17 STREET	
Neighborhood	CHELSEA	FASHION	CHELSEA	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	17	17	19	
Year Built	1901	1901	1940	
Gross SqFt	8,855	16,773	8,820	
Estimated Gross Income	\$194,810	\$426,260	\$163,953	
Gross Income per SqFt	\$22.00	\$25.41	\$18.59	
Estimated Expense	\$82,086	\$161,979	\$78,218	
Expense SqFt	\$9.27	\$9.66	\$8.87	
Net Operating Income	\$112,724	\$264,281	\$85,735	
Full Market Value	\$830,000	\$1,991,000	\$609,000	
Market Value per SqFt	\$93.73	\$118.70	\$69.05	
Distance from Cooperative in miles		0.94	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00796-0001	1-00773-0027	1-00741-0067	1-00773-0056
Address	171 7 AVENUE	225 WEST 23 STREET	112 9 AVENUE	220 WEST 24 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	62	138	72	118
Year Built	1938	1930	1938	1930
Gross SqFt	62,158	66,524	57,706	57,207
Estimated Gross Income	\$1,875,307	\$2,006,895	\$1,833,486	\$1,644,596
Gross Income per SqFt	\$30.17	\$30.17	\$31.77	\$28.75
Estimated Expense	\$767,030	\$820,776	\$623,385	\$713,982
Expense SqFt	\$12.34	\$12.34	\$10.80	\$12.48
Net Operating Income	\$1,108,277	\$1,186,119	\$1,210,101	\$930,614
Full Market Value	\$8,368,000	\$8,955,000	\$9,132,000	\$7,026,000
Market Value per SqFt	\$134.62	\$134.61	\$158.25	\$122.82
Distance from Cooperative in miles		0.22	0.36	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00796-0007	1-00773-0056	1-00741-0067	1-00887-0014
Address	147 WEST 20 STREET	220 WEST 24 STREET	112 9 AVENUE	121 EAST 31 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	61	118	72	96
Year Built	1938	1930	1938	1930
Gross SqFt	57,606	57,207	57,706	58,321
Estimated Gross Income	\$1,830,143	\$1,644,596	\$1,833,486	\$2,005,565
Gross Income per SqFt	\$31.77	\$28.75	\$31.77	\$34.39
Estimated Expense	\$622,145	\$713,982	\$623,385	\$641,781
Expense SqFt	\$10.80	\$12.48	\$10.80	\$11.00
Net Operating Income	\$1,207,998	\$930,614	\$1,210,101	\$1,363,784
Full Market Value	\$9,120,000	\$7,026,000	\$9,132,000	\$10,297,000
Market Value per SqFt	\$158.32	\$122.82	\$158.25	\$176.56
Distance from Cooperative in miles		0.22	0.36	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00796-0013	1-00570-0008	1-00796-0067	
Address	143 WEST 20 STREET	6 EAST 13 STREET	150 WEST 21 STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	CHELSEA	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	14	54	61	
Year Built	1909	1900	1950	
Gross SqFt	48,844	49,408	48,249	
Estimated Gross Income	\$1,557,635	\$1,817,718	\$1,301,871	
Gross Income per SqFt	\$31.89	\$36.79	\$26.98	
Estimated Expense	\$379,029	\$454,702	\$304,690	
Expense SqFt	\$7.76	\$9.20	\$6.31	
Net Operating Income	\$1,178,606	\$1,363,016	\$997,181	
Full Market Value	\$8,898,000	\$10,291,000	\$7,529,000	
Market Value per SqFt	\$182.17	\$208.29	\$156.04	
Distance from Cooperative in miles		0.51	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00797-0076	1-00791-0050	1-00792-0012	1-00878-0028
Address	162 WEST 22 STREET	114 WEST 16 STREET	141 WEST 16 STREET	145 EAST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	41	49	48
Year Built	1950	1939	1940	1940
Gross SqFt	31,759	32,736	34,662	32,610
Estimated Gross Income	\$955,628	\$738,202	\$1,042,985	\$1,044,033
Gross Income per SqFt	\$30.09	\$22.55	\$30.09	\$32.02
Estimated Expense	\$269,952	\$280,517	\$294,766	\$368,445
Expense SqFt	\$8.50	\$8.57	\$8.50	\$11.30
Net Operating Income	\$685,676	\$457,685	\$748,219	\$675,588
Full Market Value	\$5,177,000	\$3,384,000	\$5,649,000	\$5,101,000
Market Value per SqFt	\$163.01	\$103.37	\$162.97	\$156.42
Distance from Cooperative in miles		0.27	0.22	0.61

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00798-0017	1-00570-0008	1-00792-0020	
Address	147 WEST 22 STREET	6 EAST 13 STREET	125 WEST 16 STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	CHELSEA	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	
Total Units	15	54	44	
Year Built	1909	1900	1918	
Gross SqFt	45,451	49,408	39,504	
Estimated Gross Income	\$1,408,981	\$1,817,718	\$995,870	
Gross Income per SqFt	\$31.00	\$36.79	\$25.21	
Estimated Expense	\$426,785	\$454,702	\$378,431	
Expense SqFt	\$9.39	\$9.20	\$9.58	
Net Operating Income	\$982,196	\$1,363,016	\$617,439	
Full Market Value	\$7,416,000	\$10,291,000	\$3,690,000	
Market Value per SqFt	\$163.16	\$208.29	\$93.41	
Distance from Cooperative in miles		0.58	0.27	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00798-0026	1-00818-0019	1-00792-0020	
Address	129 WEST 22 STREET	27 WEST 16 STREET	125 WEST 16 STREET	
Neighborhood	CHELSEA	FLATIRON	CHELSEA	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	
Total Units	17	75	44	
Year Built	1909	1907	1918	
Gross SqFt	45,006	41,300	39,504	
Estimated Gross Income	\$1,502,300	\$1,715,998	\$995,870	
Gross Income per SqFt	\$33.38	\$41.55	\$25.21	
Estimated Expense	\$436,108	\$404,380	\$378,431	
Expense SqFt	\$9.69	\$9.79	\$9.58	
Net Operating Income	\$1,066,192	\$1,311,618	\$617,439	
Full Market Value	\$8,050,000	\$9,903,000	\$3,690,000	
Market Value per SqFt	\$178.87	\$239.78	\$93.41	
Distance from Cooperative in miles		0.33	0.27	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00798-0071	1-00797-0007	1-00765-0035	1-00884-0048
Address	148 WEST 23 STREET	163 WEST 21 STREET	78 7 AVENUE	402 3 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	107	110	121	150
Year Built	1910	2005	1940	1974
Gross SqFt	127,000	128,163	128,350	137,628
Estimated Gross Income	\$4,378,960	\$4,597,183	\$3,713,949	\$4,745,054
Gross Income per SqFt	\$34.48	\$35.87	\$28.94	\$34.48
Estimated Expense	\$1,162,050	\$1,011,166	\$1,153,958	\$1,259,535
Expense SqFt	\$9.15	\$7.89	\$8.99	\$9.15
Net Operating Income	\$3,216,910	\$3,586,017	\$2,559,991	\$3,485,519
Full Market Value	\$24,288,000	\$27,074,000	\$19,328,000	\$26,316,000
Market Value per SqFt	\$191.24	\$211.25	\$150.59	\$191.21
Distance from Cooperative in miles		0.05	0.36	0.68

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00799-0035	1-00899-0040	1-00732-0007	
Address	101 WEST 23 STREET	222 EAST 19 STREET	455 WEST 34 STREET	
Neighborhood	CHELSEA	GRAMERCY	JAVITS CENTER	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	84	106	128	
Year Built	1958	1963	1929	
Gross SqFt	94,835	87,960	97,867	
Estimated Gross Income	\$2,685,727	\$2,991,453	\$2,213,611	
Gross Income per SqFt	\$28.32	\$34.01	\$22.62	
Estimated Expense	\$953,092	\$1,017,094	\$835,716	
Expense SqFt	\$10.05	\$11.56	\$8.54	
Net Operating Income	\$1,732,635	\$1,974,359	\$1,377,895	
Full Market Value	\$13,081,000	\$14,906,000	\$10,194,000	
Market Value per SqFt	\$137.93	\$169.46	\$104.16	
Distance from Cooperative in miles		0.76	0.74	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00799-0057	1-00617-0036	1-00770-0031	1-00792-0038
Address	130 WEST 24 STREET	234 WEST 13 STREET	215 WEST 20 STREET	585 AVENUE OF THE AMERICA
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	13	42	13	19
Year Built	1898	1890	1910	1920
Gross SqFt	33,514	26,377	26,250	34,500
Estimated Gross Income	\$884,434	\$1,098,896	\$692,727	\$692,598
Gross Income per SqFt	\$26.39	\$41.66	\$26.39	\$20.08
Estimated Expense	\$178,630	\$307,691	\$139,846	\$283,965
Expense SqFt	\$5.33	\$11.67	\$5.33	\$8.23
Net Operating Income	\$705,804	\$791,205	\$552,881	\$408,633
Full Market Value	\$5,329,000	\$5,974,000	\$4,174,000	\$2,955,000
Market Value per SqFt	\$159.01	\$226.49	\$159.01	\$85.65
Distance from Cooperative in miles		0.54	0.23	0.33

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00801-0030	1-00798-0066	1-00862-0009	1-00792-0008
Address	107 WEST 25 STREET	142 WEST 23 STREET	9 EAST 32 STREET	151 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	MURRAY HILL	CHELSEA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	27	70	77	76
Year Built	1905	1989	1930	1962
Gross SqFt	41,042	48,680	39,740	43,770
Estimated Gross Income	\$1,562,879	\$2,063,350	\$1,447,536	\$1,666,735
Gross Income per SqFt	\$38.08	\$42.39	\$36.43	\$38.08
Estimated Expense	\$468,700	\$445,059	\$377,626	\$500,021
Expense SqFt	\$11.42	\$9.14	\$9.50	\$11.42
Net Operating Income	\$1,094,179	\$1,618,291	\$1,069,910	\$1,166,714
Full Market Value	\$8,261,000	\$12,218,000	\$8,078,000	\$8,809,000
Market Value per SqFt	\$201.28	\$250.99	\$203.27	\$201.26
Distance from Cooperative in miles		0.15	0.47	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00801-0065	1-00879-0017	1-00773-0056	1-00893-0064
Address	142 WEST 26 STREET	131 EAST 23 STREET	220 WEST 24 STREET	309 LEXINGTON AVENUE
Neighborhood	CHELSEA	GRAMERCY	CHELSEA	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	18	67	118	90
Year Built	1911	1925	1930	1928
Gross SqFt	52,543	56,670	57,207	52,936
Estimated Gross Income	\$1,989,803	\$2,248,353	\$1,644,596	\$2,004,600
Gross Income per SqFt	\$37.87	\$39.67	\$28.75	\$37.87
Estimated Expense	\$576,922	\$608,204	\$713,982	\$581,334
Expense SqFt	\$10.98	\$10.73	\$12.48	\$10.98
Net Operating Income	\$1,412,881	\$1,640,149	\$930,614	\$1,423,266
Full Market Value	\$10,667,000	\$12,383,000	\$7,026,000	\$10,746,000
Market Value per SqFt	\$203.01	\$218.51	\$122.82	\$203.00
Distance from Cooperative in miles		0.52	0.20	0.85

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00802-0031	1-00858-0014	1-01037-0038	1-00879-0017
Address	109 WEST 26 STREET	80 MADISON AVENUE	306 WEST 47 STREET	131 EAST 23 STREET
Neighborhood	CHELSEA	MURRAY HILL	MIDTOWN WEST	GRAMERCY
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	15	61	80	67
Year Built	1910	1923	1910	1925
Gross SqFt	53,350	60,110	52,860	56,670
Estimated Gross Income	\$2,026,767	\$2,283,747	\$1,372,670	\$2,248,353
Gross Income per SqFt	\$37.99	\$37.99	\$25.97	\$39.67
Estimated Expense	\$658,339	\$741,525	\$466,708	\$608,204
Expense SqFt	\$12.34	\$12.34	\$8.83	\$10.73
Net Operating Income	\$1,368,428	\$1,542,222	\$905,962	\$1,640,149
Full Market Value	\$10,332,000	\$11,644,000	\$6,840,000	\$12,383,000
Market Value per SqFt	\$193.66	\$193.71	\$129.40	\$218.51
Distance from Cooperative in miles		0.34	1.04	0.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00802-0052	1-00802-0001	1-00741-0067	1-00773-0056
Address	114 WEST 27 STREET	283 7 AVENUE	112 9 AVENUE	220 WEST 24 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	20	18	72	118
Year Built	1907	1920	1938	1930
Gross SqFt	50,400	25,144	57,706	57,207
Estimated Gross Income	\$1,601,208	\$874,626	\$1,833,486	\$1,644,596
Gross Income per SqFt	\$31.77	\$34.78	\$31.77	\$28.75
Estimated Expense	\$544,320	\$326,250	\$623,385	\$713,982
Expense SqFt	\$10.80	\$12.98	\$10.80	\$12.48
Net Operating Income	\$1,056,888	\$548,376	\$1,210,101	\$930,614
Full Market Value	\$7,980,000	\$4,140,000	\$9,132,000	\$7,026,000
Market Value per SqFt	\$158.33	\$164.65	\$158.25	\$122.82
Distance from Cooperative in miles		0.00	0.54	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00803-0014	1-00802-0001	1-00860-0024	1-00882-0043
Address	143 WEST 27 STREET	283 7 AVENUE	27 EAST 30 STREET	358 3 AVENUE
Neighborhood	CHELSEA	CHELSEA	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	16	18	25	20
Year Built	1910	1920	1925	1900
Gross SqFt	20,026	25,144	21,095	16,632
Estimated Gross Income	\$661,459	\$874,626	\$674,587	\$549,334
Gross Income per SqFt	\$33.03	\$34.78	\$31.98	\$33.03
Estimated Expense	\$224,892	\$326,250	\$237,560	\$186,774
Expense SqFt	\$11.23	\$12.98	\$11.26	\$11.23
Net Operating Income	\$436,567	\$548,376	\$437,027	\$362,560
Full Market Value	\$3,296,000	\$4,140,000	\$3,300,000	\$2,737,000
Market Value per SqFt	\$164.59	\$164.65	\$156.44	\$164.56
Distance from Cooperative in miles		0.05	0.44	0.61

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00803-0065	1-00770-0031	1-00802-0006	1-00792-0038
Address	146 WEST 28 STREET	215 WEST 20 STREET	165 WEST 26 STREET	585 AVENUE OF THE AMERICA
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	20	13	12	19
Year Built	1910	1910	1920	1920
Gross SqFt	28,250	26,250	24,254	34,500
Estimated Gross Income	\$650,315	\$692,727	\$558,244	\$692,598
Gross Income per SqFt	\$23.02	\$26.39	\$23.02	\$20.08
Estimated Expense	\$198,598	\$139,846	\$170,560	\$283,965
Expense SqFt	\$7.03	\$5.33	\$7.03	\$8.23
Net Operating Income	\$451,717	\$552,881	\$387,684	\$408,633
Full Market Value	\$3,350,000	\$4,174,000	\$2,875,000	\$2,955,000
Market Value per SqFt	\$118.58	\$159.01	\$118.54	\$85.65
Distance from Cooperative in miles		0.38	0.05	0.52

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00804-0008	1-00792-0024	1-00775-0009	1-00771-0068
Address	151 WEST 28 STREET	115 WEST 16 STREET	245 WEST 25 STREET	258 WEST 22 STREET
Neighborhood	FASHION	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	41	68	39
Year Built	1922	1920	1938	1920
Gross SqFt	39,471	39,264	36,500	30,375
Estimated Gross Income	\$1,172,289	\$981,033	\$1,451,627	\$902,252
Gross Income per SqFt	\$29.70	\$24.99	\$39.77	\$29.70
Estimated Expense	\$257,746	\$349,260	\$451,379	\$198,344
Expense SqFt	\$6.53	\$8.90	\$12.37	\$6.53
Net Operating Income	\$914,543	\$631,773	\$1,000,248	\$703,908
Full Market Value	\$6,905,000	\$4,746,000	\$7,552,000	\$5,315,000
Market Value per SqFt	\$174.94	\$120.87	\$206.90	\$174.98
Distance from Cooperative in miles		0.57	0.22	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00804-0018	1-00860-0015	1-00862-0009	1-00753-0078
Address	131 WEST 28 STREET	118 MADISON AVENUE	9 EAST 32 STREET	342 9 AVENUE
Neighborhood	FASHION	MURRAY HILL	MURRAY HILL	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	25	13	77	63
Year Built	1909	1920	1930	1940
Gross SqFt	34,689	32,917	39,740	46,000
Estimated Gross Income	\$1,282,105	\$1,216,646	\$1,447,536	\$1,986,920
Gross Income per SqFt	\$36.96	\$36.96	\$36.43	\$43.19
Estimated Expense	\$353,828	\$335,640	\$377,626	\$406,708
Expense SqFt	\$10.20	\$10.20	\$9.50	\$8.84
Net Operating Income	\$928,277	\$881,006	\$1,069,910	\$1,580,212
Full Market Value	\$7,009,000	\$6,652,000	\$8,078,000	\$11,931,000
Market Value per SqFt	\$202.05	\$202.08	\$203.27	\$259.37
Distance from Cooperative in miles		0.34	0.38	0.34

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00804-0049	1-00850-0064	1-00741-0067	1-00771-0046
Address	114 WEST 29 STREET	12 EAST 22 STREET	112 9 AVENUE	196 7 AVENUE
Neighborhood	FASHION	FLATIRON	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	46	87	72	85
Year Built	1912	1911	1938	1940
Gross SqFt	73,668	78,646	57,706	76,450
Estimated Gross Income	\$2,340,432	\$3,538,541	\$1,833,486	\$2,155,681
Gross Income per SqFt	\$31.77	\$44.99	\$31.77	\$28.20
Estimated Expense	\$795,614	\$914,483	\$623,385	\$557,884
Expense SqFt	\$10.80	\$11.63	\$10.80	\$7.30
Net Operating Income	\$1,544,818	\$2,624,058	\$1,210,101	\$1,597,797
Full Market Value	\$11,663,000	\$19,812,000	\$9,132,000	\$12,063,000
Market Value per SqFt	\$158.32	\$251.91	\$158.25	\$157.79
Distance from Cooperative in miles		0.52	0.62	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00816-0031	1-00913-0001	1-01044-0029	1-00889-0068
Address	3 WEST 14 STREET	471 3 AVENUE	891 8 AVENUE	120 EAST 34 STREET
Neighborhood	FLATIRON	MURRAY HILL	MIDTOWN WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	439	311	272	282
Year Built	1964	1972	1979	1962
Gross SqFt	350,000	351,560	348,082	310,860
Estimated Gross Income	\$12,530,000	\$12,585,043	\$13,686,911	\$11,001,398
Gross Income per SqFt	\$35.80	\$35.80	\$39.32	\$35.39
Estimated Expense	\$2,747,500	\$2,760,946	\$3,832,335	\$3,518,170
Expense SqFt	\$7.85	\$7.85	\$11.01	\$11.32
Net Operating Income	\$9,782,500	\$9,824,097	\$9,854,576	\$7,483,228
Full Market Value	\$73,858,000	\$74,172,000	\$42,713,000	\$56,499,000
Market Value per SqFt	\$211.02	\$210.98	\$122.71	\$181.75
Distance from Cooperative in miles		1.02	1.96	0.97

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00816-0059	1-00571-0025	1-00877-0060	1-00911-0064
Address	30 WEST 15 STREET	120 UNIVERSITY PLACE	134 EAST 22 STREET	443 3 AVENUE
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	GRAMERCY	MURRAY HILL
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	22	95	96	73
Year Built	1908	1959	1977	1980
Gross SqFt	60,139	59,299	57,538	64,245
Estimated Gross Income	\$2,308,135	\$2,129,433	\$2,208,463	\$2,541,072
Gross Income per SqFt	\$38.38	\$35.91	\$38.38	\$39.55
Estimated Expense	\$669,347	\$638,830	\$640,454	\$602,280
Expense SqFt	\$11.13	\$10.77	\$11.13	\$9.37
Net Operating Income	\$1,638,788	\$1,490,603	\$1,568,009	\$1,938,792
Full Market Value	\$12,373,000	\$11,254,000	\$11,838,000	\$6,389,000
Market Value per SqFt	\$205.74	\$189.78	\$205.74	\$99.45
Distance from Cooperative in miles		0.16	0.54	0.94

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00816-0062	1-00844-0008	1-00872-0050	
Address	36 WEST 15 STREET	9 EAST 16 STREET	140 EAST 17 STREET	
Neighborhood	FLATIRON	FLATIRON	GRAMERCY	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	12	16	44	
Year Built	1909	1900	1910	
Gross SqFt	31,272	30,680	29,796	
Estimated Gross Income	\$1,163,631	\$1,249,475	\$1,003,768	
Gross Income per SqFt	\$37.21	\$40.73	\$33.69	
Estimated Expense	\$338,676	\$349,853	\$305,517	
Expense SqFt	\$10.83	\$11.40	\$10.25	
Net Operating Income	\$824,955	\$899,622	\$698,251	
Full Market Value	\$6,228,000	\$6,792,000	\$5,272,000	
Market Value per SqFt	\$199.16	\$221.38	\$176.94	
Distance from Cooperative in miles		0.18	0.44	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00816-0063	1-00823-0047	1-00545-0046	1-00844-0008
Address	38 WEST 15 STREET	4 WEST 22 STREET	416 LAFAYETTE STREET	9 EAST 16 STREET
Neighborhood	FLATIRON	FLATIRON	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	13	12	41	16
Year Built	1903	1904	1910	1900
Gross SqFt	27,075	29,453	27,612	30,680
Estimated Gross Income	\$943,293	\$877,347	\$961,869	\$1,249,475
Gross Income per SqFt	\$34.84	\$29.79	\$34.84	\$40.73
Estimated Expense	\$282,934	\$288,046	\$288,561	\$349,853
Expense SqFt	\$10.45	\$9.78	\$10.45	\$11.40
Net Operating Income	\$660,359	\$589,301	\$673,308	\$899,622
Full Market Value	\$4,986,000	\$4,449,000	\$5,083,000	\$6,792,000
Market Value per SqFt	\$184.16	\$151.05	\$184.09	\$221.38
Distance from Cooperative in miles		0.32	0.56	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00816-0078	1-00563-0026	1-00590-0016	
Address	546 AVENUE OF THE AMERICA	40 EAST 12 STREET	22 JONES STREET	
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	
Total Units	13	25	38	
Year Built	1920	1900	1940	
Gross SqFt	22,000	24,198	28,656	
Estimated Gross Income	\$874,940	\$1,052,645	\$1,032,702	
Gross Income per SqFt	\$39.77	\$43.50	\$36.04	
Estimated Expense	\$221,980	\$235,109	\$299,484	
Expense SqFt	\$10.09	\$9.72	\$10.45	
Net Operating Income	\$652,960	\$817,536	\$733,218	
Full Market Value	\$4,930,000	\$6,172,000	\$5,536,000	
Market Value per SqFt	\$224.09	\$255.06	\$193.19	
Distance from Cooperative in miles		0.30	0.52	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00817-0025	1-00575-0013	1-00608-0009	1-00765-0005
Address	29 WEST 15 STREET	82 WEST 12 STREET	37 7 AVENUE	259 WEST 15 STREET
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	11	25	36	29
Year Built	1905	1900	1910	1905
Gross SqFt	22,220	20,634	22,998	20,550
Estimated Gross Income	\$751,925	\$619,668	\$1,006,334	\$695,405
Gross Income per SqFt	\$33.84	\$30.03	\$43.76	\$33.84
Estimated Expense	\$140,208	\$223,378	\$281,774	\$129,735
Expense SqFt	\$6.31	\$10.83	\$12.25	\$6.31
Net Operating Income	\$611,717	\$396,290	\$724,560	\$565,670
Full Market Value	\$4,618,000	\$2,992,000	\$5,470,000	\$4,271,000
Market Value per SqFt	\$207.83	\$145.00	\$237.85	\$207.83
Distance from Cooperative in miles		0.21	0.24	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00817-0029	1-01079-9029	1-01048-0020	1-01024-0001
Address	5 WEST 15 STREET	737 10 AVENUE	315 WEST 57 STREET	870 8 AVENUE
Neighborhood	FLATIRON	CLINTON	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	491	394	372	387
Year Built	1964	1975	1965	1965
Gross SqFt	415,000	419,217	396,834	380,441
Estimated Gross Income	\$12,636,750	\$12,318,587	\$18,671,836	\$11,584,890
Gross Income per SqFt	\$30.45	\$29.38	\$47.05	\$30.45
Estimated Expense	\$4,004,750	\$4,188,320	\$4,518,296	\$3,672,561
Expense SqFt	\$9.65	\$9.99	\$11.39	\$9.65
Net Operating Income	\$8,632,000	\$8,130,267	\$14,153,540	\$7,912,329
Full Market Value	\$65,172,000	\$61,384,000	\$106,859,000	\$59,738,000
Market Value per SqFt	\$157.04	\$146.43	\$269.28	\$157.02
Distance from Cooperative in miles		1.89	2.11	1.83

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00817-0057	1-00860-0015	1-00563-0026	1-00577-0010
Address	4 WEST 16 STREET	118 MADISON AVENUE	40 EAST 12 STREET	58 WEST 14 STREET
Neighborhood	FLATIRON	MURRAY HILL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	17	13	25	23
Year Built	1902	1920	1900	1906
Gross SqFt	33,080	32,917	24,198	37,810
Estimated Gross Income	\$1,438,980	\$1,216,646	\$1,052,645	\$1,770,043
Gross Income per SqFt	\$43.50	\$36.96	\$43.50	\$46.81
Estimated Expense	\$321,538	\$335,640	\$235,109	\$360,528
Expense SqFt	\$9.72	\$10.20	\$9.72	\$9.54
Net Operating Income	\$1,117,442	\$881,006	\$817,536	\$1,409,515
Full Market Value	\$7,651,000	\$6,652,000	\$6,172,000	\$10,642,000
Market Value per SqFt	\$231.29	\$202.08	\$255.06	\$281.46
Distance from Cooperative in miles		0.73	0.33	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00817-0085	1-00865-0042	1-00797-0007	
Address	568 AVENUE OF THE AMERICA	28 EAST 36 STREET	163 WEST 21 STREET	
Neighborhood	FLATIRON	MURRAY HILL	CHELSEA	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	121	113	110	
Year Built	1955	1949	2005	
Gross SqFt	126,300	128,072	128,163	
Estimated Gross Income	\$4,050,441	\$3,620,740	\$4,597,183	
Gross Income per SqFt	\$32.07	\$28.27	\$35.87	
Estimated Expense	\$1,105,125	\$1,231,052	\$1,011,166	
Expense SqFt	\$8.75	\$9.61	\$7.89	
Net Operating Income	\$2,945,316	\$2,389,688	\$3,586,017	
Full Market Value	\$22,237,000	\$18,042,000	\$27,074,000	
Market Value per SqFt	\$176.06	\$140.87	\$211.25	
Distance from Cooperative in miles		1.00	0.33	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00818-0058	1-00765-0047	1-00897-0008	1-00823-0047
Address	12 WEST 17 STREET	208 WEST 16 STREET	207 EAST 15 STREET	4 WEST 22 STREET
Neighborhood	FLATIRON	CHELSEA	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	12	52	61	12
Year Built	1925	1925	1930	1904
Gross SqFt	30,240	33,547	29,133	29,453
Estimated Gross Income	\$1,024,229	\$1,136,343	\$1,043,505	\$877,347
Gross Income per SqFt	\$33.87	\$33.87	\$35.82	\$29.79
Estimated Expense	\$265,810	\$294,829	\$299,999	\$288,046
Expense SqFt	\$8.79	\$8.79	\$10.30	\$9.78
Net Operating Income	\$758,419	\$841,514	\$743,506	\$589,301
Full Market Value	\$5,726,000	\$6,353,000	\$5,613,000	\$4,449,000
Market Value per SqFt	\$189.35	\$189.38	\$192.67	\$151.05
Distance from Cooperative in miles		0.35	0.53	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00818-0059	1-00873-0015	1-00879-0033	
Address	14 WEST 17 STREET	51 IRVING PLACE	155 EAST 23 STREET	
Neighborhood	FLATIRON	GRAMERCY	GRAMERCY	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	19	58	58	
Year Built	1906	1969	1910	
Gross SqFt	50,672	42,476	41,883	
Estimated Gross Income	\$2,172,309	\$1,995,285	\$1,623,827	
Gross Income per SqFt	\$42.87	\$46.97	\$38.77	
Estimated Expense	\$568,540	\$538,676	\$408,230	
Expense SqFt	\$11.22	\$12.68	\$9.75	
Net Operating Income	\$1,603,769	\$1,456,609	\$1,215,597	
Full Market Value	\$12,108,000	\$10,997,000	\$9,178,000	
Market Value per SqFt	\$238.95	\$258.90	\$219.13	
Distance from Cooperative in miles		0.34	0.55	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00818-0073	1-00767-0043	1-00873-0015	1-00879-0033
Address	40 WEST 17 STREET	128 7 AVENUE	51 IRVING PLACE	155 EAST 23 STREET
Neighborhood	FLATIRON	CHELSEA	GRAMERCY	GRAMERCY
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	23	65	58	58
Year Built	1910	1959	1969	1910
Gross SqFt	49,520	46,812	42,476	41,883
Estimated Gross Income	\$1,919,890	\$1,806,500	\$1,995,285	\$1,623,827
Gross Income per SqFt	\$38.77	\$38.59	\$46.97	\$38.77
Estimated Expense	\$482,820	\$427,418	\$538,676	\$408,230
Expense SqFt	\$9.75	\$9.13	\$12.68	\$9.75
Net Operating Income	\$1,437,070	\$1,379,082	\$1,456,609	\$1,215,597
Full Market Value	\$10,850,000	\$10,412,000	\$10,997,000	\$9,178,000
Market Value per SqFt	\$219.10	\$222.42	\$258.90	\$219.13
Distance from Cooperative in miles		0.35	0.34	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00821-0038	1-00850-0064	1-00585-0001	1-01006-0063
Address	142 5 AVENUE	12 EAST 22 STREET	464 HUDSON STREET	162 WEST 54 STREET
Neighborhood	FLATIRON	FLATIRON	GREENWICH VILLAGE-WEST	MIDTOWN WEST
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	23	87	138	77
Year Built	1900	1911	1900	1911
Gross SqFt	91,000	78,646	97,290	98,616
Estimated Gross Income	\$3,612,700	\$3,538,541	\$3,862,000	\$3,833,999
Gross Income per SqFt	\$39.70	\$44.99	\$39.70	\$38.88
Estimated Expense	\$816,270	\$914,483	\$872,518	\$1,150,200
Expense SqFt	\$8.97	\$11.63	\$8.97	\$11.66
Net Operating Income	\$2,796,430	\$2,624,058	\$2,989,482	\$2,683,799
Full Market Value	\$21,113,000	\$19,812,000	\$22,571,000	\$20,263,000
Market Value per SqFt	\$232.01	\$251.91	\$232.00	\$205.47
Distance from Cooperative in miles		0.23	0.86	1.68

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00822-0045	1-00819-0059	1-00910-0046	1-00775-0046
Address	4 WEST 21 STREET	30 WEST 18 STREET	226 EAST 30 STREET	220 WEST 26 STREET
Neighborhood	FLATIRON	FLATIRON	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	58	100	126	129
Year Built	2005	2005	1989	2000
Gross SqFt	119,136	98,690	109,417	136,477
Estimated Gross Income	\$4,406,841	\$4,091,737	\$4,147,240	\$5,048,018
Gross Income per SqFt	\$36.99	\$41.46	\$37.90	\$36.99
Estimated Expense	\$847,057	\$1,145,686	\$1,202,700	\$970,118
Expense SqFt	\$7.11	\$11.61	\$10.99	\$7.11
Net Operating Income	\$3,559,784	\$2,946,051	\$2,944,540	\$4,077,900
Full Market Value	\$26,687,000	\$22,243,000	\$22,231,000	\$30,788,000
Market Value per SqFt	\$224.00	\$225.38	\$203.18	\$225.59
Distance from Cooperative in miles		0.13	0.71	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00823-0065	1-00877-0060	1-00879-0033	1-00904-0043
Address	40 WEST 22 STREET	134 EAST 22 STREET	155 EAST 23 STREET	214 EAST 24 STREET
Neighborhood	FLATIRON	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	96	58	72
Year Built	1909	1977	1910	1980
Gross SqFt	50,313	57,538	41,883	57,800
Estimated Gross Income	\$1,931,013	\$2,208,463	\$1,623,827	\$2,043,438
Gross Income per SqFt	\$38.38	\$38.38	\$38.77	\$35.35
Estimated Expense	\$559,984	\$640,454	\$408,230	\$666,490
Expense SqFt	\$11.13	\$11.13	\$9.75	\$11.53
Net Operating Income	\$1,371,029	\$1,568,009	\$1,215,597	\$1,376,948
Full Market Value	\$10,351,000	\$11,838,000	\$9,178,000	\$10,396,000
Market Value per SqFt	\$205.73	\$205.74	\$219.13	\$179.86
Distance from Cooperative in miles		0.43	0.44	0.56

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00825-0071	1-00850-0064	1-00858-0014	1-00791-0078
Address	36 WEST 24 STREET	12 EAST 22 STREET	80 MADISON AVENUE	91 7 AVENUE
Neighborhood	FLATIRON	FLATIRON	MURRAY HILL	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	26	87	61	69
Year Built	1905	1911	1923	1920
Gross SqFt	69,823	78,646	60,110	62,400
Estimated Gross Income	\$2,756,612	\$3,538,541	\$2,283,747	\$2,463,615
Gross Income per SqFt	\$39.48	\$44.99	\$37.99	\$39.48
Estimated Expense	\$771,544	\$914,483	\$741,525	\$689,812
Expense SqFt	\$11.05	\$11.63	\$12.34	\$11.05
Net Operating Income	\$1,985,068	\$2,624,058	\$1,542,222	\$1,773,803
Full Market Value	\$14,987,000	\$19,812,000	\$11,644,000	\$13,392,000
Market Value per SqFt	\$214.64	\$251.91	\$193.71	\$214.62
Distance from Cooperative in miles		0.24	0.29	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00826-0029	1-00875-0003	1-00818-0019	1-00879-0017
Address	13 WEST 24 STREET	239 PARK AVENUE SOUTH	27 WEST 16 STREET	131 EAST 23 STREET
Neighborhood	FLATIRON	GRAMERCY	FLATIRON	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	13	46	75	67
Year Built	1906	1911	1907	1925
Gross SqFt	48,991	51,122	41,300	56,670
Estimated Gross Income	\$2,035,576	\$2,208,026	\$1,715,998	\$2,248,353
Gross Income per SqFt	\$41.55	\$43.19	\$41.55	\$39.67
Estimated Expense	\$479,622	\$650,386	\$404,380	\$608,204
Expense SqFt	\$9.79	\$12.72	\$9.79	\$10.73
Net Operating Income	\$1,555,954	\$1,557,640	\$1,311,618	\$1,640,149
Full Market Value	\$11,747,000	\$11,760,000	\$9,903,000	\$12,383,000
Market Value per SqFt	\$239.78	\$230.04	\$239.78	\$218.51
Distance from Cooperative in miles		0.42	0.37	0.35

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00827-0042	1-00860-0024	1-00843-0041	
Address	208 5 AVENUE	27 EAST 30 STREET	8 EAST 16 STREET	
Neighborhood	FLATIRON	MURRAY HILL	FLATIRON	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	14	25	20	
Year Built	1915	1925	1925	
Gross SqFt	23,261	21,095	20,795	
Estimated Gross Income	\$775,987	\$674,587	\$722,157	
Gross Income per SqFt	\$33.36	\$31.98	\$34.73	
Estimated Expense	\$252,149	\$237,560	\$216,647	
Expense SqFt	\$10.84	\$11.26	\$10.42	
Net Operating Income	\$523,838	\$437,027	\$505,510	
Full Market Value	\$3,955,000	\$3,300,000	\$3,817,000	
Market Value per SqFt	\$170.03	\$156.44	\$183.55	
Distance from Cooperative in miles		0.29	0.48	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00827-0060	1-00798-0066	1-00767-0043	
Address	22 WEST 26 STREET	142 WEST 23 STREET	128 7 AVENUE	
Neighborhood	FLATIRON	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	21	70	65	
Year Built	1910	1989	1959	
Gross SqFt	48,685	48,680	46,812	
Estimated Gross Income	\$1,971,256	\$2,063,350	\$1,806,500	
Gross Income per SqFt	\$40.49	\$42.39	\$38.59	
Estimated Expense	\$444,981	\$445,059	\$427,418	
Expense SqFt	\$9.14	\$9.14	\$9.13	
Net Operating Income	\$1,526,275	\$1,618,291	\$1,379,082	
Full Market Value	\$11,332,000	\$12,218,000	\$10,412,000	
Market Value per SqFt	\$232.76	\$250.99	\$222.42	
Distance from Cooperative in miles		0.22	0.50	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00827-0068	1-00888-0031	1-00927-0038	
Address	38 WEST 26 STREET	153 EAST 32 STREET	320 EAST 22 STREET	
Neighborhood	FLATIRON	MURRAY HILL	KIPS BAY	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	13	71	94	
Year Built	1909	1920	1948	
Gross SqFt	65,150	62,188	67,048	
Estimated Gross Income	\$2,404,035	\$2,198,778	\$2,577,451	
Gross Income per SqFt	\$36.90	\$35.36	\$38.44	
Estimated Expense	\$709,484	\$637,646	\$773,235	
Expense SqFt	\$10.89	\$10.25	\$11.53	
Net Operating Income	\$1,694,551	\$1,561,132	\$1,804,216	
Full Market Value	\$12,794,000	\$11,787,000	\$13,622,000	
Market Value per SqFt	\$196.38	\$189.54	\$203.17	
Distance from Cooperative in miles		0.57	0.73	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00830-0046	1-00890-0005	1-00858-0014	1-00879-0017
Address	2 WEST 29 STREET	15 PARK AVENUE	80 MADISON AVENUE	131 EAST 23 STREET
Neighborhood	FASHION	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	24	102	61	67
Year Built	1928	1924	1923	1925
Gross SqFt	69,649	71,115	60,110	56,670
Estimated Gross Income	\$2,762,976	\$3,672,591	\$2,283,747	\$2,248,353
Gross Income per SqFt	\$39.67	\$51.64	\$37.99	\$39.67
Estimated Expense	\$747,334	\$995,900	\$741,525	\$608,204
Expense SqFt	\$10.73	\$14.00	\$12.34	\$10.73
Net Operating Income	\$2,015,642	\$2,676,691	\$1,542,222	\$1,640,149
Full Market Value	\$15,218,000	\$20,209,000	\$11,644,000	\$12,383,000
Market Value per SqFt	\$218.50	\$284.17	\$193.71	\$218.51
Distance from Cooperative in miles		0.42	0.09	0.37

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00830-0074	1-00858-0014	1-00887-0014	
Address	46 WEST 29 STREET	80 MADISON AVENUE	121 EAST 31 STREET	
Neighborhood	FASHION	MURRAY HILL	MURRAY HILL	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	27	61	96	
Year Built	1924	1923	1930	
Gross SqFt	61,418	60,110	58,321	
Estimated Gross Income	\$2,222,717	\$2,283,747	\$2,005,565	
Gross Income per SqFt	\$36.19	\$37.99	\$34.39	
Estimated Expense	\$716,748	\$741,525	\$641,781	
Expense SqFt	\$11.67	\$12.34	\$11.00	
Net Operating Income	\$1,505,969	\$1,542,222	\$1,363,784	
Full Market Value	\$11,370,000	\$11,644,000	\$10,297,000	
Market Value per SqFt	\$185.12	\$193.71	\$176.56	
Distance from Cooperative in miles		0.19	0.42	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00831-0020	1-00909-0028	1-00889-0022	
Address	1200 BROADWAY	501 2 AVENUE	141 EAST 33 STREET	
Neighborhood	FASHION	MURRAY HILL	MURRAY HILL	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	45	130	125	
Year Built	1906	1978	1960	
Gross SqFt	101,808	108,614	102,487	
Estimated Gross Income	\$3,788,276	\$4,532,624	\$3,350,392	
Gross Income per SqFt	\$37.21	\$41.73	\$32.69	
Estimated Expense	\$1,205,407	\$1,278,398	\$1,220,791	
Expense SqFt	\$11.84	\$11.77	\$11.91	
Net Operating Income	\$2,582,869	\$3,254,226	\$2,129,601	
Full Market Value	\$19,501,000	\$24,569,000	\$16,079,000	
Market Value per SqFt	\$191.55	\$226.20	\$156.89	
Distance from Cooperative in miles		0.51	0.44	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00832-0032	1-00858-0014	1-00791-0078	1-00887-0014
Address	11 WEST 30 STREET	80 MADISON AVENUE	91 7 AVENUE	121 EAST 31 STREET
Neighborhood	FASHION	MURRAY HILL	CHELSEA	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	23	61	69	96
Year Built	1927	1923	1920	1930
Gross SqFt	62,091	60,110	62,400	58,321
Estimated Gross Income	\$2,358,837	\$2,283,747	\$2,463,615	\$2,005,565
Gross Income per SqFt	\$37.99	\$37.99	\$39.48	\$34.39
Estimated Expense	\$766,203	\$741,525	\$689,812	\$641,781
Expense SqFt	\$12.34	\$12.34	\$11.05	\$11.00
Net Operating Income	\$1,592,634	\$1,542,222	\$1,773,803	\$1,363,784
Full Market Value	\$12,024,000	\$11,644,000	\$13,392,000	\$10,297,000
Market Value per SqFt	\$193.65	\$193.71	\$214.62	\$176.56
Distance from Cooperative in miles		0.15	0.74	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00832-0039	1-00858-0014	1-00570-0008	1-00865-0053
Address	284 5 AVENUE	80 MADISON AVENUE	6 EAST 13 STREET	213 MADISON AVENUE
Neighborhood	FASHION	MURRAY HILL	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	40	61	54	44
Year Built	1900	1923	1900	1927
Gross SqFt	48,552	60,110	49,408	60,300
Estimated Gross Income	\$1,786,228	\$2,283,747	\$1,817,718	\$1,604,762
Gross Income per SqFt	\$36.79	\$37.99	\$36.79	\$26.61
Estimated Expense	\$446,678	\$741,525	\$454,702	\$545,619
Expense SqFt	\$9.20	\$12.34	\$9.20	\$9.05
Net Operating Income	\$1,339,550	\$1,542,222	\$1,363,016	\$1,059,143
Full Market Value	\$10,114,000	\$11,644,000	\$10,291,000	\$7,997,000
Market Value per SqFt	\$208.31	\$193.71	\$208.29	\$132.62
Distance from Cooperative in miles		0.15	0.88	0.33

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00833-0022	1-00912-0036	1-00823-0047	1-00844-0008
Address	31 WEST 31 STREET	577 2 AVENUE	4 WEST 22 STREET	9 EAST 16 STREET
Neighborhood	FASHION	MURRAY HILL	FLATIRON	FLATIRON
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	11	40	12	16
Year Built	1905	1915	1904	1900
Gross SqFt	32,032	30,658	29,453	30,680
Estimated Gross Income	\$1,248,928	\$1,195,474	\$877,347	\$1,249,475
Gross Income per SqFt	\$38.99	\$38.99	\$29.79	\$40.73
Estimated Expense	\$346,586	\$331,764	\$288,046	\$349,853
Expense SqFt	\$10.82	\$10.82	\$9.78	\$11.40
Net Operating Income	\$902,342	\$863,710	\$589,301	\$899,622
Full Market Value	\$6,813,000	\$6,521,000	\$4,449,000	\$6,792,000
Market Value per SqFt	\$212.69	\$212.70	\$151.05	\$221.38
Distance from Cooperative in miles		0.53	0.49	0.73

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00836-0064	1-00895-0082	1-00802-0001	
Address	36 WEST 35 STREET	114 EAST 40 STREET	283 7 AVENUE	
Neighborhood	FASHION	MURRAY HILL	CHELSEA	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	
Total Units	37	37	18	
Year Built	1930	1925	1920	
Gross SqFt	24,646	26,178	25,144	
Estimated Gross Income	\$828,599	\$849,457	\$874,626	
Gross Income per SqFt	\$33.62	\$32.45	\$34.78	
Estimated Expense	\$302,899	\$303,732	\$326,250	
Expense SqFt	\$12.29	\$11.60	\$12.98	
Net Operating Income	\$525,700	\$545,725	\$548,376	
Full Market Value	\$3,969,000	\$4,120,000	\$4,140,000	
Market Value per SqFt	\$161.04	\$157.38	\$164.65	
Distance from Cooperative in miles		0.42	0.44	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00837-0040	1-00797-0007	1-00832-0066	1-00884-0048
Address	372 5 AVENUE	163 WEST 21 STREET	1226 BROADWAY	402 3 AVENUE
Neighborhood	FASHION	CHELSEA	FASHION	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	129	110	265	150
Year Built	1928	2005	1969	1974
Gross SqFt	127,666	128,163	133,394	137,628
Estimated Gross Income	\$4,401,924	\$4,597,183	\$4,207,298	\$4,745,054
Gross Income per SqFt	\$34.48	\$35.87	\$31.54	\$34.48
Estimated Expense	\$1,168,144	\$1,011,166	\$1,421,134	\$1,259,535
Expense SqFt	\$9.15	\$7.89	\$10.65	\$9.15
Net Operating Income	\$3,233,780	\$3,586,017	\$2,786,164	\$3,485,519
Full Market Value	\$24,415,000	\$27,074,000	\$21,036,000	\$26,316,000
Market Value per SqFt	\$191.24	\$211.25	\$157.70	\$191.21
Distance from Cooperative in miles		0.71	0.25	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00839-0062	1-00916-0035	1-01034-0007	
Address	26 WEST 38 STREET	655 2 AVENUE	337 WEST 43 STREET	
Neighborhood	FASHION	MURRAY HILL	MIDTOWN WEST	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	11	23	25	
Year Built	1910	1982	1988	
Gross SqFt	14,439	14,463	17,600	
Estimated Gross Income	\$532,510	\$602,315	\$564,873	
Gross Income per SqFt	\$36.88	\$41.65	\$32.10	
Estimated Expense	\$153,198	\$161,074	\$177,283	
Expense SqFt	\$10.61	\$11.14	\$10.07	
Net Operating Income	\$379,312	\$441,241	\$387,590	
Full Market Value	\$2,442,000	\$2,722,000	\$2,456,000	
Market Value per SqFt	\$169.13	\$188.20	\$139.55	
Distance from Cooperative in miles		0.56	0.60	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00841-0021	1-00759-0030	1-00778-0028	
Address	32 WEST 40 STREET	317 WEST 35 STREET	221 WEST 28 STREET	
Neighborhood	FASHION	FASHION	FASHION	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	13	18	24	
Year Built	1920	1920	1920	
Gross SqFt	10,329	9,220	11,538	
Estimated Gross Income	\$340,547	\$274,624	\$417,141	
Gross Income per SqFt	\$32.97	\$29.79	\$36.15	
Estimated Expense	\$126,840	\$126,327	\$125,142	
Expense SqFt	\$12.28	\$13.70	\$10.85	
Net Operating Income	\$213,707	\$148,297	\$291,999	
Full Market Value	\$1,613,000	\$1,120,000	\$2,205,000	
Market Value per SqFt	\$156.16	\$121.48	\$191.11	
Distance from Cooperative in miles		0.55	0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00841-0066	1-00862-0063	1-00763-0076	1-00759-0030
Address	28 WEST 40 STREET	18 EAST 33 STREET	536 9 AVENUE	317 WEST 35 STREET
Neighborhood	FASHION	MURRAY HILL	FASHION	FASHION
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	11	18	18
Year Built	1920	1925	1920	1920
Gross SqFt	8,508	8,395	9,575	9,220
Estimated Gross Income	\$287,826	\$294,238	\$383,295	\$274,624
Gross Income per SqFt	\$33.83	\$35.05	\$40.03	\$29.79
Estimated Expense	\$91,631	\$88,271	\$83,840	\$126,327
Expense SqFt	\$10.77	\$10.51	\$8.76	\$13.70
Net Operating Income	\$196,195	\$205,967	\$299,455	\$148,297
Full Market Value	\$1,481,000	\$1,448,000	\$2,261,000	\$1,120,000
Market Value per SqFt	\$174.07	\$172.48	\$236.14	\$121.48
Distance from Cooperative in miles		0.38	0.52	0.55

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00841-0069	1-00999-0054	1-00888-0031	1-00732-0058
Address	30 WEST 40 STREET	150 WEST 47 STREET	153 EAST 32 STREET	444 WEST 35 STREET
Neighborhood	FASHION	MIDTOWN WEST	MURRAY HILL	JAVITS CENTER
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	64	105	71	86
Year Built	1907	1979	1920	1989
Gross SqFt	69,925	66,182	62,188	64,449
Estimated Gross Income	\$2,472,548	\$2,311,635	\$2,198,778	\$2,367,740
Gross Income per SqFt	\$35.36	\$34.93	\$35.36	\$36.74
Estimated Expense	\$716,731	\$884,651	\$637,646	\$690,926
Expense SqFt	\$10.25	\$13.37	\$10.25	\$10.72
Net Operating Income	\$1,755,817	\$1,426,984	\$1,561,132	\$1,676,814
Full Market Value	\$13,256,000	\$10,774,000	\$11,787,000	\$12,660,000
Market Value per SqFt	\$189.57	\$162.79	\$189.54	\$196.43
Distance from Cooperative in miles		0.39	0.55	0.73

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00841-0070	1-00889-0065	1-00886-0041	
Address	36 WEST 40 STREET	231 LEXINGTON AVENUE	155 EAST 30 STREET	
Neighborhood	FASHION	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	11	18	24	
Year Built	1930	1920	1925	
Gross SqFt	11,666	13,614	13,000	
Estimated Gross Income	\$451,824	\$401,362	\$623,644	
Gross Income per SqFt	\$38.73	\$29.48	\$47.97	
Estimated Expense	\$134,042	\$136,463	\$168,384	
Expense SqFt	\$11.49	\$10.02	\$12.95	
Net Operating Income	\$317,782	\$264,899	\$455,260	
Full Market Value	\$2,399,000	\$2,000,000	\$3,437,000	
Market Value per SqFt	\$205.64	\$146.91	\$264.38	
Distance from Cooperative in miles		0.52	0.62	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00842-0007	1-00944-0010	1-01079-9029	1-01048-0020
Address	7 EAST 14 STREET	330 EAST 39 STREET	737 10 AVENUE	315 WEST 57 STREET
Neighborhood	FLATIRON	KIPS BAY	CLINTON	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	504	511	394	372
Year Built	1965	1980	1975	1965
Gross SqFt	430,000	438,635	419,217	396,834
Estimated Gross Income	\$16,856,000	\$17,193,966	\$12,318,587	\$18,671,836
Gross Income per SqFt	\$39.20	\$39.20	\$29.38	\$47.05
Estimated Expense	\$5,069,700	\$5,171,431	\$4,188,320	\$4,518,296
Expense SqFt	\$11.79	\$11.79	\$9.99	\$11.39
Net Operating Income	\$11,786,300	\$12,022,535	\$8,130,267	\$14,153,540
Full Market Value	\$88,987,000	\$90,770,000	\$61,384,000	\$106,859,000
Market Value per SqFt	\$206.95	\$206.94	\$146.43	\$269.28
Distance from Cooperative in miles		1.28	2.01	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00844-0011	1-00875-0003	1-00562-0044	1-00818-0019
Address	15 EAST 16 STREET	239 PARK AVENUE SOUTH	25 EAST 10 STREET	27 WEST 16 STREET
Neighborhood	FLATIRON	GRAMERCY	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	11	46	62	75
Year Built	1908	1911	1929	1907
Gross SqFt	49,520	51,122	45,496	41,300
Estimated Gross Income	\$2,060,032	\$2,208,026	\$1,892,733	\$1,715,998
Gross Income per SqFt	\$41.60	\$43.19	\$41.60	\$41.55
Estimated Expense	\$619,990	\$650,386	\$569,408	\$404,380
Expense SqFt	\$12.52	\$12.72	\$12.52	\$9.79
Net Operating Income	\$1,440,042	\$1,557,640	\$1,323,325	\$1,311,618
Full Market Value	\$10,872,000	\$11,760,000	\$9,991,000	\$9,903,000
Market Value per SqFt	\$219.55	\$230.04	\$219.60	\$239.78
Distance from Cooperative in miles		0.23	0.32	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00846-0064	1-00844-0008	1-00570-0017	1-00818-0019
Address	18 EAST 18 STREET	9 EAST 16 STREET	24 EAST 13 STREET	27 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	11	16	25	75
Year Built	1900	1900	1910	1907
Gross SqFt	36,400	30,680	27,760	41,300
Estimated Gross Income	\$1,482,572	\$1,249,475	\$936,002	\$1,715,998
Gross Income per SqFt	\$40.73	\$40.73	\$33.72	\$41.55
Estimated Expense	\$414,960	\$349,853	\$234,540	\$404,380
Expense SqFt	\$11.40	\$11.40	\$8.45	\$9.79
Net Operating Income	\$1,067,612	\$899,622	\$701,462	\$1,311,618
Full Market Value	\$8,060,000	\$6,792,000	\$5,296,000	\$9,903,000
Market Value per SqFt	\$221.43	\$221.38	\$190.78	\$239.78
Distance from Cooperative in miles		0.04	0.24	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00846-0071	1-00817-0001	1-00865-0032	1-00860-0022
Address	105 5 AVENUE	552 AVENUE OF THE AMERICA	20 PARK AVENUE	119 MADISON AVENUE
Neighborhood	FLATIRON	FLATIRON	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	43	111	102	112
Year Built	1907	1973	1939	1938
Gross SqFt	102,017	101,231	101,306	111,457
Estimated Gross Income	\$3,222,717	\$3,198,226	\$3,846,659	\$3,180,200
Gross Income per SqFt	\$31.59	\$31.59	\$37.97	\$28.53
Estimated Expense	\$821,237	\$815,026	\$1,246,931	\$1,198,093
Expense SqFt	\$8.05	\$8.05	\$12.31	\$10.75
Net Operating Income	\$2,401,480	\$2,383,200	\$2,599,728	\$1,982,107
Full Market Value	\$18,131,000	\$17,993,000	\$19,628,000	\$14,965,000
Market Value per SqFt	\$177.73	\$177.74	\$193.75	\$134.27
Distance from Cooperative in miles		0.17	0.88	0.63

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00847-0024	1-00844-0008	1-00818-0019	1-00562-0044
Address	874 BROADWAY	9 EAST 16 STREET	27 WEST 16 STREET	25 EAST 10 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	24	16	75	62
Year Built	1900	1900	1907	1929
Gross SqFt	43,073	30,680	41,300	45,496
Estimated Gross Income	\$1,789,683	\$1,249,475	\$1,715,998	\$1,892,733
Gross Income per SqFt	\$41.55	\$40.73	\$41.55	\$41.60
Estimated Expense	\$421,685	\$349,853	\$404,380	\$569,408
Expense SqFt	\$9.79	\$11.40	\$9.79	\$12.52
Net Operating Income	\$1,367,998	\$899,622	\$1,311,618	\$1,323,325
Full Market Value	\$10,328,000	\$6,792,000	\$9,903,000	\$9,991,000
Market Value per SqFt	\$239.78	\$221.38	\$239.78	\$219.60
Distance from Cooperative in miles		0.12	0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00847-0038	1-00909-0028	1-00910-0046	1-00887-0023
Address	222 PARK AVENUE SOUTH	501 2 AVENUE	226 EAST 30 STREET	184 LEXINGTON AVENUE
Neighborhood	FLATIRON	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	54	130	126	100
Year Built	1910	1978	1989	1984
Gross SqFt	106,841	108,614	109,417	97,414
Estimated Gross Income	\$4,458,475	\$4,532,624	\$4,147,240	\$4,161,240
Gross Income per SqFt	\$41.73	\$41.73	\$37.90	\$42.72
Estimated Expense	\$1,257,519	\$1,278,398	\$1,202,700	\$1,165,147
Expense SqFt	\$11.77	\$11.77	\$10.99	\$11.96
Net Operating Income	\$3,200,956	\$3,254,226	\$2,944,540	\$2,996,093
Full Market Value	\$24,167,000	\$24,569,000	\$22,231,000	\$22,621,000
Market Value per SqFt	\$226.20	\$226.20	\$203.18	\$232.22
Distance from Cooperative in miles		0.58	0.62	0.64

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00847-0050	1-00844-0008	1-00823-0047	
Address	40 EAST 19 STREET	9 EAST 16 STREET	4 WEST 22 STREET	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	15	16	12	
Year Built	1905	1900	1904	
Gross SqFt	37,857	30,680	29,453	
Estimated Gross Income	\$1,334,838	\$1,249,475	\$877,347	
Gross Income per SqFt	\$35.26	\$40.73	\$29.79	
Estimated Expense	\$400,906	\$349,853	\$288,046	
Expense SqFt	\$10.59	\$11.40	\$9.78	
Net Operating Income	\$933,932	\$899,622	\$589,301	
Full Market Value	\$7,051,000	\$6,792,000	\$4,449,000	
Market Value per SqFt	\$186.25	\$221.38	\$151.05	
Distance from Cooperative in miles		0.12	0.27	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00848-0012	1-00792-0020	1-00818-0019	1-00875-0003
Address	889 BROADWAY	125 WEST 16 STREET	27 WEST 16 STREET	239 PARK AVENUE SOUTH
Neighborhood	FLATIRON	CHELSEA	FLATIRON	GRAMERCY
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	18	44	75	46
Year Built	1920	1918	1907	1911
Gross SqFt	44,140	39,504	41,300	51,122
Estimated Gross Income	\$1,834,017	\$995,870	\$1,715,998	\$2,208,026
Gross Income per SqFt	\$41.55	\$25.21	\$41.55	\$43.19
Estimated Expense	\$432,131	\$378,431	\$404,380	\$650,386
Expense SqFt	\$9.79	\$9.58	\$9.79	\$12.72
Net Operating Income	\$1,401,886	\$617,439	\$1,311,618	\$1,557,640
Full Market Value	\$10,584,000	\$3,690,000	\$9,903,000	\$11,760,000
Market Value per SqFt	\$239.78	\$93.41	\$239.78	\$230.04
Distance from Cooperative in miles		0.34	0.19	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00848-0074	1-00875-0003	1-00879-0017	1-00791-0078
Address	129 5 AVENUE	239 PARK AVENUE SOUTH	131 EAST 23 STREET	91 7 AVENUE
Neighborhood	FLATIRON	GRAMERCY	GRAMERCY	CHELSEA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	46	67	69
Year Built	1905	1911	1925	1920
Gross SqFt	57,115	51,122	56,670	62,400
Estimated Gross Income	\$2,265,752	\$2,208,026	\$2,248,353	\$2,463,615
Gross Income per SqFt	\$39.67	\$43.19	\$39.67	\$39.48
Estimated Expense	\$612,844	\$650,386	\$608,204	\$689,812
Expense SqFt	\$10.73	\$12.72	\$10.73	\$11.05
Net Operating Income	\$1,652,908	\$1,557,640	\$1,640,149	\$1,773,803
Full Market Value	\$12,479,000	\$11,760,000	\$12,383,000	\$13,392,000
Market Value per SqFt	\$218.49	\$230.04	\$218.51	\$214.62
Distance from Cooperative in miles		0.20	0.29	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00849-0055	1-00844-0008	1-00570-0017	1-00823-0047
Address	30 EAST 21 STREET	9 EAST 16 STREET	24 EAST 13 STREET	4 WEST 22 STREET
Neighborhood	FLATIRON	FLATIRON	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	14	16	25	12
Year Built	1904	1900	1910	1904
Gross SqFt	32,800	30,680	27,760	29,453
Estimated Gross Income	\$1,106,016	\$1,249,475	\$936,002	\$877,347
Gross Income per SqFt	\$33.72	\$40.73	\$33.72	\$29.79
Estimated Expense	\$277,160	\$349,853	\$234,540	\$288,046
Expense SqFt	\$8.45	\$11.40	\$8.45	\$9.78
Net Operating Income	\$828,856	\$899,622	\$701,462	\$589,301
Full Market Value	\$6,258,000	\$6,792,000	\$5,296,000	\$4,449,000
Market Value per SqFt	\$190.79	\$221.38	\$190.78	\$151.05
Distance from Cooperative in miles		0.20	0.39	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00851-0013	1-00881-0041	1-00928-0031	1-00896-0048
Address	21 EAST 22 STREET	344 3 AVENUE	385 1 AVENUE	135 3 AVENUE
Neighborhood	FLATIRON	GRAMERCY	KIPS BAY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	129	185	140	221
Year Built	1911	1997	2002	1962
Gross SqFt	149,276	151,346	150,800	158,505
Estimated Gross Income	\$6,353,187	\$6,529,795	\$6,417,667	\$5,948,710
Gross Income per SqFt	\$42.56	\$43.14	\$42.56	\$37.53
Estimated Expense	\$1,340,498	\$1,015,977	\$1,353,849	\$1,821,512
Expense SqFt	\$8.98	\$6.71	\$8.98	\$11.49
Net Operating Income	\$5,012,689	\$5,513,818	\$5,063,818	\$4,127,198
Full Market Value	\$37,846,000	\$41,629,000	\$38,232,000	\$31,160,000
Market Value per SqFt	\$253.53	\$275.06	\$253.53	\$196.59
Distance from Cooperative in miles		0.27	0.48	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00851-0028	1-00878-0028	1-00880-0006	
Address	33 EAST 22 STREET	145 EAST 22 STREET	105 EAST 24 STREET	
Neighborhood	FLATIRON	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	40	48	43	
Year Built	1938	1940	1939	
Gross SqFt	32,415	32,610	26,142	
Estimated Gross Income	\$1,015,886	\$1,044,033	\$801,237	
Gross Income per SqFt	\$31.34	\$32.02	\$30.65	
Estimated Expense	\$352,027	\$368,445	\$272,421	
Expense SqFt	\$10.86	\$11.30	\$10.42	
Net Operating Income	\$663,859	\$675,588	\$528,816	
Full Market Value	\$5,012,000	\$5,101,000	\$3,993,000	
Market Value per SqFt	\$154.62	\$156.42	\$152.74	
Distance from Cooperative in miles		0.22	0.17	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00857-0018	1-00884-0048	1-00939-0038	1-00832-0066
Address	66 MADISON AVENUE	402 3 AVENUE	340 EAST 34 STREET	1226 BROADWAY
Neighborhood	FLATIRON	MURRAY HILL	KIPS BAY	FASHION
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	138	150	201	265
Year Built	1930	1974	1962	1969
Gross SqFt	140,000	137,628	142,260	133,394
Estimated Gross Income	\$4,827,200	\$4,745,054	\$6,375,081	\$4,207,298
Gross Income per SqFt	\$34.48	\$34.48	\$44.81	\$31.54
Estimated Expense	\$1,281,000	\$1,259,535	\$1,721,272	\$1,421,134
Expense SqFt	\$9.15	\$9.15	\$12.10	\$10.65
Net Operating Income	\$3,546,200	\$3,485,519	\$4,653,809	\$2,786,164
Full Market Value	\$26,774,000	\$26,316,000	\$35,136,000	\$21,036,000
Market Value per SqFt	\$191.24	\$191.21	\$246.98	\$157.70
Distance from Cooperative in miles		0.29	0.62	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00860-0027	1-00906-0055	1-00818-0019	1-00912-0036
Address	33 EAST 30 STREET	351 3 AVENUE	27 WEST 16 STREET	577 2 AVENUE
Neighborhood	MURRAY HILL	GRAMERCY	FLATIRON	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	43	50	75	40
Year Built	1906	1920	1907	1915
Gross SqFt	41,670	37,062	41,300	30,658
Estimated Gross Income	\$1,624,713	\$1,424,368	\$1,715,998	\$1,195,474
Gross Income per SqFt	\$38.99	\$38.43	\$41.55	\$38.99
Estimated Expense	\$450,869	\$281,867	\$404,380	\$331,764
Expense SqFt	\$10.82	\$7.61	\$9.79	\$10.82
Net Operating Income	\$1,173,844	\$1,142,501	\$1,311,618	\$863,710
Full Market Value	\$8,863,000	\$8,626,000	\$9,903,000	\$6,521,000
Market Value per SqFt	\$212.69	\$232.75	\$239.78	\$212.70
Distance from Cooperative in miles		0.39	0.71	0.32

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00862-0011	1-00875-0003	1-00893-0064	1-00906-0055
Address	11 EAST 32 STREET	239 PARK AVENUE SOUTH	309 LEXINGTON AVENUE	351 3 AVENUE
Neighborhood	MURRAY HILL	GRAMERCY	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	83	46	90	50
Year Built	1910	1911	1928	1920
Gross SqFt	45,920	51,122	52,936	37,062
Estimated Gross Income	\$1,764,706	\$2,208,026	\$2,004,600	\$1,424,368
Gross Income per SqFt	\$38.43	\$43.19	\$37.87	\$38.43
Estimated Expense	\$349,451	\$650,386	\$581,334	\$281,867
Expense SqFt	\$7.61	\$12.72	\$10.98	\$7.61
Net Operating Income	\$1,415,255	\$1,557,640	\$1,423,266	\$1,142,501
Full Market Value	\$10,685,000	\$11,760,000	\$10,746,000	\$8,626,000
Market Value per SqFt	\$232.69	\$230.04	\$203.00	\$232.75
Distance from Cooperative in miles		0.65	0.39	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00862-0024	1-00893-0082	1-00934-0020	1-00865-0032
Address	153 MADISON AVENUE	106 EAST 38 STREET	339 EAST 28 STREET	20 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	120	146	123	102
Year Built	1912	1930	1900	1939
Gross SqFt	111,227	110,949	110,139	101,306
Estimated Gross Income	\$4,223,289	\$4,281,865	\$4,094,525	\$3,846,659
Gross Income per SqFt	\$37.97	\$38.59	\$37.18	\$37.97
Estimated Expense	\$1,369,204	\$1,345,971	\$1,189,081	\$1,246,931
Expense SqFt	\$12.31	\$12.13	\$10.80	\$12.31
Net Operating Income	\$2,854,085	\$2,935,894	\$2,905,444	\$2,599,728
Full Market Value	\$21,548,000	\$22,166,000	\$21,936,000	\$19,628,000
Market Value per SqFt	\$193.73	\$199.79	\$199.17	\$193.75
Distance from Cooperative in miles		0.27	0.50	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00864-0035	1-01336-0040	1-00939-0028	
Address	10 PARK AVENUE	310 EAST 44 STREET	347 EAST 33 STREET	
Neighborhood	MURRAY HILL	MIDTOWN EAST	KIPS BAY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	275	328	212	
Year Built	1932	1929	1998	
Gross SqFt	218,364	206,598	213,549	
Estimated Gross Income	\$8,572,971	\$7,492,113	\$9,021,580	
Gross Income per SqFt	\$39.26	\$36.26	\$42.25	
Estimated Expense	\$2,480,615	\$2,247,634	\$2,526,042	
Expense SqFt	\$11.36	\$10.88	\$11.83	
Net Operating Income	\$6,092,356	\$5,244,479	\$6,495,538	
Full Market Value	\$45,997,000	\$39,596,000	\$49,041,000	
Market Value per SqFt	\$210.64	\$191.66	\$229.65	
Distance from Cooperative in miles		0.63	0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00864-0041	1-00887-0014	1-00893-0064	1-00858-0014
Address	16 PARK AVENUE	121 EAST 31 STREET	309 LEXINGTON AVENUE	80 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	67	96	90	61
Year Built	1924	1930	1928	1923
Gross SqFt	58,841	58,321	52,936	60,110
Estimated Gross Income	\$2,228,309	\$2,005,565	\$2,004,600	\$2,283,747
Gross Income per SqFt	\$37.87	\$34.39	\$37.87	\$37.99
Estimated Expense	\$646,074	\$641,781	\$581,334	\$741,525
Expense SqFt	\$10.98	\$11.00	\$10.98	\$12.34
Net Operating Income	\$1,582,235	\$1,363,784	\$1,423,266	\$1,542,222
Full Market Value	\$11,946,000	\$10,297,000	\$10,746,000	\$11,644,000
Market Value per SqFt	\$203.02	\$176.56	\$203.00	\$193.71
Distance from Cooperative in miles		0.18	0.24	0.31

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00865-0007	1-00888-0031	1-00927-0038	
Address	7 EAST 35 STREET	153 EAST 32 STREET	320 EAST 22 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	KIPS BAY	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	58	71	94	
Year Built	1979	1920	1948	
Gross SqFt	64,598	62,188	67,048	
Estimated Gross Income	\$2,383,666	\$2,198,778	\$2,577,451	
Gross Income per SqFt	\$36.90	\$35.36	\$38.44	
Estimated Expense	\$703,472	\$637,646	\$773,235	
Expense SqFt	\$10.89	\$10.25	\$11.53	
Net Operating Income	\$1,680,194	\$1,561,132	\$1,804,216	
Full Market Value	\$12,685,000	\$11,787,000	\$13,622,000	
Market Value per SqFt	\$196.37	\$189.54	\$203.17	
Distance from Cooperative in miles		0.32	0.87	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00866-0064	1-01336-0040	1-00939-0028	
Address	220 MADISON AVENUE	310 EAST 44 STREET	347 EAST 33 STREET	
Neighborhood	MURRAY HILL	MIDTOWN EAST	KIPS BAY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	200	328	212	
Year Built	1941	1929	1998	
Gross SqFt	211,910	206,598	213,549	
Estimated Gross Income	\$8,319,587	\$7,492,113	\$9,021,580	
Gross Income per SqFt	\$39.26	\$36.26	\$42.25	
Estimated Expense	\$2,407,298	\$2,247,634	\$2,526,042	
Expense SqFt	\$11.36	\$10.88	\$11.83	
Net Operating Income	\$5,912,289	\$5,244,479	\$6,495,538	
Full Market Value	\$44,638,000	\$39,596,000	\$49,041,000	
Market Value per SqFt	\$210.65	\$191.66	\$229.65	
Distance from Cooperative in miles		0.65	0.56	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00867-0033	1-00865-0024	1-00892-0001	1-00866-0035
Address	31 EAST 37 STREET	35 EAST 35 STREET	41 PARK AVENUE	40 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	132	135	119	160
Year Built	1940	1955	1950	1950
Gross SqFt	127,089	132,955	115,221	153,398
Estimated Gross Income	\$4,462,095	\$3,942,879	\$4,218,932	\$5,386,425
Gross Income per SqFt	\$35.11	\$29.66	\$36.62	\$35.11
Estimated Expense	\$1,415,771	\$1,340,579	\$1,274,958	\$1,708,857
Expense SqFt	\$11.14	\$10.08	\$11.07	\$11.14
Net Operating Income	\$3,046,324	\$2,602,300	\$2,943,974	\$3,677,568
Full Market Value	\$23,000,000	\$19,647,000	\$22,227,000	\$27,766,000
Market Value per SqFt	\$180.98	\$147.77	\$192.91	\$181.01
Distance from Cooperative in miles		0.10	0.11	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00867-0057	1-00884-0048	1-00866-0035	1-00881-0041
Address	242 MADISON AVENUE	402 3 AVENUE	40 PARK AVENUE	344 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	186	150	160	185
Year Built	1916	1974	1950	1997
Gross SqFt	142,836	137,628	153,398	151,346
Estimated Gross Income	\$5,014,972	\$4,745,054	\$5,386,425	\$6,529,795
Gross Income per SqFt	\$35.11	\$34.48	\$35.11	\$43.14
Estimated Expense	\$1,591,193	\$1,259,535	\$1,708,857	\$1,015,977
Expense SqFt	\$11.14	\$9.15	\$11.14	\$6.71
Net Operating Income	\$3,423,779	\$3,485,519	\$3,677,568	\$5,513,818
Full Market Value	\$25,850,000	\$26,316,000	\$27,766,000	\$41,629,000
Market Value per SqFt	\$180.98	\$191.21	\$181.01	\$275.06
Distance from Cooperative in miles		0.53	0.10	0.65

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00871-0007	1-00872-0050	1-00576-0076	1-00570-0008
Address	105 EAST 15 STREET	140 EAST 17 STREET	71 WEST 12 STREET	6 EAST 13 STREET
Neighborhood	GRAMERCY	GRAMERCY	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	71	44	46	54
Year Built	1900	1910	1922	1900
Gross SqFt	37,802	29,796	37,824	49,408
Estimated Gross Income	\$1,273,549	\$1,003,768	\$1,168,744	\$1,817,718
Gross Income per SqFt	\$33.69	\$33.69	\$30.90	\$36.79
Estimated Expense	\$387,471	\$305,517	\$309,624	\$454,702
Expense SqFt	\$10.25	\$10.25	\$8.19	\$9.20
Net Operating Income	\$886,078	\$698,251	\$859,120	\$1,363,016
Full Market Value	\$6,690,000	\$5,272,000	\$6,486,000	\$10,291,000
Market Value per SqFt	\$176.97	\$176.94	\$171.48	\$208.29
Distance from Cooperative in miles		0.10	0.37	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00871-0021	1-00874-0021	1-00468-0013	1-00901-0056
Address	22 IRVING PLACE	70 IRVING PLACE	208 EAST 13 STREET	202 EAST 21 STREET
Neighborhood	GRAMERCY	GRAMERCY	EAST VILLAGE	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	29	35	13	27
Year Built	1945	1949	1930	1925
Gross SqFt	16,200	21,840	14,022	14,721
Estimated Gross Income	\$539,298	\$727,069	\$525,795	\$477,588
Gross Income per SqFt	\$33.29	\$33.29	\$37.50	\$32.44
Estimated Expense	\$167,184	\$225,384	\$133,569	\$162,380
Expense SqFt	\$10.32	\$10.32	\$9.53	\$11.03
Net Operating Income	\$372,114	\$501,685	\$392,226	\$315,208
Full Market Value	\$2,809,000	\$3,788,000	\$2,961,000	\$2,380,000
Market Value per SqFt	\$173.40	\$173.44	\$211.17	\$161.67
Distance from Cooperative in miles		0.14	0.20	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00871-0029	1-00468-0051	1-00924-0041	1-00924-0009
Address	131 EAST 15 STREET	221 EAST 12 STREET	346 EAST 19 STREET	309 EAST 18 STREET
Neighborhood	GRAMERCY	EAST VILLAGE	KIPS BAY	KIPS BAY
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	13	13	16	20
Year Built	1920	1920	1920	1920
Gross SqFt	8,104	7,530	7,680	8,680
Estimated Gross Income	\$287,287	\$266,925	\$353,444	\$293,481
Gross Income per SqFt	\$35.45	\$35.45	\$46.02	\$33.81
Estimated Expense	\$86,146	\$80,078	\$101,228	\$115,290
Expense SqFt	\$10.63	\$10.63	\$13.18	\$13.28
Net Operating Income	\$201,141	\$186,847	\$252,216	\$178,191
Full Market Value	\$1,519,000	\$1,411,000	\$1,904,000	\$1,345,000
Market Value per SqFt	\$187.44	\$187.38	\$247.92	\$154.95
Distance from Cooperative in miles		0.20	0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00871-0030	1-00465-0030	1-00559-0043	
Address	133 EAST 15 STREET	19 STUYVESANT STREET	139 EAST 13 STREET	
Neighborhood	GRAMERCY	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	15	23	20	
Year Built	1900	1900	1900	
Gross SqFt	9,535	10,850	10,947	
Estimated Gross Income	\$350,125	\$447,605	\$352,340	
Gross Income per SqFt	\$36.72	\$41.25	\$32.19	
Estimated Expense	\$107,269	\$125,329	\$119,796	
Expense SqFt	\$11.25	\$11.55	\$10.94	
Net Operating Income	\$242,856	\$322,276	\$232,544	
Full Market Value	\$1,834,000	\$2,433,000	\$1,756,000	
Market Value per SqFt	\$192.34	\$224.24	\$160.41	
Distance from Cooperative in miles		0.31	0.11	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00871-0039	1-00548-0001	1-01342-0012	1-01309-0050
Address	145 EAST 15 STREET	1 UNIVERSITY PLACE	333 EAST 49 STREET	136 EAST 55 STREET
Neighborhood	GRAMERCY	GREENWICH VILLAGE-CENTRAL	MIDTOWN EAST	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	249	272	204	200
Year Built	1959	1930	1965	1957
Gross SqFt	193,695	218,985	177,380	204,269
Estimated Gross Income	\$6,719,280	\$8,539,343	\$6,154,133	\$7,083,301
Gross Income per SqFt	\$34.69	\$39.00	\$34.69	\$34.68
Estimated Expense	\$2,060,915	\$2,561,803	\$1,886,894	\$2,004,200
Expense SqFt	\$10.64	\$11.70	\$10.64	\$9.81
Net Operating Income	\$4,658,365	\$5,977,540	\$4,267,239	\$5,079,101
Full Market Value	\$35,171,000	\$45,131,000	\$32,218,000	\$38,347,000
Market Value per SqFt	\$181.58	\$206.09	\$181.63	\$187.73
Distance from Cooperative in miles		0.46	1.68	1.91

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00871-0044	1-00919-0034	1-00892-0001	1-00889-0022
Address	160 3 AVENUE	713 2 AVENUE	41 PARK AVENUE	141 EAST 33 STREET
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	151	172	119	125
Year Built	1963	1955	1950	1960
Gross SqFt	111,428	111,570	115,221	102,487
Estimated Gross Income	\$4,080,493	\$4,538,577	\$4,218,932	\$3,350,392
Gross Income per SqFt	\$36.62	\$40.68	\$36.62	\$32.69
Estimated Expense	\$1,233,508	\$978,078	\$1,274,958	\$1,220,791
Expense SqFt	\$11.07	\$8.77	\$11.07	\$11.91
Net Operating Income	\$2,846,985	\$3,560,499	\$2,943,974	\$2,129,601
Full Market Value	\$21,495,000	\$26,882,000	\$22,227,000	\$16,079,000
Market Value per SqFt	\$192.90	\$240.94	\$192.91	\$156.89
Distance from Cooperative in miles		1.12	1.02	0.87

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00871-0056	1-00466-0016	1-00901-0056	
Address	128 EAST 16 STREET	214 EAST 11 STREET	202 EAST 21 STREET	
Neighborhood	GRAMERCY	EAST VILLAGE	GRAMERCY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	13	23	27	
Year Built	1920	1920	1925	
Gross SqFt	17,312	13,764	14,721	
Estimated Gross Income	\$563,852	\$450,112	\$477,588	
Gross Income per SqFt	\$32.57	\$32.70	\$32.44	
Estimated Expense	\$156,847	\$97,569	\$162,380	
Expense SqFt	\$9.06	\$7.09	\$11.03	
Net Operating Income	\$407,005	\$352,543	\$315,208	
Full Market Value	\$3,073,000	\$2,662,000	\$2,380,000	
Market Value per SqFt	\$177.51	\$193.40	\$161.67	
Distance from Cooperative in miles		0.28	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00872-0007	1-00562-0044	1-00906-0055	
Address	105 EAST 16 STREET	25 EAST 10 STREET	351 3 AVENUE	
Neighborhood	GRAMERCY	GREENWICH VILLAGE-CENTRAL	GRAMERCY	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	18	62	50	
Year Built	1914	1929	1920	
Gross SqFt	42,067	45,496	37,062	
Estimated Gross Income	\$1,683,521	\$1,892,733	\$1,424,368	
Gross Income per SqFt	\$40.02	\$41.60	\$38.43	
Estimated Expense	\$423,615	\$569,408	\$281,867	
Expense SqFt	\$10.07	\$12.52	\$7.61	
Net Operating Income	\$1,259,906	\$1,323,325	\$1,142,501	
Full Market Value	\$9,512,000	\$9,991,000	\$8,626,000	
Market Value per SqFt	\$226.12	\$219.60	\$232.75	
Distance from Cooperative in miles		0.31	0.49	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00872-0053	1-00455-0019	1-00902-0017	1-00927-0033
Address	130 EAST 17 STREET	324 EAST 14 STREET	223 EAST 21 STREET	340 EAST 22 STREET
Neighborhood	GRAMERCY	EAST VILLAGE	GRAMERCY	KIPS BAY
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	13	15	12	20
Year Built	1930	1930	1920	1925
Gross SqFt	7,670	6,300	6,962	8,885
Estimated Gross Income	\$301,815	\$265,186	\$250,469	\$349,660
Gross Income per SqFt	\$39.35	\$42.09	\$35.98	\$39.35
Estimated Expense	\$84,523	\$74,253	\$72,636	\$97,905
Expense SqFt	\$11.02	\$11.79	\$10.43	\$11.02
Net Operating Income	\$217,292	\$190,933	\$177,833	\$251,755
Full Market Value	\$1,641,000	\$1,214,000	\$1,343,000	\$1,901,000
Market Value per SqFt	\$213.95	\$192.70	\$192.90	\$213.96
Distance from Cooperative in miles		0.30	0.26	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00873-0019	1-00548-0001	1-00865-0040	1-00069-0006
Address	58 IRVING PLACE	1 UNIVERSITY PLACE	30 PARK AVENUE	211 PEARL STREET
Neighborhood	GRAMERCY	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	FINANCIAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	290	272	247	194
Year Built	1962	1930	1955	2007
Gross SqFt	222,543	218,985	236,315	222,000
Estimated Gross Income	\$7,695,537	\$8,539,343	\$8,172,772	\$7,153,372
Gross Income per SqFt	\$34.58	\$39.00	\$34.58	\$32.22
Estimated Expense	\$2,309,996	\$2,561,803	\$2,451,832	\$1,184,231
Expense SqFt	\$10.38	\$11.70	\$10.38	\$5.33
Net Operating Income	\$5,385,541	\$5,977,540	\$5,720,940	\$5,969,141
Full Market Value	\$40,661,000	\$45,131,000	\$43,193,000	\$45,067,000
Market Value per SqFt	\$182.71	\$206.09	\$182.78	\$203.00
Distance from Cooperative in miles		0.54	0.90	2.23

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00873-0059	1-00879-0070	1-00792-0008	
Address	61 IRVING PLACE	124 EAST 24 STREET	151 WEST 16 STREET	
Neighborhood	GRAMERCY	GRAMERCY	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	32	60	76	
Year Built	1950	1939	1962	
Gross SqFt	40,904	40,266	43,770	
Estimated Gross Income	\$1,499,541	\$1,418,822	\$1,666,735	
Gross Income per SqFt	\$36.66	\$35.24	\$38.08	
Estimated Expense	\$514,572	\$553,341	\$500,021	
Expense SqFt	\$12.58	\$13.74	\$11.42	
Net Operating Income	\$984,969	\$865,481	\$1,166,714	
Full Market Value	\$7,437,000	\$6,534,000	\$8,809,000	
Market Value per SqFt	\$181.82	\$162.27	\$201.26	
Distance from Cooperative in miles		0.29	0.51	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00874-0054	1-00905-0045	1-00872-0050	1-00874-0061
Address	132 EAST 19 STREET	226 EAST 25 STREET	140 EAST 17 STREET	76 IRVING PLACE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	24	44	22
Year Built	1910	1910	1910	1910
Gross SqFt	17,934	16,841	29,796	12,492
Estimated Gross Income	\$604,196	\$762,017	\$1,003,768	\$364,696
Gross Income per SqFt	\$33.69	\$45.25	\$33.69	\$29.19
Estimated Expense	\$183,824	\$189,490	\$305,517	\$117,489
Expense SqFt	\$10.25	\$11.25	\$10.25	\$9.41
Net Operating Income	\$420,372	\$572,527	\$698,251	\$247,207
Full Market Value	\$3,174,000	\$4,323,000	\$5,272,000	\$1,866,000
Market Value per SqFt	\$176.98	\$256.69	\$176.94	\$149.38
Distance from Cooperative in miles		0.32	0.09	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00874-0069	1-00570-0008	1-00791-0078	1-00893-0064
Address	112 EAST 19 STREET	6 EAST 13 STREET	91 7 AVENUE	309 LEXINGTON AVENUE
Neighborhood	GRAMERCY	GREENWICH VILLAGE-CENTRAL	CHELSEA	MURRAY HILL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	26	54	69	90
Year Built	1913	1900	1920	1928
Gross SqFt	55,049	49,408	62,400	52,936
Estimated Gross Income	\$2,084,706	\$1,817,718	\$2,463,615	\$2,004,600
Gross Income per SqFt	\$37.87	\$36.79	\$39.48	\$37.87
Estimated Expense	\$604,438	\$454,702	\$689,812	\$581,334
Expense SqFt	\$10.98	\$9.20	\$11.05	\$10.98
Net Operating Income	\$1,480,268	\$1,363,016	\$1,773,803	\$1,423,266
Full Market Value	\$11,176,000	\$10,291,000	\$13,392,000	\$10,746,000
Market Value per SqFt	\$203.02	\$208.29	\$214.62	\$203.00
Distance from Cooperative in miles		0.34	0.53	0.94

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00875-0008	1-00468-0046	1-00906-0011	1-00872-0050
Address	105 EAST 19 STREET	229 EAST 12 STREET	219 EAST 25 STREET	140 EAST 17 STREET
Neighborhood	GRAMERCY	EAST VILLAGE	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	25	35	35	44
Year Built	1920	1920	1920	1910
Gross SqFt	26,263	27,215	22,430	29,796
Estimated Gross Income	\$884,800	\$827,222	\$920,512	\$1,003,768
Gross Income per SqFt	\$33.69	\$30.40	\$41.04	\$33.69
Estimated Expense	\$269,196	\$253,213	\$257,743	\$305,517
Expense SqFt	\$10.25	\$9.30	\$11.49	\$10.25
Net Operating Income	\$615,604	\$574,009	\$662,769	\$698,251
Full Market Value	\$4,648,000	\$4,334,000	\$5,004,000	\$5,272,000
Market Value per SqFt	\$176.98	\$159.25	\$223.09	\$176.94
Distance from Cooperative in miles		0.41	0.36	0.17

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00875-0019	1-00902-0030	1-00467-0025	1-00890-0005
Address	81 IRVING PLACE	371 2 AVENUE	232 EAST 12 STREET	15 PARK AVENUE
Neighborhood	GRAMERCY	GRAMERCY	EAST VILLAGE	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	103	94	69	102
Year Built	1930	1930	1929	1924
Gross SqFt	72,501	77,640	65,602	71,115
Estimated Gross Income	\$2,407,033	\$2,577,544	\$1,872,418	\$3,672,591
Gross Income per SqFt	\$33.20	\$33.20	\$28.54	\$51.64
Estimated Expense	\$704,710	\$824,814	\$636,622	\$995,900
Expense SqFt	\$9.72	\$10.62	\$9.70	\$14.00
Net Operating Income	\$1,702,323	\$1,752,730	\$1,235,796	\$2,676,691
Full Market Value	\$12,853,000	\$13,233,000	\$9,330,000	\$20,209,000
Market Value per SqFt	\$177.28	\$170.44	\$142.22	\$284.17
Distance from Cooperative in miles		0.23	0.45	0.74

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00875-0025	1-00874-0021	1-00878-0028	1-00880-0006
Address	82 IRVING PLACE	70 IRVING PLACE	145 EAST 22 STREET	105 EAST 24 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	35	48	43
Year Built	1950	1949	1940	1939
Gross SqFt	28,500	21,840	32,610	26,142
Estimated Gross Income	\$912,570	\$727,069	\$1,044,033	\$801,237
Gross Income per SqFt	\$32.02	\$33.29	\$32.02	\$30.65
Estimated Expense	\$322,050	\$225,384	\$368,445	\$272,421
Expense SqFt	\$11.30	\$10.32	\$11.30	\$10.42
Net Operating Income	\$590,520	\$501,685	\$675,588	\$528,816
Full Market Value	\$4,458,000	\$3,788,000	\$5,101,000	\$3,993,000
Market Value per SqFt	\$156.42	\$173.44	\$156.42	\$152.74
Distance from Cooperative in miles		0.05	0.14	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00875-0047	1-00896-0048	1-00882-0021	
Address	230 3 AVENUE	135 3 AVENUE	88 LEXINGTON AVENUE	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	193	221	180	
Year Built	1956	1962	1927	
Gross SqFt	170,000	158,505	152,310	
Estimated Gross Income	\$6,196,500	\$5,948,710	\$5,386,894	
Gross Income per SqFt	\$36.45	\$37.53	\$35.37	
Estimated Expense	\$1,955,000	\$1,821,512	\$1,753,496	
Expense SqFt	\$11.50	\$11.49	\$11.51	
Net Operating Income	\$4,241,500	\$4,127,198	\$3,633,398	
Full Market Value	\$32,023,000	\$31,160,000	\$27,432,000	
Market Value per SqFt	\$188.37	\$196.59	\$180.11	
Distance from Cooperative in miles		0.26	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00875-0048	1-00902-0017	1-00901-0047	1-00927-0033
Address	31 GRAMERCY PARK	223 EAST 21 STREET	222 EAST 21 STREET	340 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	11	12	20	20
Year Built	1930	1920	1920	1925
Gross SqFt	7,250	6,962	9,475	8,885
Estimated Gross Income	\$285,288	\$250,469	\$386,927	\$349,660
Gross Income per SqFt	\$39.35	\$35.98	\$40.84	\$39.35
Estimated Expense	\$79,895	\$72,636	\$108,340	\$97,905
Expense SqFt	\$11.02	\$10.43	\$11.43	\$11.02
Net Operating Income	\$205,393	\$177,833	\$278,587	\$251,755
Full Market Value	\$1,551,000	\$1,343,000	\$2,103,000	\$1,901,000
Market Value per SqFt	\$213.93	\$192.90	\$221.95	\$213.96
Distance from Cooperative in miles		0.15	0.13	0.27

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00875-0055	1-00570-0008	1-00818-0019	1-00879-0017
Address	26 GRAMERCY PARK SOUTH	6 EAST 13 STREET	27 WEST 16 STREET	131 EAST 23 STREET
Neighborhood	GRAMERCY	GREENWICH VILLAGE-CENTRAL	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	78	54	75	67
Year Built	1903	1900	1907	1925
Gross SqFt	48,234	49,408	41,300	56,670
Estimated Gross Income	\$1,913,443	\$1,817,718	\$1,715,998	\$2,248,353
Gross Income per SqFt	\$39.67	\$36.79	\$41.55	\$39.67
Estimated Expense	\$517,551	\$454,702	\$404,380	\$608,204
Expense SqFt	\$10.73	\$9.20	\$9.79	\$10.73
Net Operating Income	\$1,395,892	\$1,363,016	\$1,311,618	\$1,640,149
Full Market Value	\$10,539,000	\$10,291,000	\$9,903,000	\$12,383,000
Market Value per SqFt	\$218.50	\$208.29	\$239.78	\$218.51
Distance from Cooperative in miles		0.44	0.45	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00875-0056	1-00925-0060	1-00564-0004	1-00927-0009
Address	24 GRAMERCY PARK SOUTH	304 EAST 20 STREET	107 UNIVERSITY PLACE	311 EAST 21 STREET
Neighborhood	GRAMERCY	KIPS BAY	GREENWICH VILLAGE-CENTRAL	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	18	70	47	76
Year Built	1935	1948	1940	1967
Gross SqFt	49,015	56,310	43,395	44,919
Estimated Gross Income	\$1,685,626	\$1,936,529	\$1,295,228	\$1,652,691
Gross Income per SqFt	\$34.39	\$34.39	\$29.85	\$36.79
Estimated Expense	\$539,165	\$619,689	\$440,378	\$495,807
Expense SqFt	\$11.00	\$11.00	\$10.15	\$11.04
Net Operating Income	\$1,146,461	\$1,316,840	\$854,850	\$1,156,884
Full Market Value	\$8,656,000	\$9,942,000	\$6,454,000	\$8,734,000
Market Value per SqFt	\$176.60	\$176.56	\$148.73	\$194.44
Distance from Cooperative in miles		0.26	0.39	0.27

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00876-0018	1-00902-0030	1-00467-0025	
Address	34 GRAMERCY PARK EAST	371 2 AVENUE	232 EAST 12 STREET	
Neighborhood	GRAMERCY	GRAMERCY	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	45	94	69	
Year Built	1909	1930	1929	
Gross SqFt	80,000	77,640	65,602	
Estimated Gross Income	\$2,469,600	\$2,577,544	\$1,872,418	
Gross Income per SqFt	\$30.87	\$33.20	\$28.54	
Estimated Expense	\$776,800	\$824,814	\$636,622	
Expense SqFt	\$9.71	\$10.62	\$9.70	
Net Operating Income	\$1,692,800	\$1,752,730	\$1,235,796	
Full Market Value	\$12,781,000	\$13,233,000	\$9,330,000	
Market Value per SqFt	\$159.76	\$170.44	\$142.22	
Distance from Cooperative in miles		0.11	0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00876-0026	1-00897-0008	1-00468-0013	
Address	38 GRAMERCY PARK	207 EAST 15 STREET	208 EAST 13 STREET	
Neighborhood	GRAMERCY	GRAMERCY	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	
Total Units	38	61	13	
Year Built	1930	1930	1930	
Gross SqFt	21,339	29,133	14,022	
Estimated Gross Income	\$782,288	\$1,043,505	\$525,795	
Gross Income per SqFt	\$36.66	\$35.82	\$37.50	
Estimated Expense	\$211,683	\$299,999	\$133,569	
Expense SqFt	\$9.92	\$10.30	\$9.53	
Net Operating Income	\$570,605	\$743,506	\$392,226	
Full Market Value	\$4,308,000	\$5,613,000	\$2,961,000	
Market Value per SqFt	\$201.88	\$192.67	\$211.17	
Distance from Cooperative in miles		0.25	0.41	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0009	1-00882-0021	1-00900-0001	
Address	60 GRAMERCY PARK NORTH	88 LEXINGTON AVENUE	233 3 AVENUE	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	160	180	194	
Year Built	1928	1927	1959	
Gross SqFt	184,961	152,310	157,964	
Estimated Gross Income	\$6,277,576	\$5,386,894	\$5,135,686	
Gross Income per SqFt	\$33.94	\$35.37	\$32.51	
Estimated Expense	\$2,027,173	\$1,753,496	\$1,643,011	
Expense SqFt	\$10.96	\$11.51	\$10.40	
Net Operating Income	\$4,250,403	\$3,633,398	\$3,492,675	
Full Market Value	\$32,091,000	\$27,432,000	\$26,370,000	
Market Value per SqFt	\$173.50	\$180.11	\$166.94	
Distance from Cooperative in miles		0.25	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0022	1-00850-0064	1-00887-0014	1-00902-0030
Address	1 LEXINGTON AVENUE	12 EAST 22 STREET	121 EAST 31 STREET	371 2 AVENUE
Neighborhood	GRAMERCY	FLATIRON	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	28	87	96	94
Year Built	1910	1911	1930	1930
Gross SqFt	75,379	78,646	58,321	77,640
Estimated Gross Income	\$2,592,284	\$3,538,541	\$2,005,565	\$2,577,544
Gross Income per SqFt	\$34.39	\$44.99	\$34.39	\$33.20
Estimated Expense	\$829,169	\$914,483	\$641,781	\$824,814
Expense SqFt	\$11.00	\$11.63	\$11.00	\$10.62
Net Operating Income	\$1,763,115	\$2,624,058	\$1,363,784	\$1,752,730
Full Market Value	\$13,312,000	\$19,812,000	\$10,297,000	\$13,233,000
Market Value per SqFt	\$176.60	\$251.91	\$176.56	\$170.44
Distance from Cooperative in miles		0.22	0.50	0.12

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0026	1-00916-0001	1-01321-0034	
Address	45 GRAMERCY PARK NORTH	525 3 AVENUE	230 EAST 48 STREET	
Neighborhood	GRAMERCY	MURRAY HILL	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	42	93	68	
Year Built	1927	1928	1928	
Gross SqFt	78,382	76,024	68,564	
Estimated Gross Income	\$2,429,842	\$2,369,024	\$2,114,218	
Gross Income per SqFt	\$31.00	\$31.16	\$30.84	
Estimated Expense	\$742,278	\$517,732	\$830,978	
Expense SqFt	\$9.47	\$6.81	\$12.12	
Net Operating Income	\$1,687,564	\$1,851,292	\$1,283,240	
Full Market Value	\$12,741,000	\$13,977,000	\$9,688,000	
Market Value per SqFt	\$162.55	\$183.85	\$141.30	
Distance from Cooperative in miles		0.70	1.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0030	1-00902-0030	1-00468-0001	1-00894-0052
Address	44 GRAMERCY PARK	371 2 AVENUE	87 3 AVENUE	150 EAST 39 STREET
Neighborhood	GRAMERCY	GRAMERCY	EAST VILLAGE	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	84	94	121	140
Year Built	1930	1930	1930	1928
Gross SqFt	87,793	77,640	92,304	90,871
Estimated Gross Income	\$3,434,462	\$2,577,544	\$4,510,561	\$3,555,039
Gross Income per SqFt	\$39.12	\$33.20	\$48.87	\$39.12
Estimated Expense	\$1,064,929	\$824,814	\$1,139,565	\$1,101,860
Expense SqFt	\$12.13	\$10.62	\$12.35	\$12.13
Net Operating Income	\$2,369,533	\$1,752,730	\$3,370,996	\$2,453,179
Full Market Value	\$17,890,000	\$13,233,000	\$25,451,000	\$18,522,000
Market Value per SqFt	\$203.77	\$170.44	\$275.73	\$203.83
Distance from Cooperative in miles		0.12	0.46	0.84

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0035	1-00885-0063	1-00850-0018	1-00906-0039
Address	39 GRAMERCY PARK	157 LEXINGTON AVENUE	19 EAST 21 STREET	230 EAST 26 STREET
Neighborhood	GRAMERCY	MURRAY HILL	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	25	13	21	22
Year Built	1930	1920	1925	1940
Gross SqFt	9,400	10,300	12,844	10,755
Estimated Gross Income	\$347,330	\$497,787	\$455,699	\$397,365
Gross Income per SqFt	\$36.95	\$48.33	\$35.48	\$36.95
Estimated Expense	\$104,152	\$124,447	\$136,710	\$119,210
Expense SqFt	\$11.08	\$12.08	\$10.64	\$11.08
Net Operating Income	\$243,178	\$373,340	\$318,989	\$278,155
Full Market Value	\$1,836,000	\$2,819,000	\$2,408,000	\$2,100,000
Market Value per SqFt	\$195.32	\$273.69	\$187.48	\$195.26
Distance from Cooperative in miles		0.39	0.22	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0042	1-00891-0039	1-00889-0022	1-00899-0040
Address	39 GRAMERCY PARK	165 EAST 35 STREET	141 EAST 33 STREET	222 EAST 19 STREET
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	95	131	125	106
Year Built	1956	1955	1960	1963
Gross SqFt	99,238	96,102	102,487	87,960
Estimated Gross Income	\$3,375,084	\$3,631,930	\$3,350,392	\$2,991,453
Gross Income per SqFt	\$34.01	\$37.79	\$32.69	\$34.01
Estimated Expense	\$1,147,191	\$1,089,579	\$1,220,791	\$1,017,094
Expense SqFt	\$11.56	\$11.34	\$11.91	\$11.56
Net Operating Income	\$2,227,893	\$2,542,351	\$2,129,601	\$1,974,359
Full Market Value	\$16,821,000	\$19,195,000	\$16,079,000	\$14,906,000
Market Value per SqFt	\$169.50	\$199.74	\$156.89	\$169.46
Distance from Cooperative in miles		0.69	0.58	0.18

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0067	1-00899-0040	1-00902-0030	1-00928-0009
Address	7 LEXINGTON AVENUE	222 EAST 19 STREET	371 2 AVENUE	321 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	97	106	94	116
Year Built	1951	1963	1930	1968
Gross SqFt	84,851	87,960	77,640	81,500
Estimated Gross Income	\$2,885,783	\$2,991,453	\$2,577,544	\$3,010,096
Gross Income per SqFt	\$34.01	\$34.01	\$33.20	\$36.93
Estimated Expense	\$980,878	\$1,017,094	\$824,814	\$872,928
Expense SqFt	\$11.56	\$11.56	\$10.62	\$10.71
Net Operating Income	\$1,904,905	\$1,974,359	\$1,752,730	\$2,137,168
Full Market Value	\$14,382,000	\$14,906,000	\$13,233,000	\$16,136,000
Market Value per SqFt	\$169.50	\$169.46	\$170.44	\$197.99
Distance from Cooperative in miles		0.18	0.12	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0074	1-00944-0001	1-00452-0002	1-00860-0022
Address	4 LEXINGTON AVENUE	710 2 AVENUE	162 2 AVENUE	119 MADISON AVENUE
Neighborhood	GRAMERCY	KIPS BAY	EAST VILLAGE	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	168	157	166	112
Year Built	1931	1930	1929	1938
Gross SqFt	120,300	122,247	121,503	111,457
Estimated Gross Income	\$3,677,571	\$3,737,319	\$4,659,721	\$3,180,200
Gross Income per SqFt	\$30.57	\$30.57	\$38.35	\$28.53
Estimated Expense	\$1,092,324	\$1,029,911	\$1,780,869	\$1,198,093
Expense SqFt	\$9.08	\$8.42	\$14.66	\$10.75
Net Operating Income	\$2,585,247	\$2,707,408	\$2,878,852	\$1,982,107
Full Market Value	\$19,519,000	\$20,441,000	\$21,735,000	\$14,965,000
Market Value per SqFt	\$162.25	\$167.21	\$178.88	\$134.27
Distance from Cooperative in miles		0.91	0.64	0.45

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0084	1-00902-0030	1-00890-0005	1-00467-0025
Address	102 EAST 22 STREET	371 2 AVENUE	15 PARK AVENUE	232 EAST 12 STREET
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL	EAST VILLAGE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	94	94	102	69
Year Built	1928	1930	1924	1929
Gross SqFt	71,151	77,640	71,115	65,602
Estimated Gross Income	\$2,362,213	\$2,577,544	\$3,672,591	\$1,872,418
Gross Income per SqFt	\$33.20	\$33.20	\$51.64	\$28.54
Estimated Expense	\$691,588	\$824,814	\$995,900	\$636,622
Expense SqFt	\$9.72	\$10.62	\$14.00	\$9.70
Net Operating Income	\$1,670,625	\$1,752,730	\$2,676,691	\$1,235,796
Full Market Value	\$12,613,000	\$13,233,000	\$20,209,000	\$9,330,000
Market Value per SqFt	\$177.27	\$170.44	\$284.17	\$142.22
Distance from Cooperative in miles		0.21	0.64	0.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00880-0019	1-00797-0007	1-00884-0048	
Address	50 LEXINGTON AVENUE	163 WEST 21 STREET	402 3 AVENUE	
Neighborhood	GRAMERCY	CHELSEA	MURRAY HILL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	191	110	150	
Year Built	1987	2005	1974	
Gross SqFt	150,340	128,163	137,628	
Estimated Gross Income	\$5,288,961	\$4,597,183	\$4,745,054	
Gross Income per SqFt	\$35.18	\$35.87	\$34.48	
Estimated Expense	\$1,280,897	\$1,011,166	\$1,259,535	
Expense SqFt	\$8.52	\$7.89	\$9.15	
Net Operating Income	\$4,008,064	\$3,586,017	\$3,485,519	
Full Market Value	\$30,261,000	\$27,074,000	\$26,316,000	
Market Value per SqFt	\$201.28	\$211.25	\$191.21	
Distance from Cooperative in miles		0.54	0.21	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00880-0042	1-00900-0001	1-00927-0001	1-01338-0049
Address	330 3 AVENUE	233 3 AVENUE	362 2 AVENUE	300 EAST 46 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	208	194	211	185
Year Built	1964	1959	1930	1960
Gross SqFt	186,201	157,964	185,127	190,738
Estimated Gross Income	\$5,824,367	\$5,135,686	\$5,790,528	\$5,095,632
Gross Income per SqFt	\$31.28	\$32.51	\$31.28	\$26.72
Estimated Expense	\$1,863,872	\$1,643,011	\$1,852,733	\$2,057,922
Expense SqFt	\$10.01	\$10.40	\$10.01	\$10.79
Net Operating Income	\$3,960,495	\$3,492,675	\$3,937,795	\$3,037,710
Full Market Value	\$29,902,000	\$26,370,000	\$29,730,000	\$22,935,000
Market Value per SqFt	\$160.59	\$166.94	\$160.59	\$120.24
Distance from Cooperative in miles		0.27	0.30	1.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00881-0047	1-00882-0056	1-00912-0036	1-00906-0055
Address	160 EAST 26 STREET	142 EAST 27 STREET	577 2 AVENUE	351 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	49	42	40	50
Year Built	1925	1930	1915	1920
Gross SqFt	31,283	30,777	30,658	37,062
Estimated Gross Income	\$1,202,206	\$918,227	\$1,195,474	\$1,424,368
Gross Income per SqFt	\$38.43	\$29.83	\$38.99	\$38.43
Estimated Expense	\$238,064	\$312,197	\$331,764	\$281,867
Expense SqFt	\$7.61	\$10.14	\$10.82	\$7.61
Net Operating Income	\$964,142	\$606,030	\$863,710	\$1,142,501
Full Market Value	\$7,279,000	\$4,576,000	\$6,521,000	\$8,626,000
Market Value per SqFt	\$232.68	\$148.68	\$212.70	\$232.75
Distance from Cooperative in miles		0.05	0.31	0.12

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00882-0039	1-00916-0064	1-00885-0050	1-00882-0038
Address	153 EAST 26 STREET	535 3 AVENUE	156 EAST 30 STREET	151 EAST 26 STREET
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	23	20	24
Year Built	1905	1910	1920	1910
Gross SqFt	15,800	13,334	14,364	9,865
Estimated Gross Income	\$625,838	\$557,844	\$568,926	\$384,915
Gross Income per SqFt	\$39.61	\$41.84	\$39.61	\$39.02
Estimated Expense	\$175,222	\$156,196	\$159,299	\$115,475
Expense SqFt	\$11.09	\$11.71	\$11.09	\$11.71
Net Operating Income	\$450,616	\$401,648	\$409,627	\$269,440
Full Market Value	\$3,402,000	\$3,032,000	\$3,093,000	\$2,034,000
Market Value per SqFt	\$215.32	\$227.39	\$215.33	\$206.18
Distance from Cooperative in miles		0.46	0.14	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00882-0050	1-00910-0061	1-00927-0038	1-00888-0031
Address	160 EAST 27 STREET	425 3 AVENUE	320 EAST 22 STREET	153 EAST 32 STREET
Neighborhood	GRAMERCY	MURRAY HILL	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	72	105	94	71
Year Built	1963	1967	1948	1920
Gross SqFt	69,300	66,403	67,048	62,188
Estimated Gross Income	\$2,450,448	\$2,150,858	\$2,577,451	\$2,198,778
Gross Income per SqFt	\$35.36	\$32.39	\$38.44	\$35.36
Estimated Expense	\$710,325	\$765,620	\$773,235	\$637,646
Expense SqFt	\$10.25	\$11.53	\$11.53	\$10.25
Net Operating Income	\$1,740,123	\$1,385,238	\$1,804,216	\$1,561,132
Full Market Value	\$12,895,000	\$10,459,000	\$13,622,000	\$11,787,000
Market Value per SqFt	\$186.08	\$157.51	\$203.17	\$189.54
Distance from Cooperative in miles		0.19	0.36	0.29

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00882-0052	1-00927-0009	1-00879-0070	
Address	150 EAST 27 STREET	311 EAST 21 STREET	124 EAST 24 STREET	
Neighborhood	GRAMERCY	KIPS BAY	GRAMERCY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	62	76	60	
Year Built	1960	1967	1939	
Gross SqFt	47,000	44,919	40,266	
Estimated Gross Income	\$1,692,940	\$1,652,691	\$1,418,822	
Gross Income per SqFt	\$36.02	\$36.79	\$35.24	
Estimated Expense	\$582,330	\$495,807	\$553,341	
Expense SqFt	\$12.39	\$11.04	\$13.74	
Net Operating Income	\$1,110,610	\$1,156,884	\$865,481	
Full Market Value	\$8,385,000	\$8,734,000	\$6,534,000	
Market Value per SqFt	\$178.40	\$194.44	\$162.27	
Distance from Cooperative in miles		0.36	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00883-0058	1-00865-0032	1-00894-0032	1-00891-0039
Address	140 EAST 28 STREET	20 PARK AVENUE	137 EAST 38 STREET	165 EAST 35 STREET
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	107	102	108	131
Year Built	1931	1939	1936	1955
Gross SqFt	98,359	101,306	105,000	96,102
Estimated Gross Income	\$3,716,987	\$3,846,659	\$2,729,629	\$3,631,930
Gross Income per SqFt	\$37.79	\$37.97	\$26.00	\$37.79
Estimated Expense	\$1,115,391	\$1,246,931	\$1,037,259	\$1,089,579
Expense SqFt	\$11.34	\$12.31	\$9.88	\$11.34
Net Operating Income	\$2,601,596	\$2,599,728	\$1,692,370	\$2,542,351
Full Market Value	\$19,642,000	\$19,628,000	\$12,761,000	\$19,195,000
Market Value per SqFt	\$199.70	\$193.75	\$121.53	\$199.74
Distance from Cooperative in miles		0.44	0.54	0.39

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00884-0001	1-00909-0028	1-00910-0046	1-00892-0001
Address	407 PARK AVENUE SOUTH	501 2 AVENUE	226 EAST 30 STREET	41 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	151	130	126	119
Year Built	1984	1978	1989	1950
Gross SqFt	114,407	108,614	109,417	115,221
Estimated Gross Income	\$4,189,584	\$4,532,624	\$4,147,240	\$4,218,932
Gross Income per SqFt	\$36.62	\$41.73	\$37.90	\$36.62
Estimated Expense	\$1,266,485	\$1,278,398	\$1,202,700	\$1,274,958
Expense SqFt	\$11.07	\$11.77	\$10.99	\$11.07
Net Operating Income	\$2,923,099	\$3,254,226	\$2,944,540	\$2,943,974
Full Market Value	\$22,069,000	\$24,569,000	\$22,231,000	\$22,227,000
Market Value per SqFt	\$192.90	\$226.20	\$203.18	\$192.91
Distance from Cooperative in miles		0.21	0.22	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00884-0027	1-00908-0006	1-00880-0006	
Address	137 EAST 28 STREET	203 EAST 27 STREET	105 EAST 24 STREET	
Neighborhood	MURRAY HILL	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	37	55	43	
Year Built	1927	1920	1939	
Gross SqFt	28,617	25,777	26,142	
Estimated Gross Income	\$1,026,206	\$1,058,581	\$801,237	
Gross Income per SqFt	\$35.86	\$41.07	\$30.65	
Estimated Expense	\$254,977	\$190,845	\$272,421	
Expense SqFt	\$8.91	\$7.40	\$10.42	
Net Operating Income	\$771,229	\$867,736	\$528,816	
Full Market Value	\$5,823,000	\$6,551,000	\$3,993,000	
Market Value per SqFt	\$203.48	\$254.14	\$152.74	
Distance from Cooperative in miles		0.13	0.21	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00885-0001	1-00860-0022	1-00865-0032	1-00764-0042
Address	425 PARK AVENUE SOUTH	119 MADISON AVENUE	20 PARK AVENUE	72 7 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	76	112	102	113
Year Built	1927	1938	1939	1931
Gross SqFt	109,012	111,457	101,306	109,669
Estimated Gross Income	\$3,233,296	\$3,180,200	\$3,846,659	\$3,252,873
Gross Income per SqFt	\$29.66	\$28.53	\$37.97	\$29.66
Estimated Expense	\$1,098,841	\$1,198,093	\$1,246,931	\$1,105,977
Expense SqFt	\$10.08	\$10.75	\$12.31	\$10.08
Net Operating Income	\$2,134,455	\$1,982,107	\$2,599,728	\$2,146,896
Full Market Value	\$16,115,000	\$14,965,000	\$19,628,000	\$16,209,000
Market Value per SqFt	\$147.83	\$134.27	\$193.75	\$147.80
Distance from Cooperative in miles		0.11	0.32	0.99

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00885-0008	1-00906-0042	1-00904-0043	1-00883-0025
Address	105 EAST 29 STREET	220 EAST 26 STREET	214 EAST 24 STREET	105 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	12	90	72	51
Year Built	1913	1963	1980	1988
Gross SqFt	45,937	48,300	57,800	41,053
Estimated Gross Income	\$1,623,873	\$1,737,163	\$2,043,438	\$1,282,907
Gross Income per SqFt	\$35.35	\$35.97	\$35.35	\$31.25
Estimated Expense	\$529,654	\$521,149	\$666,490	\$406,733
Expense SqFt	\$11.53	\$10.79	\$11.53	\$9.91
Net Operating Income	\$1,094,219	\$1,216,014	\$1,376,948	\$876,174
Full Market Value	\$8,261,000	\$9,181,000	\$10,396,000	\$6,615,000
Market Value per SqFt	\$179.83	\$190.08	\$179.86	\$161.13
Distance from Cooperative in miles		0.28	0.35	0.13

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00885-0037	1-00882-0035	1-00940-0017	1-00883-0031
Address	145 EAST 29 STREET	145 EAST 26 STREET	327 EAST 34 STREET	139 EAST 27 STREET
Neighborhood	MURRAY HILL	GRAMERCY	KIPS BAY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	39	19	29	32
Year Built	1965	1910	1920	1967
Gross SqFt	15,360	9,500	21,000	15,360
Estimated Gross Income	\$540,979	\$363,626	\$739,532	\$537,155
Gross Income per SqFt	\$35.22	\$38.28	\$35.22	\$34.97
Estimated Expense	\$187,853	\$90,719	\$256,725	\$163,173
Expense SqFt	\$12.23	\$9.55	\$12.23	\$10.62
Net Operating Income	\$353,126	\$272,907	\$482,807	\$373,982
Full Market Value	\$2,666,000	\$2,060,000	\$3,645,000	\$2,824,000
Market Value per SqFt	\$173.57	\$216.84	\$173.57	\$183.85
Distance from Cooperative in miles		0.14	0.36	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00885-0074	1-00928-0023	1-00905-0044	
Address	126 EAST 30 STREET	341 EAST 22 STREET	228 EAST 25 STREET	
Neighborhood	MURRAY HILL	KIPS BAY	GRAMERCY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	
Total Units	16	11	12	
Year Built	1900	1901	1910	
Gross SqFt	6,880	6,295	8,160	
Estimated Gross Income	\$221,674	\$201,951	\$264,095	
Gross Income per SqFt	\$32.22	\$32.08	\$32.36	
Estimated Expense	\$77,194	\$72,029	\$89,792	
Expense SqFt	\$11.22	\$11.44	\$11.00	
Net Operating Income	\$144,480	\$129,922	\$174,303	
Full Market Value	\$1,091,000	\$981,000	\$1,173,000	
Market Value per SqFt	\$158.58	\$155.84	\$143.75	
Distance from Cooperative in miles		0.49	0.32	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00886-0031	1-00887-0010	1-00867-0048	1-00850-0019
Address	133 EAST 30 STREET	113 EAST 31 STREET	28 EAST 38 STREET	21 EAST 21 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	FLATIRON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	22	19	25	26
Year Built	1900	1920	1900	1900
Gross SqFt	14,990	13,750	20,101	14,840
Estimated Gross Income	\$457,195	\$456,996	\$518,061	\$452,680
Gross Income per SqFt	\$30.50	\$33.24	\$25.77	\$30.50
Estimated Expense	\$155,446	\$155,379	\$196,863	\$153,911
Expense SqFt	\$10.37	\$11.30	\$9.79	\$10.37
Net Operating Income	\$301,749	\$301,617	\$321,198	\$298,769
Full Market Value	\$2,278,000	\$2,277,000	\$2,424,000	\$2,256,000
Market Value per SqFt	\$151.97	\$165.60	\$120.59	\$152.02
Distance from Cooperative in miles		0.11	0.40	0.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00886-0034	1-00885-0050	1-00874-0060	1-00860-0069
Address	139 EAST 30 STREET	156 EAST 30 STREET	78 IRVING PLACE	22 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	20	16	28
Year Built	1910	1920	1920	1910
Gross SqFt	16,290	14,364	16,069	12,726
Estimated Gross Income	\$509,714	\$568,926	\$502,808	\$307,666
Gross Income per SqFt	\$31.29	\$39.61	\$31.29	\$24.18
Estimated Expense	\$123,152	\$159,299	\$121,493	\$124,470
Expense SqFt	\$7.56	\$11.09	\$7.56	\$9.78
Net Operating Income	\$386,562	\$409,627	\$381,315	\$183,196
Full Market Value	\$2,919,000	\$3,093,000	\$2,879,000	\$1,369,000
Market Value per SqFt	\$179.19	\$215.33	\$179.16	\$107.58
Distance from Cooperative in miles		0.05	0.58	0.29

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00888-0037	1-00866-0035	1-00865-0024	
Address	165 EAST 32 STREET	40 PARK AVENUE	35 EAST 35 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	141	160	135	
Year Built	1964	1950	1955	
Gross SqFt	133,749	153,398	132,955	
Estimated Gross Income	\$4,332,130	\$5,386,425	\$3,942,879	
Gross Income per SqFt	\$32.39	\$35.11	\$29.66	
Estimated Expense	\$1,419,077	\$1,708,857	\$1,340,579	
Expense SqFt	\$10.61	\$11.14	\$10.08	
Net Operating Income	\$2,913,053	\$3,677,568	\$2,602,300	
Full Market Value	\$21,994,000	\$27,766,000	\$19,647,000	
Market Value per SqFt	\$164.44	\$181.01	\$147.77	
Distance from Cooperative in miles		0.28	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00889-0015	1-00884-0048	1-00900-0001	1-00883-0044
Address	139 EAST 33 STREET	402 3 AVENUE	233 3 AVENUE	376 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	196	150	194	179
Year Built	1957	1974	1959	1964
Gross SqFt	149,786	137,628	157,964	175,110
Estimated Gross Income	\$4,869,543	\$4,745,054	\$5,135,686	\$5,577,204
Gross Income per SqFt	\$32.51	\$34.48	\$32.51	\$31.85
Estimated Expense	\$1,557,774	\$1,259,535	\$1,643,011	\$1,783,556
Expense SqFt	\$10.40	\$9.15	\$10.40	\$10.19
Net Operating Income	\$3,311,769	\$3,485,519	\$3,492,675	\$3,793,648
Full Market Value	\$25,004,000	\$26,316,000	\$26,370,000	\$28,642,000
Market Value per SqFt	\$166.93	\$191.21	\$166.94	\$163.57
Distance from Cooperative in miles		0.26	0.71	0.30

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00890-0001	1-00865-0040	1-00883-0044	1-01375-0037
Address	7 PARK AVENUE	30 PARK AVENUE	376 3 AVENUE	530 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	243	247	179	187
Year Built	1953	1955	1964	1941
Gross SqFt	200,000	236,315	175,110	190,227
Estimated Gross Income	\$6,370,000	\$8,172,772	\$5,577,204	\$5,724,200
Gross Income per SqFt	\$31.85	\$34.58	\$31.85	\$30.09
Estimated Expense	\$2,038,000	\$2,451,832	\$1,783,556	\$2,174,860
Expense SqFt	\$10.19	\$10.38	\$10.19	\$11.43
Net Operating Income	\$4,332,000	\$5,720,940	\$3,793,648	\$3,549,340
Full Market Value	\$32,707,000	\$43,193,000	\$28,642,000	\$26,798,000
Market Value per SqFt	\$163.54	\$182.78	\$163.57	\$140.87
Distance from Cooperative in miles		0.11	0.36	1.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00890-0020	1-01439-0030	1-00883-0044	1-01417-0028
Address	132 EAST 35 STREET	1199 1 AVENUE	376 3 AVENUE	1191 2 AVENUE
Neighborhood	MURRAY HILL	UPPER EAST SIDE (59-79)	GRAMERCY	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	189	166	179	191
Year Built	1969	1962	1964	1964
Gross SqFt	205,000	195,019	175,110	207,284
Estimated Gross Income	\$6,529,250	\$7,128,467	\$5,577,204	\$6,054,615
Gross Income per SqFt	\$31.85	\$36.55	\$31.85	\$29.21
Estimated Expense	\$2,088,950	\$2,409,938	\$1,783,556	\$2,058,569
Expense SqFt	\$10.19	\$12.36	\$10.19	\$9.93
Net Operating Income	\$4,440,300	\$4,718,529	\$3,793,648	\$3,996,046
Full Market Value	\$33,524,000	\$35,625,000	\$28,642,000	\$30,170,000
Market Value per SqFt	\$163.53	\$182.67	\$163.57	\$145.55
Distance from Cooperative in miles		1.52	0.36	1.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00890-0049	1-00910-0061	1-01343-0005	1-00891-0039
Address	166 EAST 35 STREET	425 3 AVENUE	307 EAST 50 STREET	165 EAST 35 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MIDTOWN EAST	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	117	105	111	131
Year Built	1957	1967	1962	1955
Gross SqFt	74,798	66,403	71,137	96,102
Estimated Gross Income	\$2,422,707	\$2,150,858	\$2,254,523	\$3,631,930
Gross Income per SqFt	\$32.39	\$32.39	\$31.69	\$37.79
Estimated Expense	\$862,421	\$765,620	\$765,815	\$1,089,579
Expense SqFt	\$11.53	\$11.53	\$10.77	\$11.34
Net Operating Income	\$1,560,286	\$1,385,238	\$1,488,708	\$2,542,351
Full Market Value	\$11,780,000	\$10,459,000	\$11,240,000	\$19,195,000
Market Value per SqFt	\$157.49	\$157.51	\$158.00	\$199.74
Distance from Cooperative in miles		0.28	0.83	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00890-0054	1-00888-0055	1-00895-0082	1-00918-0051
Address	152 EAST 35 STREET	142 EAST 33 STREET	114 EAST 40 STREET	210 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	49	49	37	40
Year Built	1930	1927	1925	1920
Gross SqFt	28,250	26,280	26,178	22,820
Estimated Gross Income	\$916,713	\$943,500	\$849,457	\$803,565
Gross Income per SqFt	\$32.45	\$35.90	\$32.45	\$35.21
Estimated Expense	\$327,700	\$283,050	\$303,732	\$247,985
Expense SqFt	\$11.60	\$10.77	\$11.60	\$10.87
Net Operating Income	\$589,013	\$660,450	\$545,725	\$555,580
Full Market Value	\$4,447,000	\$4,986,000	\$4,120,000	\$4,195,000
Market Value per SqFt	\$157.42	\$189.73	\$157.38	\$183.83
Distance from Cooperative in miles		0.11	0.26	0.19

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00891-0001	1-00918-0051	1-00895-0082	
Address	23 PARK AVENUE	210 EAST 38 STREET	114 EAST 40 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	17	40	37	
Year Built	1890	1920	1925	
Gross SqFt	24,898	22,820	26,178	
Estimated Gross Income	\$842,299	\$803,565	\$849,457	
Gross Income per SqFt	\$33.83	\$35.21	\$32.45	
Estimated Expense	\$279,854	\$247,985	\$303,732	
Expense SqFt	\$11.24	\$10.87	\$11.60	
Net Operating Income	\$562,445	\$555,580	\$545,725	
Full Market Value	\$4,246,000	\$4,195,000	\$4,120,000	
Market Value per SqFt	\$170.54	\$183.83	\$157.38	
Distance from Cooperative in miles		0.23	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00891-0003	1-00900-0001	1-00883-0044	
Address	35 PARK AVENUE	233 3 AVENUE	376 3 AVENUE	
Neighborhood	MURRAY HILL	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	150	194	179	
Year Built	1955	1959	1964	
Gross SqFt	153,693	157,964	175,110	
Estimated Gross Income	\$4,945,841	\$5,135,686	\$5,577,204	
Gross Income per SqFt	\$32.18	\$32.51	\$31.85	
Estimated Expense	\$1,583,038	\$1,643,011	\$1,783,556	
Expense SqFt	\$10.30	\$10.40	\$10.19	
Net Operating Income	\$3,362,803	\$3,492,675	\$3,793,648	
Full Market Value	\$25,389,000	\$26,370,000	\$28,642,000	
Market Value per SqFt	\$165.19	\$166.94	\$163.57	
Distance from Cooperative in miles		0.81	0.40	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00891-0023	1-00918-0007	1-00895-0082	
Address	264 LEXINGTON AVENUE	207 EAST 37 STREET	114 EAST 40 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	35	48	37	
Year Built	1924	1925	1925	
Gross SqFt	35,734	36,020	26,178	
Estimated Gross Income	\$1,183,867	\$1,217,990	\$849,457	
Gross Income per SqFt	\$33.13	\$33.81	\$32.45	
Estimated Expense	\$364,844	\$317,609	\$303,732	
Expense SqFt	\$10.21	\$8.82	\$11.60	
Net Operating Income	\$819,023	\$900,381	\$545,725	
Full Market Value	\$6,184,000	\$6,798,000	\$4,120,000	
Market Value per SqFt	\$173.06	\$188.73	\$157.38	
Distance from Cooperative in miles		0.23	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00891-0059	1-00893-0066	1-00918-0007	1-00906-0055
Address	144 EAST 36 STREET	305 LEXINGTON AVENUE	207 EAST 37 STREET	351 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	38	50	48	50
Year Built	1916	1925	1925	1920
Gross SqFt	39,100	42,231	36,020	37,062
Estimated Gross Income	\$1,321,971	\$1,096,868	\$1,217,990	\$1,424,368
Gross Income per SqFt	\$33.81	\$25.97	\$33.81	\$38.43
Estimated Expense	\$344,862	\$416,810	\$317,609	\$281,867
Expense SqFt	\$8.82	\$9.87	\$8.82	\$7.61
Net Operating Income	\$977,109	\$680,058	\$900,381	\$1,142,501
Full Market Value	\$7,377,000	\$5,127,000	\$6,798,000	\$8,626,000
Market Value per SqFt	\$188.67	\$121.40	\$188.73	\$232.75
Distance from Cooperative in miles		0.10	0.15	0.50

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00891-0062	1-00893-0066	1-00918-0007	1-00866-0013
Address	138 EAST 36 STREET	305 LEXINGTON AVENUE	207 EAST 37 STREET	15 EAST 36 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	31	50	48	56
Year Built	1916	1925	1925	1940
Gross SqFt	40,966	42,231	36,020	43,696
Estimated Gross Income	\$1,074,129	\$1,096,868	\$1,217,990	\$1,145,773
Gross Income per SqFt	\$26.22	\$25.97	\$33.81	\$26.22
Estimated Expense	\$296,184	\$416,810	\$317,609	\$315,842
Expense SqFt	\$7.23	\$9.87	\$8.82	\$7.23
Net Operating Income	\$777,945	\$680,058	\$900,381	\$829,931
Full Market Value	\$5,873,000	\$5,127,000	\$6,798,000	\$6,262,000
Market Value per SqFt	\$143.36	\$121.40	\$188.73	\$143.31
Distance from Cooperative in miles		0.10	0.15	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00891-0066	1-00916-0001	1-01305-0023	1-01321-0034
Address	271 LEXINGTON AVENUE	525 3 AVENUE	135 EAST 50 STREET	230 EAST 48 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	77	93	107	68
Year Built	1924	1928	1924	1928
Gross SqFt	72,659	76,024	70,836	68,564
Estimated Gross Income	\$2,264,054	\$2,369,024	\$2,850,495	\$2,114,218
Gross Income per SqFt	\$31.16	\$31.16	\$40.24	\$30.84
Estimated Expense	\$494,808	\$517,732	\$1,013,033	\$830,978
Expense SqFt	\$6.81	\$6.81	\$14.30	\$12.12
Net Operating Income	\$1,769,246	\$1,851,292	\$1,837,462	\$1,283,240
Full Market Value	\$13,358,000	\$13,977,000	\$13,873,000	\$9,688,000
Market Value per SqFt	\$183.85	\$183.85	\$195.85	\$141.30
Distance from Cooperative in miles		0.12	0.74	0.60

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00891-0077	1-00891-0039	1-00910-0061	1-01343-0005
Address	120 EAST 36 STREET	165 EAST 35 STREET	425 3 AVENUE	307 EAST 50 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	103	131	105	111
Year Built	1957	1955	1967	1962
Gross SqFt	77,193	96,102	66,403	71,137
Estimated Gross Income	\$2,500,281	\$3,631,930	\$2,150,858	\$2,254,523
Gross Income per SqFt	\$32.39	\$37.79	\$32.39	\$31.69
Estimated Expense	\$890,035	\$1,089,579	\$765,620	\$765,815
Expense SqFt	\$11.53	\$11.34	\$11.53	\$10.77
Net Operating Income	\$1,610,246	\$2,542,351	\$1,385,238	\$1,488,708
Full Market Value	\$12,157,000	\$19,195,000	\$10,459,000	\$11,240,000
Market Value per SqFt	\$157.49	\$199.74	\$157.51	\$158.00
Distance from Cooperative in miles		0.09	0.36	0.82

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00891-0083	1-00879-0070	1-00909-0046	
Address	110 EAST 36 STREET	124 EAST 24 STREET	216 EAST 29 STREET	
Neighborhood	MURRAY HILL	GRAMERCY	MURRAY HILL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	63	60	54	
Year Built	1958	1939	1960	
Gross SqFt	40,000	40,266	24,600	
Estimated Gross Income	\$1,387,600	\$1,418,822	\$839,535	
Gross Income per SqFt	\$34.69	\$35.24	\$34.13	
Estimated Expense	\$493,200	\$553,341	\$268,651	
Expense SqFt	\$12.33	\$13.74	\$10.92	
Net Operating Income	\$894,400	\$865,481	\$570,884	
Full Market Value	\$6,753,000	\$6,534,000	\$4,310,000	
Market Value per SqFt	\$168.83	\$162.27	\$175.20	
Distance from Cooperative in miles		0.59	0.40	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00892-0020	1-00911-0064	1-00888-0031	1-00927-0038
Address	288 LEXINGTON AVENUE	443 3 AVENUE	153 EAST 32 STREET	320 EAST 22 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	100	73	71	94
Year Built	1955	1980	1920	1948
Gross SqFt	65,532	64,245	62,188	67,048
Estimated Gross Income	\$2,519,050	\$2,541,072	\$2,198,778	\$2,577,451
Gross Income per SqFt	\$38.44	\$39.55	\$35.36	\$38.44
Estimated Expense	\$755,584	\$602,280	\$637,646	\$773,235
Expense SqFt	\$11.53	\$9.37	\$10.25	\$11.53
Net Operating Income	\$1,763,466	\$1,938,792	\$1,561,132	\$1,804,216
Full Market Value	\$13,314,000	\$6,389,000	\$11,787,000	\$13,622,000
Market Value per SqFt	\$203.17	\$99.45	\$189.54	\$203.17
Distance from Cooperative in miles		0.36	0.22	0.82

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00892-0025	1-01343-0049	1-00866-0035	
Address	273 LEXINGTON AVENUE	956 2 AVENUE	40 PARK AVENUE	
Neighborhood	MURRAY HILL	MIDTOWN EAST	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	117	121	160	
Year Built	1966	1959	1950	
Gross SqFt	129,964	115,860	153,398	
Estimated Gross Income	\$4,477,260	\$3,914,387	\$5,386,425	
Gross Income per SqFt	\$34.45	\$33.79	\$35.11	
Estimated Expense	\$1,507,582	\$1,396,513	\$1,708,857	
Expense SqFt	\$11.60	\$12.05	\$11.14	
Net Operating Income	\$2,969,678	\$2,517,874	\$3,677,568	
Full Market Value	\$22,421,000	\$19,010,000	\$27,766,000	
Market Value per SqFt	\$172.52	\$164.08	\$181.01	
Distance from Cooperative in miles		0.74	0.19	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00892-0062	1-00909-0028	1-00919-0034	1-00910-0046
Address	137 EAST 36 STREET	501 2 AVENUE	713 2 AVENUE	226 EAST 30 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	112	130	172	126
Year Built	1974	1978	1955	1989
Gross SqFt	107,504	108,614	111,570	109,417
Estimated Gross Income	\$4,074,402	\$4,532,624	\$4,538,577	\$4,147,240
Gross Income per SqFt	\$37.90	\$41.73	\$40.68	\$37.90
Estimated Expense	\$1,181,469	\$1,278,398	\$978,078	\$1,202,700
Expense SqFt	\$10.99	\$11.77	\$8.77	\$10.99
Net Operating Income	\$2,892,933	\$3,254,226	\$3,560,499	\$2,944,540
Full Market Value	\$21,842,000	\$24,569,000	\$26,882,000	\$22,231,000
Market Value per SqFt	\$203.17	\$226.20	\$240.94	\$203.18
Distance from Cooperative in miles		0.41	0.15	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00892-0080	1-00914-0023	1-00885-0050	1-00914-0019
Address	104 EAST 37 STREET	247 EAST 33 STREET	156 EAST 30 STREET	239 EAST 33 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	29	24	20	19
Year Built	1938	1925	1920	1925
Gross SqFt	14,912	12,530	14,364	9,999
Estimated Gross Income	\$590,664	\$504,354	\$568,926	\$354,883
Gross Income per SqFt	\$39.61	\$40.25	\$39.61	\$35.49
Estimated Expense	\$165,374	\$178,415	\$159,299	\$120,660
Expense SqFt	\$11.09	\$14.24	\$11.09	\$12.07
Net Operating Income	\$425,290	\$325,939	\$409,627	\$234,223
Full Market Value	\$3,211,000	\$1,633,000	\$3,093,000	\$1,768,000
Market Value per SqFt	\$215.33	\$130.33	\$215.33	\$176.82
Distance from Cooperative in miles		0.26	0.36	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00893-0002	1-00918-0007	1-00895-0082	
Address	55 PARK AVENUE	207 EAST 37 STREET	114 EAST 40 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	33	48	37	
Year Built	1923	1925	1925	
Gross SqFt	37,262	36,020	26,178	
Estimated Gross Income	\$1,234,490	\$1,217,990	\$849,457	
Gross Income per SqFt	\$33.13	\$33.81	\$32.45	
Estimated Expense	\$380,445	\$317,609	\$303,732	
Expense SqFt	\$10.21	\$8.82	\$11.60	
Net Operating Income	\$854,045	\$900,381	\$545,725	
Full Market Value	\$6,448,000	\$6,798,000	\$4,120,000	
Market Value per SqFt	\$173.04	\$188.73	\$157.38	
Distance from Cooperative in miles		0.21	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00893-0014	1-00914-0011	1-00878-0028	
Address	117 EAST 37 STREET	221 EAST 33 STREET	145 EAST 22 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	62	45	48	
Year Built	1954	1900	1940	
Gross SqFt	32,150	35,508	32,610	
Estimated Gross Income	\$1,039,410	\$1,158,527	\$1,044,033	
Gross Income per SqFt	\$32.33	\$32.63	\$32.02	
Estimated Expense	\$315,070	\$294,708	\$368,445	
Expense SqFt	\$9.80	\$8.30	\$11.30	
Net Operating Income	\$724,340	\$863,819	\$675,588	
Full Market Value	\$5,469,000	\$6,522,000	\$5,101,000	
Market Value per SqFt	\$170.11	\$183.68	\$156.42	
Distance from Cooperative in miles		0.29	0.74	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00893-0017	1-00890-0005	1-01319-0029	1-00902-0030
Address	296 LEXINGTON AVENUE	15 PARK AVENUE	847 2 AVENUE	371 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MIDTOWN EAST	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	97	102	92	94
Year Built	1940	1924	1939	1930
Gross SqFt	75,273	71,115	70,592	77,640
Estimated Gross Income	\$2,500,569	\$3,672,591	\$2,345,181	\$2,577,544
Gross Income per SqFt	\$33.22	\$51.64	\$33.22	\$33.20
Estimated Expense	\$850,585	\$995,900	\$797,362	\$824,814
Expense SqFt	\$11.30	\$14.00	\$11.30	\$10.62
Net Operating Income	\$1,649,984	\$2,676,691	\$1,547,819	\$1,752,730
Full Market Value	\$12,457,000	\$20,209,000	\$11,686,000	\$13,233,000
Market Value per SqFt	\$165.49	\$284.17	\$165.54	\$170.44
Distance from Cooperative in miles		0.15	0.45	0.81

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00893-0020	1-00892-0001	1-01343-0049	1-00893-0082
Address	302 LEXINGTON AVENUE	41 PARK AVENUE	956 2 AVENUE	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MIDTOWN EAST	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	129	119	121	146
Year Built	1959	1950	1959	1930
Gross SqFt	115,914	115,221	115,860	110,949
Estimated Gross Income	\$4,244,771	\$4,218,932	\$3,914,387	\$4,281,865
Gross Income per SqFt	\$36.62	\$36.62	\$33.79	\$38.59
Estimated Expense	\$1,283,168	\$1,274,958	\$1,396,513	\$1,345,971
Expense SqFt	\$11.07	\$11.07	\$12.05	\$12.13
Net Operating Income	\$2,961,603	\$2,943,974	\$2,517,874	\$2,935,894
Full Market Value	\$22,360,000	\$22,227,000	\$19,010,000	\$22,166,000
Market Value per SqFt	\$192.90	\$192.91	\$164.08	\$199.79
Distance from Cooperative in miles		0.05	0.73	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00893-0041	1-00913-0001	1-00889-0068	
Address	560 3 AVENUE	471 3 AVENUE	120 EAST 34 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	272	311	282	
Year Built	1975	1972	1962	
Gross SqFt	329,706	351,560	310,860	
Estimated Gross Income	\$11,737,534	\$12,585,043	\$11,001,398	
Gross Income per SqFt	\$35.60	\$35.80	\$35.39	
Estimated Expense	\$3,161,881	\$2,760,946	\$3,518,170	
Expense SqFt	\$9.59	\$7.85	\$11.32	
Net Operating Income	\$8,575,653	\$9,824,097	\$7,483,228	
Full Market Value	\$64,746,000	\$74,172,000	\$56,499,000	
Market Value per SqFt	\$196.37	\$210.98	\$181.75	
Distance from Cooperative in miles		0.28	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00894-0001	1-00916-0001	1-00861-0027	
Address	67 PARK AVENUE	525 3 AVENUE	31 EAST 31 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	
Total Units	73	93	96	
Year Built	1922	1928	1914	
Gross SqFt	78,983	76,024	91,500	
Estimated Gross Income	\$2,288,927	\$2,369,024	\$2,450,879	
Gross Income per SqFt	\$28.98	\$31.16	\$26.79	
Estimated Expense	\$550,512	\$517,732	\$651,414	
Expense SqFt	\$6.97	\$6.81	\$7.12	
Net Operating Income	\$1,738,415	\$1,851,292	\$1,799,465	
Full Market Value	\$13,125,000	\$13,977,000	\$13,586,000	
Market Value per SqFt	\$166.17	\$183.85	\$148.48	
Distance from Cooperative in miles		0.25	0.36	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00894-0006	1-00914-0019	1-00918-0051	
Address	105 EAST 38 STREET	239 EAST 33 STREET	210 EAST 38 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	27	19	40	
Year Built	1924	1925	1920	
Gross SqFt	23,944	9,999	22,820	
Estimated Gross Income	\$846,420	\$354,883	\$803,565	
Gross Income per SqFt	\$35.35	\$35.49	\$35.21	
Estimated Expense	\$274,638	\$120,660	\$247,985	
Expense SqFt	\$11.47	\$12.07	\$10.87	
Net Operating Income	\$571,782	\$234,223	\$555,580	
Full Market Value	\$4,317,000	\$1,768,000	\$4,195,000	
Market Value per SqFt	\$180.30	\$176.82	\$183.83	
Distance from Cooperative in miles		0.32	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00895-0031	1-00888-0055	1-00918-0051	1-01344-0036
Address	135 EAST 39 STREET	142 EAST 33 STREET	210 EAST 38 STREET	330 EAST 52 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	29	49	40	41
Year Built	1930	1927	1920	1927
Gross SqFt	26,070	26,280	22,820	28,570
Estimated Gross Income	\$886,119	\$943,500	\$803,565	\$971,010
Gross Income per SqFt	\$33.99	\$35.90	\$35.21	\$33.99
Estimated Expense	\$220,552	\$283,050	\$247,985	\$241,811
Expense SqFt	\$8.46	\$10.77	\$10.87	\$8.46
Net Operating Income	\$665,567	\$660,450	\$555,580	\$729,199
Full Market Value	\$5,025,000	\$4,986,000	\$4,195,000	\$5,505,000
Market Value per SqFt	\$192.75	\$189.73	\$183.83	\$192.68
Distance from Cooperative in miles		0.35	0.15	0.65

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00895-0066	1-00887-0014	1-00865-0053	1-01320-0018
Address	140 EAST 40 STREET	121 EAST 31 STREET	213 MADISON AVENUE	235 EAST 46 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	108	96	44	63
Year Built	1931	1930	1927	1938
Gross SqFt	58,280	58,321	60,300	49,914
Estimated Gross Income	\$1,972,778	\$2,005,565	\$1,604,762	\$1,689,642
Gross Income per SqFt	\$33.85	\$34.39	\$26.61	\$33.85
Estimated Expense	\$765,799	\$641,781	\$545,619	\$655,676
Expense SqFt	\$13.14	\$11.00	\$9.05	\$13.14
Net Operating Income	\$1,206,979	\$1,363,784	\$1,059,143	\$1,033,966
Full Market Value	\$9,113,000	\$10,297,000	\$7,997,000	\$7,806,000
Market Value per SqFt	\$156.37	\$176.56	\$132.62	\$156.39
Distance from Cooperative in miles		0.41	0.28	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00896-0013	1-00896-0010	1-00896-0012	
Address	227 EAST 14 STREET	211 EAST 14 STREET	225 EAST 14 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	11	20	19	
Year Built	1900	1900	1910	
Gross SqFt	11,935	11,855	11,935	
Estimated Gross Income	\$291,214	\$406,046	\$267,374	
Gross Income per SqFt	\$24.40	\$34.25	\$22.40	
Estimated Expense	\$75,787	\$146,715	\$94,145	
Expense SqFt	\$6.35	\$12.38	\$7.89	
Net Operating Income	\$215,427	\$259,331	\$173,229	
Full Market Value	\$863,000	\$1,958,000	\$1,279,000	
Market Value per SqFt	\$72.31	\$165.16	\$107.16	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00896-0014	1-00896-0010	1-00896-0012	
Address	229 EAST 14 STREET	211 EAST 14 STREET	225 EAST 14 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	11	20	19	
Year Built	1900	1900	1910	
Gross SqFt	11,935	11,855	11,935	
Estimated Gross Income	\$291,214	\$406,046	\$267,374	
Gross Income per SqFt	\$24.40	\$34.25	\$22.40	
Estimated Expense	\$75,787	\$146,715	\$94,145	
Expense SqFt	\$6.35	\$12.38	\$7.89	
Net Operating Income	\$215,427	\$259,331	\$173,229	
Full Market Value	\$863,000	\$1,958,000	\$1,279,000	
Market Value per SqFt	\$72.31	\$165.16	\$107.16	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00896-0032	1-00910-0046	1-00772-0018	
Address	230 EAST 15 STREET	226 EAST 30 STREET	235 WEST 22 STREET	
Neighborhood	GRAMERCY	MURRAY HILL	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	175	126	150	
Year Built	1961	1989	1974	
Gross SqFt	116,191	109,417	116,586	
Estimated Gross Income	\$4,035,313	\$4,147,240	\$3,678,957	
Gross Income per SqFt	\$34.73	\$37.90	\$31.56	
Estimated Expense	\$1,261,834	\$1,202,700	\$1,250,845	
Expense SqFt	\$10.86	\$10.99	\$10.73	
Net Operating Income	\$2,773,479	\$2,944,540	\$2,428,112	
Full Market Value	\$20,940,000	\$22,231,000	\$18,332,000	
Market Value per SqFt	\$180.22	\$203.18	\$157.24	
Distance from Cooperative in miles		0.72	0.97	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00896-0039	1-00884-0048	1-00882-0069	1-00572-0038
Address	210 EAST 15 STREET	402 3 AVENUE	90 LEXINGTON AVENUE	20 5 AVENUE
Neighborhood	GRAMERCY	MURRAY HILL	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	188	150	107	113
Year Built	1963	1974	1957	1940
Gross SqFt	136,191	137,628	128,570	132,420
Estimated Gross Income	\$4,695,866	\$4,745,054	\$3,559,767	\$5,518,488
Gross Income per SqFt	\$34.48	\$34.48	\$27.69	\$41.67
Estimated Expense	\$1,246,148	\$1,259,535	\$1,455,023	\$1,312,397
Expense SqFt	\$9.15	\$9.15	\$11.32	\$9.91
Net Operating Income	\$3,449,718	\$3,485,519	\$2,104,744	\$4,206,091
Full Market Value	\$26,045,000	\$26,316,000	\$15,891,000	\$31,756,000
Market Value per SqFt	\$191.24	\$191.21	\$123.60	\$239.81
Distance from Cooperative in miles		0.68	0.61	0.62

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00897-0001	1-00904-0043	1-00790-0028	
Address	147 3 AVENUE	214 EAST 24 STREET	103 WEST 14 STREET	
Neighborhood	GRAMERCY	GRAMERCY	CHELSEA	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	55	72	58	
Year Built	1960	1980	1950	
Gross SqFt	58,000	57,800	55,233	
Estimated Gross Income	\$2,118,740	\$2,043,438	\$2,082,088	
Gross Income per SqFt	\$36.53	\$35.35	\$37.70	
Estimated Expense	\$695,420	\$666,490	\$687,856	
Expense SqFt	\$11.99	\$11.53	\$12.45	
Net Operating Income	\$1,423,320	\$1,376,948	\$1,394,232	
Full Market Value	\$10,746,000	\$10,396,000	\$10,526,000	
Market Value per SqFt	\$185.28	\$179.86	\$190.57	
Distance from Cooperative in miles		0.39	0.71	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00897-0035	1-00900-0001	1-00884-0048	1-00765-0035
Address	157 3 AVENUE	233 3 AVENUE	402 3 AVENUE	78 7 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	399	194	150	121
Year Built	1930	1959	1974	1940
Gross SqFt	151,832	157,964	137,628	128,350
Estimated Gross Income	\$4,936,058	\$5,135,686	\$4,745,054	\$3,713,949
Gross Income per SqFt	\$32.51	\$32.51	\$34.48	\$28.94
Estimated Expense	\$1,579,053	\$1,643,011	\$1,259,535	\$1,153,958
Expense SqFt	\$10.40	\$10.40	\$9.15	\$8.99
Net Operating Income	\$3,357,005	\$3,492,675	\$3,485,519	\$2,559,991
Full Market Value	\$25,345,000	\$26,370,000	\$26,316,000	\$19,328,000
Market Value per SqFt	\$166.93	\$166.94	\$191.21	\$150.59
Distance from Cooperative in miles		0.19	0.63	0.87

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00897-0065	1-00902-0017	1-00468-0051	1-00921-0016
Address	220 EAST 17 STREET	223 EAST 21 STREET	221 EAST 12 STREET	327 EAST 14 STREET
Neighborhood	GRAMERCY	GRAMERCY	EAST VILLAGE	KIPS BAY
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	12	12	13	11
Year Built	1930	1920	1920	1910
Gross SqFt	4,332	6,962	7,530	5,431
Estimated Gross Income	\$153,569	\$250,469	\$266,925	\$167,290
Gross Income per SqFt	\$35.45	\$35.98	\$35.45	\$30.80
Estimated Expense	\$46,049	\$72,636	\$80,078	\$45,195
Expense SqFt	\$10.63	\$10.43	\$10.63	\$8.32
Net Operating Income	\$107,520	\$177,833	\$186,847	\$122,095
Full Market Value	\$812,000	\$1,343,000	\$1,411,000	\$922,000
Market Value per SqFt	\$187.44	\$192.90	\$187.38	\$169.77
Distance from Cooperative in miles		0.23	0.21	0.19

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00898-0001	1-00872-0035	1-00865-0040	
Address	195 3 AVENUE	166 3 AVENUE	30 PARK AVENUE	
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	277	242	247	
Year Built	1973	1963	1955	
Gross SqFt	250,220	236,064	236,315	
Estimated Gross Income	\$7,997,031	\$6,922,808	\$8,172,772	
Gross Income per SqFt	\$31.96	\$29.33	\$34.58	
Estimated Expense	\$2,437,143	\$2,148,120	\$2,451,832	
Expense SqFt	\$9.74	\$9.10	\$10.38	
Net Operating Income	\$5,559,888	\$4,774,688	\$5,720,940	
Full Market Value	\$41,977,000	\$36,049,000	\$43,193,000	
Market Value per SqFt	\$167.76	\$152.71	\$182.78	
Distance from Cooperative in miles		0.13	0.93	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00898-0021	1-00925-0024	1-00452-0039	1-00874-0061
Address	237 EAST 17 STREET	341 EAST 19 STREET	237 EAST 10 STREET	76 IRVING PLACE
Neighborhood	GRAMERCY	KIPS BAY	EAST VILLAGE	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	18	28	22
Year Built	1920	1910	1920	1910
Gross SqFt	6,233	10,800	11,214	12,492
Estimated Gross Income	\$230,247	\$398,918	\$493,120	\$364,696
Gross Income per SqFt	\$36.94	\$36.94	\$43.97	\$29.19
Estimated Expense	\$66,755	\$115,686	\$136,314	\$117,489
Expense SqFt	\$10.71	\$10.71	\$12.16	\$9.41
Net Operating Income	\$163,492	\$283,232	\$356,806	\$247,207
Full Market Value	\$1,234,000	\$2,138,000	\$2,220,000	\$1,866,000
Market Value per SqFt	\$197.98	\$197.96	\$197.97	\$149.38
Distance from Cooperative in miles		0.17	0.38	0.13

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00898-0039	1-00874-0021	1-00468-0013	1-00878-0028
Address	232 EAST 18 STREET	70 IRVING PLACE	208 EAST 13 STREET	145 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	EAST VILLAGE	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	16	35	13	48
Year Built	1945	1949	1930	1940
Gross SqFt	21,000	21,840	14,022	32,610
Estimated Gross Income	\$699,090	\$727,069	\$525,795	\$1,044,033
Gross Income per SqFt	\$33.29	\$33.29	\$37.50	\$32.02
Estimated Expense	\$216,720	\$225,384	\$133,569	\$368,445
Expense SqFt	\$10.32	\$10.32	\$9.53	\$11.30
Net Operating Income	\$482,370	\$501,685	\$392,226	\$675,588
Full Market Value	\$3,642,000	\$3,788,000	\$2,961,000	\$5,101,000
Market Value per SqFt	\$173.43	\$173.44	\$211.17	\$156.42
Distance from Cooperative in miles		0.13	0.25	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00899-0001	1-00863-0044	1-01314-0021	1-01024-0001
Address	205 3 AVENUE	66 EAST 34 STREET	747 2 AVENUE	870 8 AVENUE
Neighborhood	GRAMERCY	MURRAY HILL	MIDTOWN EAST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	330	370	276	387
Year Built	1964	1913	1972	1965
Gross SqFt	358,898	341,950	387,761	380,441
Estimated Gross Income	\$10,928,444	\$11,178,357	\$12,622,903	\$11,584,890
Gross Income per SqFt	\$30.45	\$32.69	\$32.55	\$30.45
Estimated Expense	\$3,463,366	\$3,783,408	\$4,039,329	\$3,672,561
Expense SqFt	\$9.65	\$11.06	\$10.42	\$9.65
Net Operating Income	\$7,465,078	\$7,394,949	\$8,583,574	\$7,912,329
Full Market Value	\$56,361,000	\$55,832,000	\$64,806,000	\$59,738,000
Market Value per SqFt	\$157.04	\$163.28	\$167.13	\$157.02
Distance from Cooperative in miles		0.79	1.07	1.90

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00899-0008	1-00899-0040	1-00891-0039	
Address	211 EAST 18 STREET	222 EAST 19 STREET	165 EAST 35 STREET	
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	124	106	131	
Year Built	1958	1963	1955	
Gross SqFt	111,396	87,960	96,102	
Estimated Gross Income	\$3,999,116	\$2,991,453	\$3,631,930	
Gross Income per SqFt	\$35.90	\$34.01	\$37.79	
Estimated Expense	\$1,275,484	\$1,017,094	\$1,089,579	
Expense SqFt	\$11.45	\$11.56	\$11.34	
Net Operating Income	\$2,723,632	\$1,974,359	\$2,542,351	
Full Market Value	\$20,563,000	\$14,906,000	\$19,195,000	
Market Value per SqFt	\$184.59	\$169.46	\$199.74	
Distance from Cooperative in miles		0.00	0.84	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00899-0032	1-00618-0033	1-00944-0001	1-00865-0024
Address	323 2 AVENUE	48 7 AVENUE	710 2 AVENUE	35 EAST 35 STREET
Neighborhood	GRAMERCY	GREENWICH VILLAGE-WEST	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	127	165	157	135
Year Built	1929	1931	1930	1955
Gross SqFt	138,470	142,204	122,247	132,955
Estimated Gross Income	\$4,107,020	\$4,084,808	\$3,737,319	\$3,942,879
Gross Income per SqFt	\$29.66	\$28.72	\$30.57	\$29.66
Estimated Expense	\$1,395,778	\$1,388,835	\$1,029,911	\$1,340,579
Expense SqFt	\$10.08	\$9.77	\$8.42	\$10.08
Net Operating Income	\$2,711,242	\$2,695,973	\$2,707,408	\$2,602,300
Full Market Value	\$20,470,000	\$20,355,000	\$20,441,000	\$19,647,000
Market Value per SqFt	\$147.83	\$143.14	\$167.21	\$147.77
Distance from Cooperative in miles		0.92	0.99	0.88

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00901-0052	1-00875-0040	1-00882-0043	
Address	210 EAST 21 STREET	226 3 AVENUE	358 3 AVENUE	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	32	22	20	
Year Built	1910	1912	1900	
Gross SqFt	14,673	12,816	16,632	
Estimated Gross Income	\$515,609	\$477,269	\$549,334	
Gross Income per SqFt	\$35.14	\$37.24	\$33.03	
Estimated Expense	\$144,529	\$108,583	\$186,774	
Expense SqFt	\$9.85	\$8.47	\$11.23	
Net Operating Income	\$371,080	\$368,686	\$362,560	
Full Market Value	\$2,802,000	\$2,784,000	\$2,737,000	
Market Value per SqFt	\$190.96	\$217.23	\$164.56	
Distance from Cooperative in miles		0.13	0.32	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00902-0001	1-00873-0040	1-01559-0019	
Address	267 3 AVENUE	150 EAST 18 STREET	1493 YORK AVENUE	
Neighborhood	GRAMERCY	GRAMERCY	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	265	223	250	
Year Built	1962	1960	1956	
Gross SqFt	275,900	235,264	277,073	
Estimated Gross Income	\$8,839,836	\$6,477,232	\$10,127,836	
Gross Income per SqFt	\$32.04	\$27.53	\$36.55	
Estimated Expense	\$2,902,468	\$1,934,722	\$3,550,130	
Expense SqFt	\$10.52	\$8.22	\$12.81	
Net Operating Income	\$5,937,368	\$4,542,510	\$6,577,706	
Full Market Value	\$44,827,000	\$34,296,000	\$49,662,000	
Market Value per SqFt	\$162.48	\$145.78	\$179.24	
Distance from Cooperative in miles		0.22	2.89	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00902-0009	1-00906-0011	1-00880-0006	1-00874-0021
Address	207 EAST 21 STREET	219 EAST 25 STREET	105 EAST 24 STREET	70 IRVING PLACE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	35	43	35
Year Built	1930	1920	1939	1949
Gross SqFt	22,476	22,430	26,142	21,840
Estimated Gross Income	\$748,226	\$920,512	\$801,237	\$727,069
Gross Income per SqFt	\$33.29	\$41.04	\$30.65	\$33.29
Estimated Expense	\$231,952	\$257,743	\$272,421	\$225,384
Expense SqFt	\$10.32	\$11.49	\$10.42	\$10.32
Net Operating Income	\$516,274	\$662,769	\$528,816	\$501,685
Full Market Value	\$3,898,000	\$5,004,000	\$3,993,000	\$3,788,000
Market Value per SqFt	\$173.43	\$223.09	\$152.74	\$173.44
Distance from Cooperative in miles		0.20	0.26	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00904-0029	1-00925-0042	1-00908-0035	1-00468-0004
Address	411 2 AVENUE	346 EAST 20 STREET	240 EAST 28 STREET	93 3 AVENUE
Neighborhood	GRAMERCY	KIPS BAY	GRAMERCY	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	40	38	31	26
Year Built	1950	1920	1920	1920
Gross SqFt	25,259	23,364	17,569	21,585
Estimated Gross Income	\$865,879	\$800,828	\$459,754	\$744,308
Gross Income per SqFt	\$34.28	\$34.28	\$26.17	\$34.48
Estimated Expense	\$254,611	\$235,402	\$179,390	\$223,292
Expense SqFt	\$10.08	\$10.08	\$10.21	\$10.34
Net Operating Income	\$611,268	\$565,426	\$280,364	\$521,016
Full Market Value	\$4,615,000	\$4,269,000	\$2,116,000	\$3,934,000
Market Value per SqFt	\$182.71	\$182.72	\$120.44	\$182.26
Distance from Cooperative in miles		0.24	0.19	0.55

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00904-0039	1-00902-0015	1-00885-0033	1-00883-0031
Address	222 EAST 24 STREET	221 EAST 21 STREET	137 EAST 29 STREET	139 EAST 27 STREET
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	11	29	25	32
Year Built	1900	1985	1920	1967
Gross SqFt	13,675	19,900	18,234	15,360
Estimated Gross Income	\$478,215	\$675,956	\$708,043	\$537,155
Gross Income per SqFt	\$34.97	\$33.97	\$38.83	\$34.97
Estimated Expense	\$145,229	\$260,143	\$193,682	\$163,173
Expense SqFt	\$10.62	\$13.07	\$10.62	\$10.62
Net Operating Income	\$332,986	\$415,813	\$514,361	\$373,982
Full Market Value	\$2,514,000	\$3,139,000	\$3,883,000	\$2,824,000
Market Value per SqFt	\$183.84	\$157.74	\$212.95	\$183.85
Distance from Cooperative in miles		0.11	0.31	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00904-0050	1-00900-0001	1-00883-0044	1-01318-0019
Address	309 3 AVENUE	233 3 AVENUE	376 3 AVENUE	245 EAST 44 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	167	194	179	182
Year Built	1972	1959	1964	1986
Gross SqFt	158,337	157,964	175,110	168,998
Estimated Gross Income	\$5,147,536	\$5,135,686	\$5,577,204	\$6,595,673
Gross Income per SqFt	\$32.51	\$32.51	\$31.85	\$39.03
Estimated Expense	\$1,646,705	\$1,643,011	\$1,783,556	\$2,109,109
Expense SqFt	\$10.40	\$10.40	\$10.19	\$12.48
Net Operating Income	\$3,500,831	\$3,492,675	\$3,793,648	\$4,486,564
Full Market Value	\$26,431,000	\$26,370,000	\$28,642,000	\$33,874,000
Market Value per SqFt	\$166.93	\$166.94	\$163.57	\$200.44
Distance from Cooperative in miles		0.20	0.22	1.03

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00905-0006	1-00882-0069	1-00910-0046	
Address	205 EAST 24 STREET	90 LEXINGTON AVENUE	226 EAST 30 STREET	
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	180	107	126	
Year Built	1976	1957	1989	
Gross SqFt	126,798	128,570	109,417	
Estimated Gross Income	\$4,158,974	\$3,559,767	\$4,147,240	
Gross Income per SqFt	\$32.80	\$27.69	\$37.90	
Estimated Expense	\$1,415,066	\$1,455,023	\$1,202,700	
Expense SqFt	\$11.16	\$11.32	\$10.99	
Net Operating Income	\$2,743,908	\$2,104,744	\$2,944,540	
Full Market Value	\$20,717,000	\$15,891,000	\$22,231,000	
Market Value per SqFt	\$163.39	\$123.60	\$203.18	
Distance from Cooperative in miles		0.23	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00905-0026	1-00889-0022	1-01343-0049	1-00764-0042
Address	421 2 AVENUE	141 EAST 33 STREET	956 2 AVENUE	72 7 AVENUE
Neighborhood	GRAMERCY	MURRAY HILL	MIDTOWN EAST	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	167	125	121	113
Year Built	1963	1960	1959	1931
Gross SqFt	112,641	102,487	115,860	109,669
Estimated Gross Income	\$3,682,234	\$3,350,392	\$3,914,387	\$3,252,873
Gross Income per SqFt	\$32.69	\$32.69	\$33.79	\$29.66
Estimated Expense	\$1,341,554	\$1,220,791	\$1,396,513	\$1,105,977
Expense SqFt	\$11.91	\$11.91	\$12.05	\$10.08
Net Operating Income	\$2,340,680	\$2,129,601	\$2,517,874	\$2,146,896
Full Market Value	\$17,672,000	\$16,079,000	\$19,010,000	\$16,209,000
Market Value per SqFt	\$156.89	\$156.89	\$164.08	\$147.80
Distance from Cooperative in miles		0.45	1.28	1.02

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00906-0001	1-00900-0001	1-00896-0048	1-00881-0041
Address	341 3 AVENUE	233 3 AVENUE	135 3 AVENUE	344 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	166	194	221	185
Year Built	1965	1959	1962	1997
Gross SqFt	161,931	157,964	158,505	151,346
Estimated Gross Income	\$6,077,270	\$5,135,686	\$5,948,710	\$6,529,795
Gross Income per SqFt	\$37.53	\$32.51	\$37.53	\$43.14
Estimated Expense	\$1,860,587	\$1,643,011	\$1,821,512	\$1,015,977
Expense SqFt	\$11.49	\$10.40	\$11.49	\$6.71
Net Operating Income	\$4,216,683	\$3,492,675	\$4,127,198	\$5,513,818
Full Market Value	\$31,836,000	\$26,370,000	\$31,160,000	\$41,629,000
Market Value per SqFt	\$196.60	\$166.94	\$196.59	\$275.06
Distance from Cooperative in miles		0.29	0.53	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00906-0024	1-00883-0044	1-00816-0042	
Address	441 2 AVENUE	376 3 AVENUE	92 5 AVENUE	
Neighborhood	GRAMERCY	GRAMERCY	FLATIRON	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	185	179	217	
Year Built	1964	1964	1962	
Gross SqFt	190,000	175,110	180,000	
Estimated Gross Income	\$5,964,100	\$5,577,204	\$5,567,473	
Gross Income per SqFt	\$31.39	\$31.85	\$30.93	
Estimated Expense	\$1,917,100	\$1,783,556	\$1,797,646	
Expense SqFt	\$10.09	\$10.19	\$9.99	
Net Operating Income	\$4,047,000	\$3,793,648	\$3,769,827	
Full Market Value	\$30,555,000	\$28,642,000	\$28,462,000	
Market Value per SqFt	\$160.82	\$163.57	\$158.12	
Distance from Cooperative in miles		0.15	0.76	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00907-0043	1-00907-0044	1-00908-0022	1-00905-0054
Address	226 EAST 27 STREET	224 EAST 27 STREET	235 EAST 27 STREET	206 EAST 25 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	20	20	20
Year Built	1920	1920	1920	1920
Gross SqFt	9,620	9,625	9,685	9,595
Estimated Gross Income	\$365,945	\$366,096	\$363,420	\$400,584
Gross Income per SqFt	\$38.04	\$38.04	\$37.52	\$41.75
Estimated Expense	\$113,324	\$113,391	\$127,066	\$107,710
Expense SqFt	\$11.78	\$11.78	\$13.12	\$11.23
Net Operating Income	\$252,621	\$252,705	\$236,354	\$292,874
Full Market Value	\$1,907,000	\$1,908,000	\$1,784,000	\$2,211,000
Market Value per SqFt	\$198.23	\$198.23	\$184.20	\$230.43
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	1-00907-0056	1-00872-0035	1-00865-0040	
Address	200 EAST 27 STREET	166 3 AVENUE	30 PARK AVENUE	
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	284	242	247	
Year Built	1965	1963	1955	
Gross SqFt	233,320	236,064	236,315	
Estimated Gross Income	\$7,456,907	\$6,922,808	\$8,172,772	
Gross Income per SqFt	\$31.96	\$29.33	\$34.58	
Estimated Expense	\$2,272,537	\$2,148,120	\$2,451,832	
Expense SqFt	\$9.74	\$9.10	\$10.38	
Net Operating Income	\$5,184,370	\$4,774,688	\$5,720,940	
Full Market Value	\$39,142,000	\$36,049,000	\$43,193,000	
Market Value per SqFt	\$167.76	\$152.71	\$182.78	
Distance from Cooperative in miles		0.50	0.54	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00908-0037	1-00901-0056	1-00875-0060	
Address	236 EAST 28 STREET	202 EAST 21 STREET	21 GRAMERCY PARK SOUTH	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	31	27	23	
Year Built	1920	1925	1910	
Gross SqFt	14,981	14,721	12,948	
Estimated Gross Income	\$500,066	\$477,588	\$444,270	
Gross Income per SqFt	\$33.38	\$32.44	\$34.31	
Estimated Expense	\$152,806	\$162,380	\$121,353	
Expense SqFt	\$10.20	\$11.03	\$9.37	
Net Operating Income	\$347,260	\$315,208	\$322,917	
Full Market Value	\$2,622,000	\$2,380,000	\$2,438,000	
Market Value per SqFt	\$175.02	\$161.67	\$188.29	
Distance from Cooperative in miles		0.34	0.41	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00908-0047	1-01320-0018	1-00925-0060	
Address	208 EAST 28 STREET	235 EAST 46 STREET	304 EAST 20 STREET	
Neighborhood	GRAMERCY	MIDTOWN EAST	KIPS BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	70	63	70	
Year Built	1940	1938	1948	
Gross SqFt	50,000	49,914	56,310	
Estimated Gross Income	\$1,706,000	\$1,689,642	\$1,936,529	
Gross Income per SqFt	\$34.12	\$33.85	\$34.39	
Estimated Expense	\$603,500	\$655,676	\$619,689	
Expense SqFt	\$12.07	\$13.14	\$11.00	
Net Operating Income	\$1,102,500	\$1,033,966	\$1,316,840	
Full Market Value	\$8,324,000	\$7,806,000	\$9,942,000	
Market Value per SqFt	\$166.48	\$156.39	\$176.56	
Distance from Cooperative in miles		0.94	0.41	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00909-0001	1-00872-0035	1-01033-0001	
Address	407 3 AVENUE	166 3 AVENUE	360 WEST 43 STREET	
Neighborhood	MURRAY HILL	GRAMERCY	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	264	242	258	
Year Built	1964	1963	2002	
Gross SqFt	253,489	236,064	249,052	
Estimated Gross Income	\$8,035,601	\$6,922,808	\$8,485,543	
Gross Income per SqFt	\$31.70	\$29.33	\$34.07	
Estimated Expense	\$2,621,076	\$2,148,120	\$2,885,085	
Expense SqFt	\$10.34	\$9.10	\$11.58	
Net Operating Income	\$5,414,525	\$4,774,688	\$5,600,458	
Full Market Value	\$40,880,000	\$36,049,000	\$42,284,000	
Market Value per SqFt	\$161.27	\$152.71	\$169.78	
Distance from Cooperative in miles		0.59	1.27	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00909-0015	1-00927-0009	1-00906-0042	1-00935-0053
Address	229 EAST 28 STREET	311 EAST 21 STREET	220 EAST 26 STREET	312 EAST 30 STREET
Neighborhood	MURRAY HILL	KIPS BAY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	76	90	67
Year Built	1962	1967	1963	1986
Gross SqFt	44,912	44,919	48,300	47,820
Estimated Gross Income	\$1,652,312	\$1,652,691	\$1,737,163	\$2,116,588
Gross Income per SqFt	\$36.79	\$36.79	\$35.97	\$44.26
Estimated Expense	\$495,828	\$495,807	\$521,149	\$646,695
Expense SqFt	\$11.04	\$11.04	\$10.79	\$13.52
Net Operating Income	\$1,156,484	\$1,156,884	\$1,216,014	\$1,469,893
Full Market Value	\$8,731,000	\$8,734,000	\$9,181,000	\$11,098,000
Market Value per SqFt	\$194.40	\$194.44	\$190.08	\$232.08
Distance from Cooperative in miles		0.37	0.14	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00909-0045	1-00902-0015	1-00885-0054	1-00909-0046
Address	218 EAST 29 STREET	221 EAST 21 STREET	148 EAST 30 STREET	216 EAST 29 STREET
Neighborhood	MURRAY HILL	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	29	39	54
Year Built	1984	1985	1959	1960
Gross SqFt	14,575	19,900	20,660	24,600
Estimated Gross Income	\$497,445	\$675,956	\$765,972	\$839,535
Gross Income per SqFt	\$34.13	\$33.97	\$37.08	\$34.13
Estimated Expense	\$159,159	\$260,143	\$229,792	\$268,651
Expense SqFt	\$10.92	\$13.07	\$11.12	\$10.92
Net Operating Income	\$338,286	\$415,813	\$536,180	\$570,884
Full Market Value	\$2,532,000	\$3,139,000	\$4,048,000	\$4,310,000
Market Value per SqFt	\$173.72	\$157.74	\$195.93	\$175.20
Distance from Cooperative in miles		0.34	0.13	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00910-0012	1-00906-0039	1-00914-0019	1-00914-0023
Address	215 EAST 29 STREET	230 EAST 26 STREET	239 EAST 33 STREET	247 EAST 33 STREET
Neighborhood	MURRAY HILL	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	22	19	24
Year Built	1936	1940	1925	1925
Gross SqFt	9,280	10,755	9,999	12,530
Estimated Gross Income	\$342,896	\$397,365	\$354,883	\$504,354
Gross Income per SqFt	\$36.95	\$36.95	\$35.49	\$40.25
Estimated Expense	\$102,822	\$119,210	\$120,660	\$178,415
Expense SqFt	\$11.08	\$11.08	\$12.07	\$14.24
Net Operating Income	\$240,074	\$278,155	\$234,223	\$325,939
Full Market Value	\$1,813,000	\$2,100,000	\$1,768,000	\$1,633,000
Market Value per SqFt	\$195.37	\$195.26	\$176.82	\$130.33
Distance from Cooperative in miles		0.19	0.20	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00910-0014	1-00887-0014	1-00925-0060	1-01320-0018
Address	229 EAST 29 STREET	121 EAST 31 STREET	304 EAST 20 STREET	235 EAST 46 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	KIPS BAY	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	113	96	70	63
Year Built	1940	1930	1948	1938
Gross SqFt	55,737	58,321	56,310	49,914
Estimated Gross Income	\$1,916,795	\$2,005,565	\$1,936,529	\$1,689,642
Gross Income per SqFt	\$34.39	\$34.39	\$34.39	\$33.85
Estimated Expense	\$613,107	\$641,781	\$619,689	\$655,676
Expense SqFt	\$11.00	\$11.00	\$11.00	\$13.14
Net Operating Income	\$1,303,688	\$1,363,784	\$1,316,840	\$1,033,966
Full Market Value	\$9,843,000	\$10,297,000	\$9,942,000	\$7,806,000
Market Value per SqFt	\$176.60	\$176.56	\$176.56	\$156.39
Distance from Cooperative in miles		0.23	0.50	0.84

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00910-0039	1-00882-0035	1-00886-0038	1-00914-0019
Address	244 EAST 30 STREET	145 EAST 26 STREET	147 EAST 30 STREET	239 EAST 33 STREET
Neighborhood	MURRAY HILL	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	19	20	19
Year Built	1900	1910	1925	1925
Gross SqFt	7,495	9,500	9,700	9,999
Estimated Gross Income	\$265,998	\$363,626	\$288,342	\$354,883
Gross Income per SqFt	\$35.49	\$38.28	\$29.73	\$35.49
Estimated Expense	\$90,465	\$90,719	\$98,036	\$120,660
Expense SqFt	\$12.07	\$9.55	\$10.11	\$12.07
Net Operating Income	\$175,533	\$272,907	\$190,306	\$234,223
Full Market Value	\$1,325,000	\$2,060,000	\$1,437,000	\$1,768,000
Market Value per SqFt	\$176.78	\$216.84	\$148.14	\$176.82
Distance from Cooperative in miles		0.19	0.13	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00910-0041	1-00888-0055	1-00909-0046	1-00906-0039
Address	240 EAST 30 STREET	142 EAST 33 STREET	216 EAST 29 STREET	230 EAST 26 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	38	49	54	22
Year Built	1935	1927	1960	1940
Gross SqFt	24,090	26,280	24,600	10,755
Estimated Gross Income	\$822,192	\$943,500	\$839,535	\$397,365
Gross Income per SqFt	\$34.13	\$35.90	\$34.13	\$36.95
Estimated Expense	\$263,063	\$283,050	\$268,651	\$119,210
Expense SqFt	\$10.92	\$10.77	\$10.92	\$11.08
Net Operating Income	\$559,129	\$660,450	\$570,884	\$278,155
Full Market Value	\$4,221,000	\$4,986,000	\$4,310,000	\$2,100,000
Market Value per SqFt	\$175.22	\$189.73	\$175.20	\$195.26
Distance from Cooperative in miles		0.19	0.05	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00912-0043	1-00914-0019	1-00914-0023	1-00890-0059
Address	240 EAST 32 STREET	239 EAST 33 STREET	247 EAST 33 STREET	146 EAST 35 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	19	24	20
Year Built	1930	1925	1925	1920
Gross SqFt	10,275	9,999	12,530	12,000
Estimated Gross Income	\$364,660	\$354,883	\$504,354	\$407,543
Gross Income per SqFt	\$35.49	\$35.49	\$40.25	\$33.96
Estimated Expense	\$124,019	\$120,660	\$178,415	\$138,565
Expense SqFt	\$12.07	\$12.07	\$14.24	\$11.55
Net Operating Income	\$240,641	\$234,223	\$325,939	\$268,978
Full Market Value	\$1,817,000	\$1,768,000	\$1,633,000	\$2,031,000
Market Value per SqFt	\$176.84	\$176.82	\$130.33	\$169.25
Distance from Cooperative in miles		0.10	0.10	0.19

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00913-0028	1-00883-0044	1-00900-0001	1-00896-0048
Address	251 EAST 32 STREET	376 3 AVENUE	233 3 AVENUE	135 3 AVENUE
Neighborhood	MURRAY HILL	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	167	179	194	221
Year Built	1964	1964	1959	1962
Gross SqFt	175,000	175,110	157,964	158,505
Estimated Gross Income	\$5,689,250	\$5,577,204	\$5,135,686	\$5,948,710
Gross Income per SqFt	\$32.51	\$31.85	\$32.51	\$37.53
Estimated Expense	\$1,820,000	\$1,783,556	\$1,643,011	\$1,821,512
Expense SqFt	\$10.40	\$10.19	\$10.40	\$11.49
Net Operating Income	\$3,869,250	\$3,793,648	\$3,492,675	\$4,127,198
Full Market Value	\$29,213,000	\$28,642,000	\$26,370,000	\$31,160,000
Market Value per SqFt	\$166.93	\$163.57	\$166.94	\$196.59
Distance from Cooperative in miles		0.27	0.63	0.87

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00915-0038	1-01343-0036	1-01362-0012	
Address	240 EAST 35 STREET	340 EAST 51 STREET	20 BEEKMAN PLACE	
Neighborhood	MURRAY HILL	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	121	116	78	
Year Built	1955	1965	1957	
Gross SqFt	91,745	88,658	98,808	
Estimated Gross Income	\$2,769,782	\$3,045,014	\$2,571,253	
Gross Income per SqFt	\$30.19	\$34.35	\$26.02	
Estimated Expense	\$849,559	\$857,012	\$874,226	
Expense SqFt	\$9.26	\$9.67	\$8.85	
Net Operating Income	\$1,920,223	\$2,188,002	\$1,697,027	
Full Market Value	\$14,498,000	\$16,519,000	\$12,797,000	
Market Value per SqFt	\$158.02	\$186.32	\$129.51	
Distance from Cooperative in miles		0.80	0.83	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00915-0044	1-00910-0021	1-00913-0013	
Address	234 EAST 35 STREET	233 EAST 29 STREET	223 EAST 32 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	11	14	20	
Year Built	1920	1920	1910	
Gross SqFt	6,876	5,276	9,270	
Estimated Gross Income	\$248,911	\$230,155	\$266,707	
Gross Income per SqFt	\$36.20	\$43.62	\$28.77	
Estimated Expense	\$89,594	\$76,466	\$107,179	
Expense SqFt	\$13.03	\$14.49	\$11.56	
Net Operating Income	\$159,317	\$153,689	\$159,528	
Full Market Value	\$1,203,000	\$1,160,000	\$1,204,000	
Market Value per SqFt	\$174.96	\$219.86	\$129.88	
Distance from Cooperative in miles		0.25	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00915-0046	1-01320-0018	1-00879-0070	1-00775-0017
Address	222 EAST 35 STREET	235 EAST 46 STREET	124 EAST 24 STREET	231 WEST 25 STREET
Neighborhood	MURRAY HILL	MIDTOWN EAST	GRAMERCY	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	63	60	69
Year Built	1942	1938	1939	1961
Gross SqFt	50,796	49,914	40,266	50,029
Estimated Gross Income	\$1,719,445	\$1,689,642	\$1,418,822	\$1,266,564
Gross Income per SqFt	\$33.85	\$33.85	\$35.24	\$25.32
Estimated Expense	\$667,459	\$655,676	\$553,341	\$481,294
Expense SqFt	\$13.14	\$13.14	\$13.74	\$9.62
Net Operating Income	\$1,051,986	\$1,033,966	\$865,481	\$785,270
Full Market Value	\$7,943,000	\$7,806,000	\$6,534,000	\$5,911,000
Market Value per SqFt	\$156.37	\$156.39	\$162.27	\$118.15
Distance from Cooperative in miles		0.59	0.58	1.01

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00916-0009	1-00888-0031	1-00887-0014	1-00927-0009
Address	211 EAST 35 STREET	153 EAST 32 STREET	121 EAST 31 STREET	311 EAST 21 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	KIPS BAY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	76	71	96	76
Year Built	1929	1920	1930	1967
Gross SqFt	57,834	62,188	58,321	44,919
Estimated Gross Income	\$2,045,010	\$2,198,778	\$2,005,565	\$1,652,691
Gross Income per SqFt	\$35.36	\$35.36	\$34.39	\$36.79
Estimated Expense	\$592,799	\$637,646	\$641,781	\$495,807
Expense SqFt	\$10.25	\$10.25	\$11.00	\$11.04
Net Operating Income	\$1,452,211	\$1,561,132	\$1,363,784	\$1,156,884
Full Market Value	\$10,964,000	\$11,787,000	\$10,297,000	\$8,734,000
Market Value per SqFt	\$189.58	\$189.54	\$176.56	\$194.44
Distance from Cooperative in miles		0.19	0.29	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00916-0023	1-00928-0009	1-01343-0036	1-01343-0005
Address	245 EAST 35 STREET	321 EAST 22 STREET	340 EAST 51 STREET	307 EAST 50 STREET
Neighborhood	MURRAY HILL	KIPS BAY	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	117	116	116	111
Year Built	1963	1968	1965	1962
Gross SqFt	82,014	81,500	88,658	71,137
Estimated Gross Income	\$2,817,181	\$3,010,096	\$3,045,014	\$2,254,523
Gross Income per SqFt	\$34.35	\$36.93	\$34.35	\$31.69
Estimated Expense	\$793,075	\$872,928	\$857,012	\$765,815
Expense SqFt	\$9.67	\$10.71	\$9.67	\$10.77
Net Operating Income	\$2,024,106	\$2,137,168	\$2,188,002	\$1,488,708
Full Market Value	\$15,282,000	\$16,136,000	\$16,519,000	\$11,240,000
Market Value per SqFt	\$186.33	\$197.99	\$186.32	\$158.00
Distance from Cooperative in miles		0.65	0.75	0.75

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00916-0055	1-00888-0031	1-00910-0061	1-00893-0064
Address	210 EAST 36 STREET	153 EAST 32 STREET	425 3 AVENUE	309 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	104	71	105	90
Year Built	1960	1920	1967	1928
Gross SqFt	61,839	62,188	66,403	52,936
Estimated Gross Income	\$2,186,627	\$2,198,778	\$2,150,858	\$2,004,600
Gross Income per SqFt	\$35.36	\$35.36	\$32.39	\$37.87
Estimated Expense	\$633,850	\$637,646	\$765,620	\$581,334
Expense SqFt	\$10.25	\$10.25	\$11.53	\$10.98
Net Operating Income	\$1,552,777	\$1,561,132	\$1,385,238	\$1,423,266
Full Market Value	\$11,723,000	\$11,787,000	\$10,459,000	\$10,746,000
Market Value per SqFt	\$189.57	\$189.54	\$157.51	\$203.00
Distance from Cooperative in miles		0.19	0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00916-0061	1-00892-0001	1-00944-0001	1-00893-0082
Address	537 3 AVENUE	41 PARK AVENUE	710 2 AVENUE	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	153	119	157	146
Year Built	1955	1950	1930	1930
Gross SqFt	118,467	115,221	122,247	110,949
Estimated Gross Income	\$4,338,262	\$4,218,932	\$3,737,319	\$4,281,865
Gross Income per SqFt	\$36.62	\$36.62	\$30.57	\$38.59
Estimated Expense	\$1,311,430	\$1,274,958	\$1,029,911	\$1,345,971
Expense SqFt	\$11.07	\$11.07	\$8.42	\$12.13
Net Operating Income	\$3,026,832	\$2,943,974	\$2,707,408	\$2,935,894
Full Market Value	\$22,853,000	\$22,227,000	\$20,441,000	\$22,166,000
Market Value per SqFt	\$192.91	\$192.91	\$167.21	\$199.79
Distance from Cooperative in miles		0.22	0.20	0.23

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00917-0017	1-01336-0040	1-00904-9024	1-01342-0012
Address	225 EAST 36 STREET	310 EAST 44 STREET	401 2 AVENUE	333 EAST 49 STREET
Neighborhood	MURRAY HILL	MIDTOWN EAST	GRAMERCY	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	286	328	169	204
Year Built	1963	1929	1974	1965
Gross SqFt	204,638	206,598	200,299	177,380
Estimated Gross Income	\$7,098,892	\$7,492,113	\$4,858,135	\$6,154,133
Gross Income per SqFt	\$34.69	\$36.26	\$24.25	\$34.69
Estimated Expense	\$2,177,348	\$2,247,634	\$2,062,917	\$1,886,894
Expense SqFt	\$10.64	\$10.88	\$10.30	\$10.64
Net Operating Income	\$4,921,544	\$5,244,479	\$2,795,218	\$4,267,239
Full Market Value	\$37,158,000	\$39,596,000	\$20,914,000	\$32,218,000
Market Value per SqFt	\$181.58	\$191.66	\$104.41	\$181.63
Distance from Cooperative in miles		0.37	0.63	0.66

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00918-0001	1-01331-0039	1-01343-0036	1-00916-0001
Address	561 3 AVENUE	210 EAST 58 STREET	340 EAST 51 STREET	525 3 AVENUE
Neighborhood	MURRAY HILL	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	108	109	116	93
Year Built	1960	1959	1965	1928
Gross SqFt	82,826	84,000	88,658	76,024
Estimated Gross Income	\$2,845,073	\$3,033,288	\$3,045,014	\$2,369,024
Gross Income per SqFt	\$34.35	\$36.11	\$34.35	\$31.16
Estimated Expense	\$800,927	\$885,761	\$857,012	\$517,732
Expense SqFt	\$9.67	\$10.54	\$9.67	\$6.81
Net Operating Income	\$2,044,146	\$2,147,527	\$2,188,002	\$1,851,292
Full Market Value	\$15,433,000	\$16,214,000	\$16,519,000	\$13,977,000
Market Value per SqFt	\$186.33	\$193.02	\$186.32	\$183.85
Distance from Cooperative in miles		0.99	0.66	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00918-0025	1-01320-0018	1-00927-0009	
Address	685 2 AVENUE	235 EAST 46 STREET	311 EAST 21 STREET	
Neighborhood	MURRAY HILL	MIDTOWN EAST	KIPS BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	47	63	76	
Year Built	1942	1938	1967	
Gross SqFt	45,300	49,914	44,919	
Estimated Gross Income	\$1,599,996	\$1,689,642	\$1,652,691	
Gross Income per SqFt	\$35.32	\$33.85	\$36.79	
Estimated Expense	\$547,677	\$655,676	\$495,807	
Expense SqFt	\$12.09	\$13.14	\$11.04	
Net Operating Income	\$1,052,319	\$1,033,966	\$1,156,884	
Full Market Value	\$7,945,000	\$7,806,000	\$8,734,000	
Market Value per SqFt	\$175.39	\$156.39	\$194.44	
Distance from Cooperative in miles		0.44	0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00918-0035	1-00935-0005	1-00918-0007	1-00895-0082
Address	699 2 AVENUE	530 2 AVENUE	207 EAST 37 STREET	114 EAST 40 STREET
Neighborhood	MURRAY HILL	KIPS BAY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	44	53	48	37
Year Built	1955	1964	1925	1925
Gross SqFt	30,662	28,431	36,020	26,178
Estimated Gross Income	\$1,036,682	\$1,100,076	\$1,217,990	\$849,457
Gross Income per SqFt	\$33.81	\$38.69	\$33.81	\$32.45
Estimated Expense	\$270,439	\$276,809	\$317,609	\$303,732
Expense SqFt	\$8.82	\$9.74	\$8.82	\$11.60
Net Operating Income	\$766,243	\$823,267	\$900,381	\$545,725
Full Market Value	\$5,785,000	\$6,216,000	\$6,798,000	\$4,120,000
Market Value per SqFt	\$188.67	\$218.63	\$188.73	\$157.38
Distance from Cooperative in miles		0.42	0.00	0.23

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00921-0019	1-00883-0044	1-00927-0001	1-00939-0028
Address	333 EAST 14 STREET	376 3 AVENUE	362 2 AVENUE	347 EAST 33 STREET
Neighborhood	KIPS BAY	GRAMERCY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	210	179	211	212
Year Built	1965	1964	1930	1998
Gross SqFt	197,904	175,110	185,127	213,549
Estimated Gross Income	\$6,303,242	\$5,577,204	\$5,790,528	\$9,021,580
Gross Income per SqFt	\$31.85	\$31.85	\$31.28	\$42.25
Estimated Expense	\$2,016,642	\$1,783,556	\$1,852,733	\$2,526,042
Expense SqFt	\$10.19	\$10.19	\$10.01	\$11.83
Net Operating Income	\$4,286,600	\$3,793,648	\$3,937,795	\$6,495,538
Full Market Value	\$32,364,000	\$28,642,000	\$29,730,000	\$49,041,000
Market Value per SqFt	\$163.53	\$163.57	\$160.59	\$229.65
Distance from Cooperative in miles		0.68	0.33	0.92

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00924-0013	1-00874-0060	1-00873-0022	
Address	317 EAST 18 STREET	78 IRVING PLACE	52 IRVING PLACE	
Neighborhood	KIPS BAY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	30	16	21	
Year Built	1920	1920	1910	
Gross SqFt	14,292	16,069	15,486	
Estimated Gross Income	\$446,196	\$502,808	\$482,318	
Gross Income per SqFt	\$31.22	\$31.29	\$31.15	
Estimated Expense	\$129,771	\$121,493	\$163,988	
Expense SqFt	\$9.08	\$7.56	\$10.59	
Net Operating Income	\$316,425	\$381,315	\$318,330	
Full Market Value	\$705,000	\$2,879,000	\$2,403,000	
Market Value per SqFt	\$49.33	\$179.16	\$155.17	
Distance from Cooperative in miles		0.26	0.26	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00927-0015	1-00921-0048	1-00924-0052	1-00905-0044
Address	323 EAST 21 STREET	330 EAST 15 STREET	326 EAST 19 STREET	228 EAST 25 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY	GRAMERCY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	18	24	25	12
Year Built	1910	1910	1910	1910
Gross SqFt	11,718	11,964	15,306	8,160
Estimated Gross Income	\$379,194	\$404,240	\$475,716	\$264,095
Gross Income per SqFt	\$32.36	\$33.79	\$31.08	\$32.36
Estimated Expense	\$128,898	\$85,036	\$174,318	\$89,792
Expense SqFt	\$11.00	\$7.11	\$11.39	\$11.00
Net Operating Income	\$250,296	\$319,204	\$301,398	\$174,303
Full Market Value	\$1,890,000	\$2,329,000	\$2,276,000	\$1,173,000
Market Value per SqFt	\$161.29	\$194.67	\$148.70	\$143.75
Distance from Cooperative in miles		0.33	0.14	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00928-0001	1-00883-0044	1-00889-0039	
Address	382 2 AVENUE	376 3 AVENUE	166 EAST 34 STREET	
Neighborhood	KIPS BAY	GRAMERCY	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	266	179	223	
Year Built	1965	1964	1975	
Gross SqFt	189,616	175,110	182,767	
Estimated Gross Income	\$7,061,300	\$5,577,204	\$7,791,808	
Gross Income per SqFt	\$37.24	\$31.85	\$42.63	
Estimated Expense	\$2,066,814	\$1,783,556	\$2,120,467	
Expense SqFt	\$10.90	\$10.19	\$11.60	
Net Operating Income	\$4,994,486	\$3,793,648	\$5,671,341	
Full Market Value	\$37,708,000	\$28,642,000	\$42,819,000	
Market Value per SqFt	\$198.87	\$163.57	\$234.28	
Distance from Cooperative in miles		0.35	0.59	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00929-0001	1-01656-0001	1-00931-0001	1-00341-0058
Address	401 1 AVENUE	2085 2 AVENUE	444 2 AVENUE	410 GRAND STREET
Neighborhood	KIPS BAY	HARLEM-EAST	KIPS BAY	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	522	1,268	411	404
Year Built	1970	1959	1970	1972
Gross SqFt	927,591	846,700	435,548	225,000
Estimated Gross Income	\$19,470,135	\$18,314,339	\$9,143,278	\$3,929,121
Gross Income per SqFt	\$20.99	\$21.63	\$20.99	\$17.46
Estimated Expense	\$7,986,559	\$8,198,193	\$3,748,744	\$1,561,826
Expense SqFt	\$8.61	\$9.68	\$8.61	\$6.94
Net Operating Income	\$11,483,576	\$10,116,146	\$5,394,534	\$2,367,295
Full Market Value	\$83,761,000	\$74,203,000	\$39,347,000	\$11,599,000
Market Value per SqFt	\$90.30	\$87.64	\$90.34	\$51.55
Distance from Cooperative in miles		4.19	0.09	1.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00930-0001	1-01314-0021	1-01465-0021	
Address	422 2 AVENUE	747 2 AVENUE	1313 YORK AVENUE	
Neighborhood	KIPS BAY	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	394	276	442	
Year Built	1964	1972	1966	
Gross SqFt	392,100	387,761	400,612	
Estimated Gross Income	\$13,002,036	\$12,622,903	\$13,524,424	
Gross Income per SqFt	\$33.16	\$32.55	\$33.76	
Estimated Expense	\$4,160,181	\$4,039,329	\$4,327,816	
Expense SqFt	\$10.61	\$10.42	\$10.80	
Net Operating Income	\$8,841,855	\$8,583,574	\$9,196,608	
Full Market Value	\$66,756,000	\$64,806,000	\$69,435,000	
Market Value per SqFt	\$170.25	\$167.13	\$173.32	
Distance from Cooperative in miles		0.79	2.27	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00930-0012	1-01015-0001	1-00857-0066	
Address	319 EAST 24 STREET	680 8 AVENUE	10 EAST 28 STREET	
Neighborhood	KIPS BAY	MIDTOWN WEST	FLATIRON	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	236	656	418	
Year Built	1975	1920	1905	
Gross SqFt	265,541	211,466	187,041	
Estimated Gross Income	\$7,376,729	\$7,577,789	\$4,907,501	
Gross Income per SqFt	\$27.78	\$35.83	\$26.24	
Estimated Expense	\$3,146,661	\$2,955,338	\$2,257,450	
Expense SqFt	\$11.85	\$13.98	\$12.07	
Net Operating Income	\$4,230,068	\$4,622,451	\$2,650,051	
Full Market Value	\$31,937,000	\$34,900,000	\$18,873,000	
Market Value per SqFt	\$120.27	\$165.04	\$100.90	
Distance from Cooperative in miles		1.39	0.56	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00930-0043	1-00905-0044	1-00908-0046	1-00927-0022
Address	326 EAST 25 STREET	228 EAST 25 STREET	216 EAST 28 STREET	337 EAST 21 STREET
Neighborhood	KIPS BAY	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	19	12	16	16
Year Built	1910	1910	1910	1910
Gross SqFt	7,220	8,160	7,074	5,100
Estimated Gross Income	\$233,639	\$264,095	\$239,398	\$186,150
Gross Income per SqFt	\$32.36	\$32.36	\$33.84	\$36.50
Estimated Expense	\$79,420	\$89,792	\$81,395	\$55,845
Expense SqFt	\$11.00	\$11.00	\$11.51	\$10.95
Net Operating Income	\$154,219	\$174,303	\$158,003	\$130,305
Full Market Value	\$1,164,000	\$1,173,000	\$1,193,000	\$984,000
Market Value per SqFt	\$161.22	\$143.75	\$168.65	\$192.94
Distance from Cooperative in miles		0.14	0.20	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00931-0009	1-00882-0056	1-00918-0051	1-00906-0039
Address	311 EAST 25 STREET	142 EAST 27 STREET	210 EAST 38 STREET	230 EAST 26 STREET
Neighborhood	KIPS BAY	GRAMERCY	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	42	42	40	22
Year Built	1930	1930	1920	1940
Gross SqFt	22,812	30,777	22,820	10,755
Estimated Gross Income	\$803,211	\$918,227	\$803,565	\$397,365
Gross Income per SqFt	\$35.21	\$29.83	\$35.21	\$36.95
Estimated Expense	\$247,966	\$312,197	\$247,985	\$119,210
Expense SqFt	\$10.87	\$10.14	\$10.87	\$11.08
Net Operating Income	\$555,245	\$606,030	\$555,580	\$278,155
Full Market Value	\$4,192,000	\$4,576,000	\$4,195,000	\$2,100,000
Market Value per SqFt	\$183.76	\$148.68	\$183.83	\$195.26
Distance from Cooperative in miles		0.26	0.60	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00940-0047	1-00939-0021	1-00939-0023	1-00890-0059
Address	324 EAST 35 STREET	333 EAST 33 STREET	337 EAST 33 STREET	146 EAST 35 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	13	13	20
Year Built	1910	1910	1910	1920
Gross SqFt	13,375	7,860	7,247	12,000
Estimated Gross Income	\$454,215	\$231,121	\$256,368	\$407,543
Gross Income per SqFt	\$33.96	\$29.40	\$35.38	\$33.96
Estimated Expense	\$154,481	\$84,178	\$89,596	\$138,565
Expense SqFt	\$11.55	\$10.71	\$12.36	\$11.55
Net Operating Income	\$299,734	\$146,943	\$166,772	\$268,978
Full Market Value	\$2,263,000	\$711,000	\$1,180,000	\$2,031,000
Market Value per SqFt	\$169.20	\$90.46	\$162.83	\$169.25
Distance from Cooperative in miles		0.06	0.06	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00940-0048	1-00909-0046	1-00885-0054	1-00885-0051
Address	320 EAST 35 STREET	216 EAST 29 STREET	148 EAST 30 STREET	150 EAST 30 STREET
Neighborhood	KIPS BAY	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	51	54	39	48
Year Built	1959	1960	1959	1962
Gross SqFt	30,000	24,600	20,660	20,660
Estimated Gross Income	\$1,112,400	\$839,535	\$765,972	\$775,200
Gross Income per SqFt	\$37.08	\$34.13	\$37.08	\$37.52
Estimated Expense	\$333,600	\$268,651	\$229,792	\$264,879
Expense SqFt	\$11.12	\$10.92	\$11.12	\$12.82
Net Operating Income	\$778,800	\$570,884	\$536,180	\$510,321
Full Market Value	\$5,880,000	\$4,310,000	\$4,048,000	\$3,853,000
Market Value per SqFt	\$196.00	\$175.20	\$195.93	\$186.50
Distance from Cooperative in miles		0.33	0.36	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00943-0001	1-01343-0005	1-00891-0039	
Address	686 2 AVENUE	307 EAST 50 STREET	165 EAST 35 STREET	
Neighborhood	KIPS BAY	MIDTOWN EAST	MURRAY HILL	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	83	111	131	
Year Built	1941	1962	1955	
Gross SqFt	80,000	71,137	96,102	
Estimated Gross Income	\$2,779,200	\$2,254,523	\$3,631,930	
Gross Income per SqFt	\$34.74	\$31.69	\$37.79	
Estimated Expense	\$884,800	\$765,815	\$1,089,579	
Expense SqFt	\$11.06	\$10.77	\$11.34	
Net Operating Income	\$1,894,400	\$1,488,708	\$2,542,351	
Full Market Value	\$14,303,000	\$11,240,000	\$19,195,000	
Market Value per SqFt	\$178.79	\$158.00	\$199.74	
Distance from Cooperative in miles		0.64	0.28	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01009-0029	1-01113-0001	1-01024-0001	1-01030-0058
Address	1381 AVENUE OF THE AMERIC	45 WEST 60 STREET	870 8 AVENUE	240 CENTRAL PARK SOUTH
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	328	325	387	340
Year Built	1962	1981	1965	1940
Gross SqFt	418,114	408,644	380,441	387,428
Estimated Gross Income	\$15,282,067	\$18,034,505	\$11,584,890	\$14,161,189
Gross Income per SqFt	\$36.55	\$44.13	\$30.45	\$36.55
Estimated Expense	\$4,996,462	\$4,541,672	\$3,672,561	\$4,631,599
Expense SqFt	\$11.95	\$11.11	\$9.65	\$11.95
Net Operating Income	\$10,285,605	\$13,492,833	\$7,912,329	\$9,529,590
Full Market Value	\$77,657,000	\$101,871,000	\$59,738,000	\$71,949,000
Market Value per SqFt	\$185.73	\$249.29	\$157.02	\$185.71
Distance from Cooperative in miles		0.42	0.28	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01010-0053	1-01023-0006	1-01045-0050	
Address	152 WEST 58 STREET	245 WEST 51 STREET	330 WEST 55 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	38	82	62	
Year Built	1916	1912	1954	
Gross SqFt	38,928	48,368	38,542	
Estimated Gross Income	\$1,188,861	\$1,592,920	\$1,084,485	
Gross Income per SqFt	\$30.54	\$32.93	\$28.14	
Estimated Expense	\$430,933	\$519,671	\$439,134	
Expense SqFt	\$11.07	\$10.74	\$11.39	
Net Operating Income	\$757,928	\$1,073,249	\$645,351	
Full Market Value	\$5,722,000	\$8,103,000	\$4,872,000	
Market Value per SqFt	\$146.99	\$167.53	\$126.41	
Distance from Cooperative in miles		0.36	0.37	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01011-0038	1-01338-0035	1-01300-0050	1-01124-0059
Address	112 CENTRAL PARK SOUTH	330 EAST 46 STREET	140 EAST 46 STREET	50 WEST 72 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN EAST	MIDTOWN CBD	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	69	206	202	213
Year Built	1927	1961	1924	1927
Gross SqFt	142,283	133,828	131,175	143,791
Estimated Gross Income	\$5,201,866	\$5,130,420	\$4,796,363	\$5,148,770
Gross Income per SqFt	\$36.56	\$38.34	\$36.56	\$35.81
Estimated Expense	\$1,482,589	\$1,577,836	\$1,367,403	\$1,920,559
Expense SqFt	\$10.42	\$11.79	\$10.42	\$13.36
Net Operating Income	\$3,719,277	\$3,552,584	\$3,428,960	\$3,228,211
Full Market Value	\$28,081,000	\$26,822,000	\$25,889,000	\$24,373,000
Market Value per SqFt	\$197.36	\$200.42	\$197.36	\$169.50
Distance from Cooperative in miles		1.08	0.88	0.72

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01011-0042	1-01045-0061	1-01311-0028	
Address	120 CENTRAL PARK SOUTH	840 9 AVENUE	141 EAST 56 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN CBD	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	
Total Units	119	109	115	
Year Built	1941	1942	1940	
Gross SqFt	98,493	100,000	107,485	
Estimated Gross Income	\$3,521,125	\$3,317,169	\$4,120,417	
Gross Income per SqFt	\$35.75	\$33.17	\$38.33	
Estimated Expense	\$1,118,880	\$1,152,521	\$1,201,270	
Expense SqFt	\$11.36	\$11.53	\$11.18	
Net Operating Income	\$2,402,245	\$2,164,648	\$2,919,147	
Full Market Value	\$18,137,000	\$16,343,000	\$22,040,000	
Market Value per SqFt	\$184.15	\$163.43	\$205.05	
Distance from Cooperative in miles		0.39	0.62	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01011-0045	1-01007-0001	1-01045-0061	
Address	128 CENTRAL PARK SOUTH	841 7 AVENUE	840 9 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR	
Total Units	63	59	109	
Year Built	1925	1923	1942	
Gross SqFt	90,425	85,309	100,000	
Estimated Gross Income	\$3,206,471	\$3,220,587	\$3,317,169	
Gross Income per SqFt	\$35.46	\$37.75	\$33.17	
Estimated Expense	\$1,016,377	\$933,970	\$1,152,521	
Expense SqFt	\$11.24	\$10.95	\$11.53	
Net Operating Income	\$2,190,094	\$2,286,617	\$2,164,648	
Full Market Value	\$16,535,000	\$17,264,000	\$16,343,000	
Market Value per SqFt	\$182.86	\$202.37	\$163.43	
Distance from Cooperative in miles		0.20	0.39	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01011-0052	1-01028-0017	1-01364-0034	
Address	150 CENTRAL PARK SOUTH	1752 BROADWAY	422 EAST 53 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	223	406	295	
Year Built	1940	1979	1974	
Gross SqFt	307,549	311,689	312,417	
Estimated Gross Income	\$10,921,065	\$11,794,941	\$10,361,717	
Gross Income per SqFt	\$35.51	\$37.84	\$33.17	
Estimated Expense	\$3,518,361	\$3,825,336	\$3,315,749	
Expense SqFt	\$11.44	\$12.27	\$10.61	
Net Operating Income	\$7,402,704	\$7,969,605	\$7,045,968	
Full Market Value	\$55,891,000	\$60,171,000	\$53,197,000	
Market Value per SqFt	\$181.73	\$193.05	\$170.28	
Distance from Cooperative in miles		0.16	1.06	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01026-0026	1-01011-0025	1-01008-0026	1-01437-0029
Address	203 WEST 54 STREET	117 WEST 58 STREET	105 WEST 55 STREET	1147 1 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	80	102	55	77
Year Built	1903	1900	1917	1900
Gross SqFt	64,757	66,173	54,838	67,880
Estimated Gross Income	\$2,282,037	\$2,406,142	\$1,932,719	\$2,227,428
Gross Income per SqFt	\$35.24	\$36.36	\$35.24	\$32.81
Estimated Expense	\$684,481	\$697,781	\$579,816	\$712,777
Expense SqFt	\$10.57	\$10.54	\$10.57	\$10.50
Net Operating Income	\$1,597,556	\$1,708,361	\$1,352,903	\$1,514,651
Full Market Value	\$12,062,000	\$12,898,000	\$10,214,000	\$11,436,000
Market Value per SqFt	\$186.27	\$194.91	\$186.26	\$168.47
Distance from Cooperative in miles		0.23	0.13	1.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01029-0027	1-01312-0033	1-01124-0059	
Address	205 WEST 57 STREET	157 EAST 57 STREET	50 WEST 72 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN CBD	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	119	118	213	
Year Built	1900	1960	1927	
Gross SqFt	167,076	173,168	143,791	
Estimated Gross Income	\$5,439,995	\$5,074,038	\$5,148,770	
Gross Income per SqFt	\$32.56	\$29.30	\$35.81	
Estimated Expense	\$1,715,871	\$1,241,763	\$1,920,559	
Expense SqFt	\$10.27	\$7.17	\$13.36	
Net Operating Income	\$3,724,124	\$3,832,275	\$3,228,211	
Full Market Value	\$28,117,206	\$28,934,000	\$24,373,000	
Market Value per SqFt	\$168.29	\$167.09	\$169.50	
Distance from Cooperative in miles		0.75	0.71	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01030-0029	1-01418-0021	1-01425-0005	
Address	200 CENTRAL PARK SOUTH	1201 2 AVENUE	211 EAST 70 STREET	
Neighborhood	MIDTOWN WEST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	314	547	273	
Year Built	1963	1963	1975	
Gross SqFt	564,196	566,083	488,474	
Estimated Gross Income	\$20,553,660	\$21,193,812	\$17,296,654	
Gross Income per SqFt	\$36.43	\$37.44	\$35.41	
Estimated Expense	\$6,228,724	\$6,358,144	\$5,298,630	
Expense SqFt	\$11.04	\$11.23	\$10.85	
Net Operating Income	\$14,324,936	\$14,835,668	\$11,998,024	
Full Market Value	\$108,154,000	\$112,010,000	\$90,585,000	
Market Value per SqFt	\$191.70	\$197.87	\$185.44	
Distance from Cooperative in miles		0.92	1.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01030-0039	1-01011-0013	1-01144-0001	1-01144-0061
Address	210 CENTRAL PARK SOUTH	145 WEST 58 STREET	261 AMSTERDAM AVENUE	269 AMSTERDAM AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	90	111	66	80
Year Built	1968	1928	1906	1906
Gross SqFt	122,071	122,813	111,997	110,770
Estimated Gross Income	\$4,133,324	\$3,945,042	\$3,792,755	\$3,861,240
Gross Income per SqFt	\$33.86	\$32.12	\$33.86	\$34.86
Estimated Expense	\$1,018,072	\$1,332,749	\$934,320	\$994,306
Expense SqFt	\$8.34	\$10.85	\$8.34	\$8.98
Net Operating Income	\$3,115,252	\$2,612,293	\$2,858,435	\$2,866,934
Full Market Value	\$23,520,000	\$19,723,000	\$21,581,000	\$21,645,000
Market Value per SqFt	\$192.67	\$160.59	\$192.69	\$195.40
Distance from Cooperative in miles		0.15	0.78	0.78

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01030-0046	1-01011-0025	1-01008-0026	1-01122-0047
Address	222 CENTRAL PARK SOUTH	117 WEST 58 STREET	105 WEST 55 STREET	30 WEST 70 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	32	102	55	35
Year Built	1908	1900	1917	1916
Gross SqFt	62,800	66,173	54,838	58,361
Estimated Gross Income	\$2,213,072	\$2,406,142	\$1,932,719	\$1,734,966
Gross Income per SqFt	\$35.24	\$36.36	\$35.24	\$29.73
Estimated Expense	\$663,796	\$697,781	\$579,816	\$589,888
Expense SqFt	\$10.57	\$10.54	\$10.57	\$10.11
Net Operating Income	\$1,549,276	\$1,708,361	\$1,352,903	\$1,145,078
Full Market Value	\$11,697,000	\$12,898,000	\$10,214,000	\$8,645,000
Market Value per SqFt	\$186.26	\$194.91	\$186.26	\$148.13
Distance from Cooperative in miles		0.15	0.22	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01030-0048	1-01048-0026	1-01150-0048	1-01007-0001
Address	230 CENTRAL PARK SOUTH	307 WEST 57 STREET	140 WEST 79 STREET	841 7 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	78	125	74	59
Year Built	1938	1928	1914	1923
Gross SqFt	82,835	75,617	75,240	85,309
Estimated Gross Income	\$2,790,711	\$2,547,386	\$2,280,661	\$3,220,587
Gross Income per SqFt	\$33.69	\$33.69	\$30.31	\$37.75
Estimated Expense	\$948,461	\$866,111	\$740,940	\$933,970
Expense SqFt	\$11.45	\$11.45	\$9.85	\$10.95
Net Operating Income	\$1,842,250	\$1,681,275	\$1,539,721	\$2,286,617
Full Market Value	\$13,909,000	\$12,694,000	\$11,625,000	\$17,264,000
Market Value per SqFt	\$167.91	\$167.87	\$154.51	\$202.37
Distance from Cooperative in miles		0.19	1.06	0.25

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01034-0019	1-01058-0016	1-01057-0141	
Address	325 WEST 43 STREET	425 WEST 48 STREET	414 WEST 48 STREET	
Neighborhood	MIDTOWN WEST	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	15	39	54	
Year Built	1930	1901	1930	
Gross SqFt	9,535	35,404	57,700	
Estimated Gross Income	\$374,726	\$1,320,322	\$2,383,639	
Gross Income per SqFt	\$39.30	\$37.29	\$41.31	
Estimated Expense	\$105,266	\$343,672	\$713,287	
Expense SqFt	\$11.04	\$9.71	\$12.36	
Net Operating Income	\$269,460	\$976,650	\$1,670,352	
Full Market Value	\$1,071,000	\$6,030,000	\$11,182,000	
Market Value per SqFt	\$112.32	\$170.32	\$193.80	
Distance from Cooperative in miles		0.30	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01034-0020	1-01058-0041	1-00732-0068	1-01058-0016
Address	323 WEST 43 STREET	416 WEST 49 STREET	454 WEST 35 STREET	425 WEST 48 STREET
Neighborhood	MIDTOWN WEST	CLINTON	JAVITS CENTER	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	15	31	39
Year Built	1920	1901	1900	1901
Gross SqFt	9,535	9,875	10,348	35,404
Estimated Gross Income	\$355,560	\$288,632	\$455,853	\$1,320,322
Gross Income per SqFt	\$37.29	\$29.23	\$44.05	\$37.29
Estimated Expense	\$92,585	\$98,135	\$150,312	\$343,672
Expense SqFt	\$9.71	\$9.94	\$14.53	\$9.71
Net Operating Income	\$262,975	\$190,497	\$305,541	\$976,650
Full Market Value	\$1,071,000	\$1,438,000	\$2,146,000	\$6,030,000
Market Value per SqFt	\$112.32	\$145.62	\$207.38	\$170.32
Distance from Cooperative in miles		0.30	0.47	0.30

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01035-0007	1-01037-0048	1-01037-0047	1-01036-0001
Address	349 WEST 44 STREET	326 WEST 47 STREET	324 WEST 47 STREET	642 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	22	20	22	20
Year Built	1920	1920	1920	1920
Gross SqFt	10,570	10,110	11,275	11,897
Estimated Gross Income	\$408,213	\$414,587	\$368,892	\$459,438
Gross Income per SqFt	\$38.62	\$41.01	\$32.72	\$38.62
Estimated Expense	\$139,101	\$124,376	\$125,423	\$156,572
Expense SqFt	\$13.16	\$12.30	\$11.12	\$13.16
Net Operating Income	\$269,112	\$290,211	\$243,469	\$302,866
Full Market Value	\$2,032,000	\$2,191,000	\$1,838,000	\$2,287,000
Market Value per SqFt	\$192.24	\$216.72	\$163.02	\$192.23
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	1-01035-0008	1-01036-0002	1-01033-0021	1-01035-0012
Address	347 WEST 44 STREET	644 9 AVENUE	321 WEST 42 STREET	339 WEST 44 STREET
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	22	20	13	17
Year Built	1930	1930	1930	1920
Gross SqFt	10,600	9,190	9,203	9,647
Estimated Gross Income	\$376,088	\$326,089	\$386,797	\$233,432
Gross Income per SqFt	\$35.48	\$35.48	\$42.03	\$24.20
Estimated Expense	\$109,074	\$94,566	\$102,850	\$109,037
Expense SqFt	\$10.29	\$10.29	\$11.18	\$11.30
Net Operating Income	\$267,014	\$231,523	\$283,947	\$124,395
Full Market Value	\$2,016,000	\$1,748,000	\$2,144,000	\$930,000
Market Value per SqFt	\$190.19	\$190.21	\$232.97	\$96.40
Distance from Cooperative in miles		0.05	0.10	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01036-0003	1-00793-0032	1-00761-0004	1-01148-0160
Address	646 9 AVENUE	105 WEST 17 STREET	492 9 AVENUE	170 WEST 77 STREET
Neighborhood	MIDTOWN WEST	CHELSEA	FASHION	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	17	19	17	11
Year Built	1930	1940	1901	1900
Gross SqFt	9,090	8,820	16,773	4,005
Estimated Gross Income	\$230,977	\$163,953	\$426,260	\$114,274
Gross Income per SqFt	\$25.41	\$18.59	\$25.41	\$28.53
Estimated Expense	\$87,809	\$78,218	\$161,979	\$38,853
Expense SqFt	\$9.66	\$8.87	\$9.66	\$9.70
Net Operating Income	\$143,168	\$85,735	\$264,281	\$75,421
Full Market Value	\$1,078,000	\$609,000	\$1,991,000	\$550,000
Market Value per SqFt	\$118.59	\$69.05	\$118.70	\$137.33
Distance from Cooperative in miles		1.40	0.39	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01036-0014	1-01144-0056	1-01121-0017	
Address	325 WEST 45 STREET	160 WEST 73 STREET	25 WEST 68 STREET	
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	200	148	75	
Year Built	1924	1929	1925	
Gross SqFt	127,000	126,513	106,519	
Estimated Gross Income	\$2,985,770	\$2,896,261	\$2,570,513	
Gross Income per SqFt	\$23.51	\$22.89	\$24.13	
Estimated Expense	\$1,135,380	\$1,100,579	\$976,795	
Expense SqFt	\$8.94	\$8.70	\$9.17	
Net Operating Income	\$1,850,390	\$1,795,682	\$1,593,718	
Full Market Value	\$13,771,000	\$13,311,000	\$11,910,000	
Market Value per SqFt	\$108.43	\$105.21	\$111.81	
Distance from Cooperative in miles		1.35	1.14	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01038-0006	1-01076-0034	1-00761-0004	
Address	353 WEST 47 STREET	699 10 AVENUE	492 9 AVENUE	
Neighborhood	MIDTOWN WEST	CLINTON	FASHION	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	16	18	17	
Year Built	1920	1901	1901	
Gross SqFt	10,735	9,725	16,773	
Estimated Gross Income	\$224,362	\$159,391	\$426,260	
Gross Income per SqFt	\$20.90	\$16.39	\$25.41	
Estimated Expense	\$92,321	\$73,320	\$161,979	
Expense SqFt	\$8.60	\$7.54	\$9.66	
Net Operating Income	\$132,041	\$86,071	\$264,281	
Full Market Value	\$857,000	\$372,000	\$1,991,000	
Market Value per SqFt	\$79.83	\$38.25	\$118.70	
Distance from Cooperative in miles		0.34	0.49	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01038-0012	1-01061-0060	1-01060-0038	1-01053-0018
Address	341 WEST 47 STREET	458 WEST 52 STREET	406 WEST 51 STREET	433 WEST 43 STREET
Neighborhood	MIDTOWN WEST	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	26	15	34
Year Built	1910	1910	1940	1900
Gross SqFt	8,179	21,000	8,605	26,009
Estimated Gross Income	\$273,342	\$600,909	\$287,598	\$918,573
Gross Income per SqFt	\$33.42	\$28.61	\$33.42	\$35.32
Estimated Expense	\$92,913	\$204,309	\$97,783	\$309,990
Expense SqFt	\$11.36	\$9.73	\$11.36	\$11.92
Net Operating Income	\$180,429	\$396,600	\$189,815	\$608,583
Full Market Value	\$1,362,000	\$2,994,000	\$1,433,000	\$4,595,000
Market Value per SqFt	\$166.52	\$142.57	\$166.53	\$176.67
Distance from Cooperative in miles		0.26	0.22	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01038-0022	1-01076-0034	1-00761-0004	
Address	319 WEST 47 STREET	699 10 AVENUE	492 9 AVENUE	
Neighborhood	MIDTOWN WEST	CLINTON	FASHION	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	15	18	17	
Year Built	1920	1901	1901	
Gross SqFt	9,975	9,725	16,773	
Estimated Gross Income	\$208,478	\$159,391	\$426,260	
Gross Income per SqFt	\$20.90	\$16.39	\$25.41	
Estimated Expense	\$85,785	\$73,320	\$161,979	
Expense SqFt	\$8.60	\$7.54	\$9.66	
Net Operating Income	\$122,693	\$86,071	\$264,281	
Full Market Value	\$894,000	\$372,000	\$1,991,000	
Market Value per SqFt	\$89.62	\$38.25	\$118.70	
Distance from Cooperative in miles		0.34	0.49	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01038-0053	1-01058-0041	1-01058-0016	1-01148-0059
Address	342 WEST 48 STREET	416 WEST 49 STREET	425 WEST 48 STREET	166 WEST 77 STREET
Neighborhood	MIDTOWN WEST	CLINTON	CLINTON	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	18	15	39	12
Year Built	1920	1901	1901	1900
Gross SqFt	10,035	9,875	35,404	4,712
Estimated Gross Income	\$304,161	\$288,632	\$1,320,322	\$142,808
Gross Income per SqFt	\$30.31	\$29.23	\$37.29	\$30.31
Estimated Expense	\$103,361	\$98,135	\$343,672	\$48,555
Expense SqFt	\$10.30	\$9.94	\$9.71	\$10.30
Net Operating Income	\$200,800	\$190,497	\$976,650	\$94,253
Full Market Value	\$1,367,000	\$1,438,000	\$6,030,000	\$610,000
Market Value per SqFt	\$136.22	\$145.62	\$170.32	\$129.46
Distance from Cooperative in miles		0.18	0.18	1.46

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01038-0054	1-01058-0041	1-01148-0059	1-01058-0016
Address	344 WEST 48 STREET	416 WEST 49 STREET	166 WEST 77 STREET	425 WEST 48 STREET
Neighborhood	MIDTOWN WEST	CLINTON	UPPER WEST SIDE (59-79)	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	15	15	12	39
Year Built	1920	1901	1900	1901
Gross SqFt	9,020	9,875	4,712	35,404
Estimated Gross Income	\$273,396	\$288,632	\$142,808	\$1,320,322
Gross Income per SqFt	\$30.31	\$29.23	\$30.31	\$37.29
Estimated Expense	\$92,906	\$98,135	\$48,555	\$343,672
Expense SqFt	\$10.30	\$9.94	\$10.30	\$9.71
Net Operating Income	\$180,490	\$190,497	\$94,253	\$976,650
Full Market Value	\$1,031,000	\$1,438,000	\$610,000	\$6,030,000
Market Value per SqFt	\$114.30	\$145.62	\$129.46	\$170.32
Distance from Cooperative in miles		0.18	1.46	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01038-0058	1-01058-0016	1-01058-0041	
Address	352 WEST 48 STREET	425 WEST 48 STREET	416 WEST 49 STREET	
Neighborhood	MIDTOWN WEST	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	30	39	15	
Year Built	1920	1901	1901	
Gross SqFt	19,465	35,404	9,875	
Estimated Gross Income	\$647,406	\$1,320,322	\$288,632	
Gross Income per SqFt	\$33.26	\$37.29	\$29.23	
Estimated Expense	\$191,341	\$343,672	\$98,135	
Expense SqFt	\$9.83	\$9.71	\$9.94	
Net Operating Income	\$456,065	\$976,650	\$190,497	
Full Market Value	\$2,118,000	\$6,030,000	\$1,438,000	
Market Value per SqFt	\$108.81	\$170.32	\$145.62	
Distance from Cooperative in miles		0.18	0.18	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01039-0042	1-01058-0041	1-01058-0016	1-01148-0059
Address	312 WEST 49 STREET	416 WEST 49 STREET	425 WEST 48 STREET	166 WEST 77 STREET
Neighborhood	MIDTOWN WEST	CLINTON	CLINTON	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	15	39	12
Year Built	1920	1901	1901	1900
Gross SqFt	9,545	9,875	35,404	4,712
Estimated Gross Income	\$289,309	\$288,632	\$1,320,322	\$142,808
Gross Income per SqFt	\$30.31	\$29.23	\$37.29	\$30.31
Estimated Expense	\$98,314	\$98,135	\$343,672	\$48,555
Expense SqFt	\$10.30	\$9.94	\$9.71	\$10.30
Net Operating Income	\$190,995	\$190,497	\$976,650	\$94,253
Full Market Value	\$1,073,000	\$1,438,000	\$6,030,000	\$610,000
Market Value per SqFt	\$112.41	\$145.62	\$170.32	\$129.46
Distance from Cooperative in miles		0.17	0.17	1.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01039-0057	1-01053-0018	1-01041-0038	1-01061-0060
Address	344 WEST 49 STREET	433 WEST 43 STREET	306 WEST 51 STREET	458 WEST 52 STREET
Neighborhood	MIDTOWN WEST	CLINTON	MIDTOWN WEST	CLINTON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	40	34	38	26
Year Built	1910	1900	1945	1910
Gross SqFt	29,085	26,009	25,482	21,000
Estimated Gross Income	\$996,161	\$918,573	\$872,776	\$600,909
Gross Income per SqFt	\$34.25	\$35.32	\$34.25	\$28.61
Estimated Expense	\$255,657	\$309,990	\$224,087	\$204,309
Expense SqFt	\$8.79	\$11.92	\$8.79	\$9.73
Net Operating Income	\$740,504	\$608,583	\$648,689	\$396,600
Full Market Value	\$5,591,000	\$4,595,000	\$4,898,000	\$2,994,000
Market Value per SqFt	\$192.23	\$176.67	\$192.21	\$142.57
Distance from Cooperative in miles		0.30	0.10	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01043-0002	1-01076-0034	1-00761-0004	
Address	786 9 AVENUE	699 10 AVENUE	492 9 AVENUE	
Neighborhood	MIDTOWN WEST	CLINTON	FASHION	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	15	18	17	
Year Built	1920	1901	1901	
Gross SqFt	9,336	9,725	16,773	
Estimated Gross Income	\$195,122	\$159,391	\$426,260	
Gross Income per SqFt	\$20.90	\$16.39	\$25.41	
Estimated Expense	\$80,290	\$73,320	\$161,979	
Expense SqFt	\$8.60	\$7.54	\$9.66	
Net Operating Income	\$114,832	\$86,071	\$264,281	
Full Market Value	\$837,000	\$372,000	\$1,991,000	
Market Value per SqFt	\$89.65	\$38.25	\$118.70	
Distance from Cooperative in miles		0.42	0.74	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01043-0003	1-01043-0062	1-01043-0063	1-01042-0050
Address	788 9 AVENUE	796 9 AVENUE	794 9 AVENUE	346 WEST 52 STREET
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	20	19	18
Year Built	1920	1920	1920	1920
Gross SqFt	11,071	9,377	9,377	10,565
Estimated Gross Income	\$366,672	\$387,229	\$297,334	\$349,933
Gross Income per SqFt	\$33.12	\$41.30	\$31.71	\$33.12
Estimated Expense	\$124,659	\$78,020	\$101,094	\$118,977
Expense SqFt	\$11.26	\$8.32	\$10.78	\$11.26
Net Operating Income	\$242,013	\$309,209	\$196,240	\$230,956
Full Market Value	\$1,827,000	\$2,335,000	\$1,482,000	\$1,744,000
Market Value per SqFt	\$165.03	\$249.01	\$158.05	\$165.07
Distance from Cooperative in miles		0.00	0.00	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01043-0017	1-01043-0005	1-01154-0206	1-01154-0202
Address	327 WEST 52 STREET	369 WEST 52 STREET	242 WEST 64 STREET	236 WEST 64 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	45	48	96	96
Year Built	1910	1940	1911	1911
Gross SqFt	41,900	37,030	42,102	42,102
Estimated Gross Income	\$1,370,130	\$1,399,072	\$1,360,500	\$1,376,900
Gross Income per SqFt	\$32.70	\$37.78	\$32.31	\$32.70
Estimated Expense	\$620,120	\$364,096	\$624,909	\$623,068
Expense SqFt	\$14.80	\$9.83	\$14.84	\$14.80
Net Operating Income	\$750,010	\$1,034,976	\$735,591	\$753,832
Full Market Value	\$5,663,000	\$7,814,000	\$5,554,000	\$5,691,000
Market Value per SqFt	\$135.16	\$211.02	\$131.92	\$135.17
Distance from Cooperative in miles		0.00	0.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01045-0005	1-01066-0045	1-01066-0010	1-01066-0009
Address	357 WEST 54 STREET	424 WEST 57 STREET	441 WEST 56 STREET	443 WEST 56 STREET
Neighborhood	MIDTOWN WEST	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	9,120	9,310	9,370	9,675
Estimated Gross Income	\$336,254	\$284,824	\$363,005	\$356,740
Gross Income per SqFt	\$36.87	\$30.59	\$38.74	\$36.87
Estimated Expense	\$121,934	\$101,305	\$119,613	\$129,357
Expense SqFt	\$13.37	\$10.88	\$12.77	\$13.37
Net Operating Income	\$214,320	\$183,519	\$243,392	\$227,383
Full Market Value	\$1,618,000	\$1,386,000	\$1,838,000	\$1,717,000
Market Value per SqFt	\$177.41	\$148.87	\$196.16	\$177.47
Distance from Cooperative in miles		0.19	0.19	0.19

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01045-0020	1-01041-0038	1-01053-0018	1-01075-0047
Address	319 WEST 54 STREET	306 WEST 51 STREET	433 WEST 43 STREET	530 WEST 47 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	39	38	34	33
Year Built	1980	1945	1900	1999
Gross SqFt	22,580	25,482	26,009	22,500
Estimated Gross Income	\$792,784	\$872,776	\$918,573	\$789,918
Gross Income per SqFt	\$35.11	\$34.25	\$35.32	\$35.11
Estimated Expense	\$253,573	\$224,087	\$309,990	\$252,774
Expense SqFt	\$11.23	\$8.79	\$11.92	\$11.23
Net Operating Income	\$539,211	\$648,689	\$608,583	\$537,144
Full Market Value	\$4,071,000	\$4,898,000	\$4,595,000	\$4,055,000
Market Value per SqFt	\$180.29	\$192.21	\$176.67	\$180.22
Distance from Cooperative in miles		0.20	0.57	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01045-0037	1-01046-0009	1-01320-0018	
Address	304 WEST 55 STREET	347 WEST 55 STREET	235 EAST 46 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	62	96	63	
Year Built	1941	1911	1938	
Gross SqFt	57,500	53,952	49,914	
Estimated Gross Income	\$1,816,425	\$1,581,701	\$1,689,642	
Gross Income per SqFt	\$31.59	\$29.32	\$33.85	
Estimated Expense	\$753,250	\$704,506	\$655,676	
Expense SqFt	\$13.10	\$13.06	\$13.14	
Net Operating Income	\$1,063,175	\$877,195	\$1,033,966	
Full Market Value	\$8,027,000	\$6,623,000	\$7,806,000	
Market Value per SqFt	\$139.60	\$122.76	\$156.39	
Distance from Cooperative in miles		0.05	1.13	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01045-0051	1-01045-0054	1-01046-0009	
Address	340 WEST 55 STREET	350 WEST 55 STREET	347 WEST 55 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	56	126	96	
Year Built	1925	1912	1911	
Gross SqFt	65,750	75,926	53,952	
Estimated Gross Income	\$1,994,855	\$2,381,087	\$1,581,701	
Gross Income per SqFt	\$30.34	\$31.36	\$29.32	
Estimated Expense	\$766,645	\$778,957	\$704,506	
Expense SqFt	\$11.66	\$10.26	\$13.06	
Net Operating Income	\$1,228,210	\$1,602,130	\$877,195	
Full Market Value	\$9,273,000	\$12,096,000	\$6,623,000	
Market Value per SqFt	\$141.03	\$159.31	\$122.76	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01046-0001	1-01305-0023	1-01007-0001	
Address	357 WEST 55 STREET	135 EAST 50 STREET	841 7 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN CBD	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	75	107	59	
Year Built	1935	1924	1923	
Gross SqFt	70,507	70,836	85,309	
Estimated Gross Income	\$2,749,773	\$2,850,495	\$3,220,587	
Gross Income per SqFt	\$39.00	\$40.24	\$37.75	
Estimated Expense	\$890,503	\$1,013,033	\$933,970	
Expense SqFt	\$12.63	\$14.30	\$10.95	
Net Operating Income	\$1,859,270	\$1,837,462	\$2,286,617	
Full Market Value	\$14,038,000	\$13,873,000	\$17,264,000	
Market Value per SqFt	\$199.10	\$195.85	\$202.37	
Distance from Cooperative in miles		0.98	0.34	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01046-0013	1-01046-0009	1-01045-0054	1-00887-0014
Address	339 WEST 55 STREET	347 WEST 55 STREET	350 WEST 55 STREET	121 EAST 31 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	72	96	126	96
Year Built	1925	1911	1912	1930
Gross SqFt	58,662	53,952	75,926	58,321
Estimated Gross Income	\$1,839,640	\$1,581,701	\$2,381,087	\$2,005,565
Gross Income per SqFt	\$31.36	\$29.32	\$31.36	\$34.39
Estimated Expense	\$601,872	\$704,506	\$778,957	\$641,781
Expense SqFt	\$10.26	\$13.06	\$10.26	\$11.00
Net Operating Income	\$1,237,768	\$877,195	\$1,602,130	\$1,363,784
Full Market Value	\$9,345,000	\$6,623,000	\$12,096,000	\$10,297,000
Market Value per SqFt	\$159.30	\$122.76	\$159.31	\$176.56
Distance from Cooperative in miles		0.00	0.05	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01046-0021	1-01046-0009	1-01067-0052	
Address	321 WEST 55 STREET	347 WEST 55 STREET	448 WEST 58 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	CLINTON	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	36	96	53	
Year Built	1912	1911	1926	
Gross SqFt	43,243	53,952	32,665	
Estimated Gross Income	\$1,267,885	\$1,581,701	\$957,688	
Gross Income per SqFt	\$29.32	\$29.32	\$29.32	
Estimated Expense	\$502,916	\$704,506	\$332,729	
Expense SqFt	\$11.63	\$13.06	\$10.19	
Net Operating Income	\$764,969	\$877,195	\$624,959	
Full Market Value	\$5,776,000	\$6,623,000	\$4,718,000	
Market Value per SqFt	\$133.57	\$122.76	\$144.44	
Distance from Cooperative in miles		0.00	0.20	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01046-0028	1-01046-0026	1-01046-0027	1-01045-0026
Address	305 WEST 55 STREET	311 WEST 55 STREET	309 WEST 55 STREET	309 WEST 54 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20	20
Year Built	1920	1920	1920	1920
Gross SqFt	14,235	11,630	11,510	11,530
Estimated Gross Income	\$328,544	\$258,034	\$265,753	\$266,114
Gross Income per SqFt	\$23.08	\$22.19	\$23.09	\$23.08
Estimated Expense	\$165,126	\$102,201	\$101,772	\$133,769
Expense SqFt	\$11.60	\$8.79	\$8.84	\$11.60
Net Operating Income	\$163,418	\$155,833	\$163,981	\$132,345
Full Market Value	\$1,213,000	\$1,149,000	\$1,218,000	\$983,000
Market Value per SqFt	\$85.21	\$98.80	\$105.82	\$85.26
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	1-01046-0038	1-01066-0029	1-01120-0051	1-00999-0054
Address	306 WEST 56 STREET	863 9 AVENUE	48 WEST 68 STREET	150 WEST 47 STREET
Neighborhood	MIDTOWN WEST	CLINTON	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	116	95	46	105
Year Built	1964	1963	1986	1979
Gross SqFt	65,000	63,528	65,000	66,182
Estimated Gross Income	\$2,270,450	\$2,769,978	\$1,697,927	\$2,311,635
Gross Income per SqFt	\$34.93	\$43.60	\$26.12	\$34.93
Estimated Expense	\$869,050	\$811,045	\$413,809	\$884,651
Expense SqFt	\$13.37	\$12.77	\$6.37	\$13.37
Net Operating Income	\$1,401,400	\$1,958,933	\$1,284,118	\$1,426,984
Full Market Value	\$10,581,000	\$14,790,000	\$9,695,000	\$10,774,000
Market Value per SqFt	\$162.78	\$232.81	\$149.15	\$162.79
Distance from Cooperative in miles		0.17	0.60	0.55

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01046-0042	1-01025-0019	1-01054-0036	
Address	316 WEST 56 STREET	1691 BROADWAY	637 9 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	CLINTON	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	33	31	52	
Year Built	1933	1925	1940	
Gross SqFt	18,506	16,500	21,840	
Estimated Gross Income	\$701,192	\$648,108	\$797,161	
Gross Income per SqFt	\$37.89	\$39.28	\$36.50	
Estimated Expense	\$247,610	\$246,281	\$258,339	
Expense SqFt	\$13.38	\$14.93	\$11.83	
Net Operating Income	\$453,582	\$401,827	\$538,822	
Full Market Value	\$3,425,000	\$3,034,000	\$4,068,000	
Market Value per SqFt	\$185.08	\$183.88	\$186.26	
Distance from Cooperative in miles		0.17	0.57	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01046-0054	1-01042-0007	1-01117-0055	1-01139-0057
Address	342 WEST 56 STREET	355 WEST 51 STREET	56 WEST 65 STREET	146 WEST 68 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	42	40	53	46
Year Built	1930	1920	1937	1926
Gross SqFt	28,034	24,848	33,312	24,370
Estimated Gross Income	\$1,038,379	\$920,265	\$1,217,760	\$905,125
Gross Income per SqFt	\$37.04	\$37.04	\$36.56	\$37.14
Estimated Expense	\$404,811	\$358,903	\$365,328	\$283,072
Expense SqFt	\$14.44	\$14.44	\$10.97	\$11.62
Net Operating Income	\$633,568	\$561,362	\$852,432	\$622,053
Full Market Value	\$4,783,000	\$4,238,000	\$6,436,000	\$4,697,000
Market Value per SqFt	\$170.61	\$170.56	\$193.20	\$192.74
Distance from Cooperative in miles		0.20	0.45	0.63

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01046-0056	1-01046-0009	1-01061-0016	1-01036-0028
Address	346 WEST 56 STREET	347 WEST 55 STREET	427 WEST 51 STREET	305 WEST 45 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	CLINTON	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	80	96	84	85
Year Built	1920	1911	1940	1914
Gross SqFt	48,810	53,952	46,914	44,466
Estimated Gross Income	\$1,431,109	\$1,581,701	\$1,130,878	\$1,334,752
Gross Income per SqFt	\$29.32	\$29.32	\$24.11	\$30.02
Estimated Expense	\$637,459	\$704,506	\$429,734	\$613,986
Expense SqFt	\$13.06	\$13.06	\$9.16	\$13.81
Net Operating Income	\$793,650	\$877,195	\$701,144	\$720,766
Full Market Value	\$5,992,000	\$6,623,000	\$5,239,000	\$5,442,000
Market Value per SqFt	\$122.76	\$122.76	\$111.67	\$122.39
Distance from Cooperative in miles		0.00	0.26	0.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01049-0001	1-00126-0027	1-01851-0008	
Address	345 WEST 58 STREET	38 MURRAY STREET	122 WEST 97 STREET	
Neighborhood	MIDTOWN WEST	CIVIC CENTER	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	
Total Units	590	392	427	
Year Built	1957	1964	1968	
Gross SqFt	588,527	620,552	503,511	
Estimated Gross Income	\$15,807,835	\$21,811,884	\$9,343,721	
Gross Income per SqFt	\$26.86	\$35.15	\$18.56	
Estimated Expense	\$4,290,362	\$5,709,711	\$2,709,679	
Expense SqFt	\$7.29	\$9.20	\$5.38	
Net Operating Income	\$11,517,473	\$16,102,173	\$6,634,042	
Full Market Value	\$86,957,000	\$121,572,000	\$47,117,000	
Market Value per SqFt	\$147.75	\$195.91	\$93.58	
Distance from Cooperative in miles		3.98	1.91	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01053-0007	1-01057-0056	1-01053-0039	1-01058-0008
Address	455 WEST 43 STREET	444 WEST 48 STREET	408 WEST 44 STREET	445 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	32	36	35	20
Year Built	1939	1940	1932	1940
Gross SqFt	17,415	16,355	20,682	9,719
Estimated Gross Income	\$485,879	\$442,351	\$691,222	\$271,157
Gross Income per SqFt	\$27.90	\$27.05	\$33.42	\$27.90
Estimated Expense	\$165,268	\$179,466	\$242,441	\$92,193
Expense SqFt	\$9.49	\$10.97	\$11.72	\$9.49
Net Operating Income	\$320,611	\$262,885	\$448,781	\$178,964
Full Market Value	\$2,421,000	\$1,985,000	\$3,388,000	\$1,351,000
Market Value per SqFt	\$139.02	\$121.37	\$163.81	\$139.01
Distance from Cooperative in miles		0.20	0.00	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01053-0009	1-01076-0042	1-01056-0060	1-01075-0049
Address	453 WEST 43 STREET	514 WEST 48 STREET	456 WEST 47 STREET	534 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	14	14	15	15
Year Built	1920	1915	1925	1910
Gross SqFt	8,450	8,800	11,455	9,925
Estimated Gross Income	\$274,118	\$332,609	\$371,613	\$258,893
Gross Income per SqFt	\$32.44	\$37.80	\$32.44	\$26.08
Estimated Expense	\$92,021	\$103,790	\$124,730	\$98,379
Expense SqFt	\$10.89	\$11.79	\$10.89	\$9.91
Net Operating Income	\$182,097	\$228,819	\$246,883	\$160,514
Full Market Value	\$1,375,000	\$1,728,000	\$1,864,000	\$1,211,000
Market Value per SqFt	\$162.72	\$196.36	\$162.72	\$122.02
Distance from Cooperative in miles		0.26	0.15	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01054-0002	1-01057-0056	1-01053-0039	1-01054-0036
Address	463 WEST 44 STREET	444 WEST 48 STREET	408 WEST 44 STREET	637 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	43	36	35	52
Year Built	1940	1940	1932	1940
Gross SqFt	17,484	16,355	20,682	21,840
Estimated Gross Income	\$584,315	\$442,351	\$691,222	\$797,161
Gross Income per SqFt	\$33.42	\$27.05	\$33.42	\$36.50
Estimated Expense	\$204,912	\$179,466	\$242,441	\$258,339
Expense SqFt	\$11.72	\$10.97	\$11.72	\$11.83
Net Operating Income	\$379,403	\$262,885	\$448,781	\$538,822
Full Market Value	\$2,865,000	\$1,985,000	\$3,388,000	\$4,068,000
Market Value per SqFt	\$163.86	\$121.37	\$163.81	\$186.26
Distance from Cooperative in miles		0.15	0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01054-0024	1-01054-0005	1-01053-0023	1-01057-0048
Address	411 WEST 44 STREET	455 WEST 44 STREET	417 WEST 43 STREET	426 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	35	35	36	36
Year Built	1920	1910	1910	1900
Gross SqFt	21,540	22,206	20,886	20,235
Estimated Gross Income	\$694,880	\$529,881	\$711,200	\$652,784
Gross Income per SqFt	\$32.26	\$23.86	\$34.05	\$32.26
Estimated Expense	\$236,294	\$208,701	\$227,584	\$221,947
Expense SqFt	\$10.97	\$9.40	\$10.90	\$10.97
Net Operating Income	\$458,586	\$321,180	\$483,616	\$430,837
Full Market Value	\$3,462,000	\$2,397,000	\$3,651,000	\$3,253,000
Market Value per SqFt	\$160.72	\$107.94	\$174.81	\$160.76
Distance from Cooperative in miles		0.00	0.05	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01055-0001	1-01054-0056	1-01056-0052	
Address	454 WEST 46 STREET	444 WEST 45 STREET	440 WEST 47 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	48	60	46	
Year Built	1900	1926	1940	
Gross SqFt	60,000	65,615	37,480	
Estimated Gross Income	\$1,749,000	\$1,760,205	\$1,179,164	
Gross Income per SqFt	\$29.15	\$26.83	\$31.46	
Estimated Expense	\$607,800	\$626,996	\$400,916	
Expense SqFt	\$10.13	\$9.56	\$10.70	
Net Operating Income	\$1,141,200	\$1,133,209	\$778,248	
Full Market Value	\$8,616,000	\$8,556,000	\$5,876,000	
Market Value per SqFt	\$143.60	\$130.40	\$156.78	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01055-0028	1-01037-0054	1-01038-0039	1-01054-0005
Address	405 WEST 45 STREET	338 WEST 47 STREET	312 WEST 48 STREET	455 WEST 44 STREET
Neighborhood	CLINTON	MIDTOWN WEST	MIDTOWN WEST	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	42	35	35
Year Built	1930	1920	1920	1910
Gross SqFt	21,090	21,388	21,270	22,206
Estimated Gross Income	\$670,873	\$680,416	\$709,945	\$529,881
Gross Income per SqFt	\$31.81	\$31.81	\$33.38	\$23.86
Estimated Expense	\$214,696	\$217,733	\$248,384	\$208,701
Expense SqFt	\$10.18	\$10.18	\$11.68	\$9.40
Net Operating Income	\$456,177	\$462,683	\$461,561	\$321,180
Full Market Value	\$3,444,000	\$3,493,000	\$3,151,000	\$2,397,000
Market Value per SqFt	\$163.30	\$163.32	\$148.14	\$107.94
Distance from Cooperative in miles		0.18	0.20	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01055-0038	1-01056-0046	1-01055-0026	1-01055-0041
Address	406 WEST 46 STREET	428 WEST 47 STREET	411 WEST 45 STREET	412 WEST 46 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	15	15	18	16
Year Built	1910	1910	1910	1910
Gross SqFt	10,945	10,390	9,566	9,170
Estimated Gross Income	\$341,046	\$256,169	\$339,150	\$285,713
Gross Income per SqFt	\$31.16	\$24.66	\$35.45	\$31.16
Estimated Expense	\$109,122	\$97,344	\$99,612	\$91,428
Expense SqFt	\$9.97	\$9.37	\$10.41	\$9.97
Net Operating Income	\$231,924	\$158,825	\$239,538	\$194,285
Full Market Value	\$1,751,000	\$1,191,000	\$1,809,000	\$1,467,000
Market Value per SqFt	\$159.98	\$114.63	\$189.11	\$159.98
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	1-01055-0044	1-01055-0026	1-01055-0041	1-01056-0015
Address	418 WEST 46 STREET	411 WEST 45 STREET	412 WEST 46 STREET	439 WEST 46 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	18	16	21
Year Built	1910	1910	1910	1910
Gross SqFt	10,050	9,566	9,170	9,390
Estimated Gross Income	\$315,269	\$339,150	\$285,713	\$294,563
Gross Income per SqFt	\$31.37	\$35.45	\$31.16	\$31.37
Estimated Expense	\$100,199	\$99,612	\$91,428	\$93,589
Expense SqFt	\$9.97	\$10.41	\$9.97	\$9.97
Net Operating Income	\$215,070	\$239,538	\$194,285	\$200,974
Full Market Value	\$1,624,000	\$1,809,000	\$1,467,000	\$1,517,000
Market Value per SqFt	\$161.59	\$189.11	\$159.98	\$161.55
Distance from Cooperative in miles		0.00	0.00	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01055-0045	1-01056-0046	1-01055-0026	1-01055-0041
Address	420 WEST 46 STREET	428 WEST 47 STREET	411 WEST 45 STREET	412 WEST 46 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	21	15	18	16
Year Built	1910	1910	1910	1910
Gross SqFt	10,974	10,390	9,566	9,170
Estimated Gross Income	\$341,950	\$256,169	\$339,150	\$285,713
Gross Income per SqFt	\$31.16	\$24.66	\$35.45	\$31.16
Estimated Expense	\$109,411	\$97,344	\$99,612	\$91,428
Expense SqFt	\$9.97	\$9.37	\$10.41	\$9.97
Net Operating Income	\$232,539	\$158,825	\$239,538	\$194,285
Full Market Value	\$1,756,000	\$1,191,000	\$1,809,000	\$1,467,000
Market Value per SqFt	\$160.01	\$114.63	\$189.11	\$159.98
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	1-01055-0047	1-01055-0041	1-01055-0026	1-01056-0015
Address	424 WEST 46 STREET	412 WEST 46 STREET	411 WEST 45 STREET	439 WEST 46 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	16	18	21
Year Built	1910	1910	1910	1910
Gross SqFt	8,550	9,170	9,566	9,390
Estimated Gross Income	\$268,214	\$285,713	\$339,150	\$294,563
Gross Income per SqFt	\$31.37	\$31.16	\$35.45	\$31.37
Estimated Expense	\$85,244	\$91,428	\$99,612	\$93,589
Expense SqFt	\$9.97	\$9.97	\$10.41	\$9.97
Net Operating Income	\$182,970	\$194,285	\$239,538	\$200,974
Full Market Value	\$1,381,000	\$1,467,000	\$1,809,000	\$1,517,000
Market Value per SqFt	\$161.52	\$159.98	\$189.11	\$161.55
Distance from Cooperative in miles		0.00	0.00	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01055-0048	1-01055-0041	1-01055-0026	1-01056-0012
Address	426 WEST 46 STREET	412 WEST 46 STREET	411 WEST 45 STREET	449 WEST 46 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	16	18	18
Year Built	1910	1910	1910	1910
Gross SqFt	8,175	9,170	9,566	7,300
Estimated Gross Income	\$269,857	\$285,713	\$339,150	\$240,989
Gross Income per SqFt	\$33.01	\$31.16	\$35.45	\$33.01
Estimated Expense	\$69,651	\$91,428	\$99,612	\$62,161
Expense SqFt	\$8.52	\$9.97	\$10.41	\$8.52
Net Operating Income	\$200,206	\$194,285	\$239,538	\$178,828
Full Market Value	\$1,512,000	\$1,467,000	\$1,809,000	\$1,350,000
Market Value per SqFt	\$184.95	\$159.98	\$189.11	\$184.93
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	1-01055-0049	1-01055-0041	1-01055-0026	1-01056-0012
Address	428 WEST 46 STREET	412 WEST 46 STREET	411 WEST 45 STREET	449 WEST 46 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	16	18	18
Year Built	1910	1910	1910	1910
Gross SqFt	8,175	9,170	9,566	7,300
Estimated Gross Income	\$269,857	\$285,713	\$339,150	\$240,989
Gross Income per SqFt	\$33.01	\$31.16	\$35.45	\$33.01
Estimated Expense	\$69,651	\$91,428	\$99,612	\$62,161
Expense SqFt	\$8.52	\$9.97	\$10.41	\$8.52
Net Operating Income	\$200,206	\$194,285	\$239,538	\$178,828
Full Market Value	\$1,512,000	\$1,467,000	\$1,809,000	\$1,350,000
Market Value per SqFt	\$184.95	\$159.98	\$189.11	\$184.93
Distance from Cooperative in miles		0.00	0.00	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01056-0001	1-00761-0004	1-01058-0016	1-01058-0041
Address	465 WEST 46 STREET	492 9 AVENUE	425 WEST 48 STREET	416 WEST 49 STREET
Neighborhood	CLINTON	FASHION	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	61	17	39	15
Year Built	1920	1901	1901	1901
Gross SqFt	59,043	16,773	35,404	9,875
Estimated Gross Income	\$1,725,827	\$426,260	\$1,320,322	\$288,632
Gross Income per SqFt	\$29.23	\$25.41	\$37.29	\$29.23
Estimated Expense	\$586,887	\$161,979	\$343,672	\$98,135
Expense SqFt	\$9.94	\$9.66	\$9.71	\$9.94
Net Operating Income	\$1,138,940	\$264,281	\$976,650	\$190,497
Full Market Value	\$8,599,000	\$1,991,000	\$6,030,000	\$1,438,000
Market Value per SqFt	\$145.64	\$118.70	\$170.32	\$145.62
Distance from Cooperative in miles		0.47	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01056-0018	1-01076-0034	1-01058-0041	
Address	433 WEST 46 STREET	699 10 AVENUE	416 WEST 49 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	16	18	15	
Year Built	1910	1901	1901	
Gross SqFt	9,390	9,725	9,875	
Estimated Gross Income	\$214,186	\$159,391	\$288,632	
Gross Income per SqFt	\$22.81	\$16.39	\$29.23	
Estimated Expense	\$82,069	\$73,320	\$98,135	
Expense SqFt	\$8.74	\$7.54	\$9.94	
Net Operating Income	\$132,117	\$86,071	\$190,497	
Full Market Value	\$979,000	\$372,000	\$1,438,000	
Market Value per SqFt	\$104.26	\$38.25	\$145.62	
Distance from Cooperative in miles		0.17	0.10	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01056-0025	1-01056-0046	1-01056-0015	1-01055-0026
Address	415 WEST 46 STREET	428 WEST 47 STREET	439 WEST 46 STREET	411 WEST 45 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	15	21	18
Year Built	1910	1910	1910	1910
Gross SqFt	9,970	10,390	9,390	9,566
Estimated Gross Income	\$312,759	\$256,169	\$294,563	\$339,150
Gross Income per SqFt	\$31.37	\$24.66	\$31.37	\$35.45
Estimated Expense	\$99,401	\$97,344	\$93,589	\$99,612
Expense SqFt	\$9.97	\$9.37	\$9.97	\$10.41
Net Operating Income	\$213,358	\$158,825	\$200,974	\$239,538
Full Market Value	\$1,611,000	\$1,191,000	\$1,517,000	\$1,809,000
Market Value per SqFt	\$161.58	\$114.63	\$161.55	\$189.11
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	1-01056-0037	1-01058-0041	1-01076-0034	
Address	406 WEST 47 STREET	416 WEST 49 STREET	699 10 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	20	15	18	
Year Built	1901	1901	1901	
Gross SqFt	10,520	9,875	9,725	
Estimated Gross Income	\$239,961	\$288,632	\$159,391	
Gross Income per SqFt	\$22.81	\$29.23	\$16.39	
Estimated Expense	\$91,945	\$98,135	\$73,320	
Expense SqFt	\$8.74	\$9.94	\$7.54	
Net Operating Income	\$148,016	\$190,497	\$86,071	
Full Market Value	\$1,096,000	\$1,438,000	\$372,000	
Market Value per SqFt	\$104.18	\$145.62	\$38.25	
Distance from Cooperative in miles		0.10	0.17	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01056-0042	1-01061-0060	1-01053-0018	1-01075-0047
Address	420 WEST 47 STREET	458 WEST 52 STREET	433 WEST 43 STREET	530 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	27	26	34	33
Year Built	1910	1910	1900	1999
Gross SqFt	20,160	21,000	26,009	22,500
Estimated Gross Income	\$707,818	\$600,909	\$918,573	\$789,918
Gross Income per SqFt	\$35.11	\$28.61	\$35.32	\$35.11
Estimated Expense	\$226,397	\$204,309	\$309,990	\$252,774
Expense SqFt	\$11.23	\$9.73	\$11.92	\$11.23
Net Operating Income	\$481,421	\$396,600	\$608,583	\$537,144
Full Market Value	\$3,635,000	\$2,994,000	\$4,595,000	\$4,055,000
Market Value per SqFt	\$180.31	\$142.57	\$176.67	\$180.22
Distance from Cooperative in miles		0.25	0.15	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01057-0035	1-01058-0016	1-01058-0041	1-01076-0034
Address	695 9 AVENUE	425 WEST 48 STREET	416 WEST 49 STREET	699 10 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	24	39	15	18
Year Built	1900	1901	1901	1901
Gross SqFt	21,225	35,404	9,875	9,725
Estimated Gross Income	\$620,407	\$1,320,322	\$288,632	\$159,391
Gross Income per SqFt	\$29.23	\$37.29	\$29.23	\$16.39
Estimated Expense	\$210,977	\$343,672	\$98,135	\$73,320
Expense SqFt	\$9.94	\$9.71	\$9.94	\$7.54
Net Operating Income	\$409,430	\$976,650	\$190,497	\$86,071
Full Market Value	\$3,091,000	\$6,030,000	\$1,438,000	\$372,000
Market Value per SqFt	\$145.63	\$170.32	\$145.62	\$38.25
Distance from Cooperative in miles		0.05	0.05	0.17

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01057-0037	1-01058-0016	1-01076-0034	1-01058-0041
Address	404 WEST 48 STREET	425 WEST 48 STREET	699 10 AVENUE	416 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	39	18	15
Year Built	1900	1901	1901	1901
Gross SqFt	13,375	35,404	9,725	9,875
Estimated Gross Income	\$390,951	\$1,320,322	\$159,391	\$288,632
Gross Income per SqFt	\$29.23	\$37.29	\$16.39	\$29.23
Estimated Expense	\$132,948	\$343,672	\$73,320	\$98,135
Expense SqFt	\$9.94	\$9.71	\$7.54	\$9.94
Net Operating Income	\$258,003	\$976,650	\$86,071	\$190,497
Full Market Value	\$1,948,000	\$6,030,000	\$372,000	\$1,438,000
Market Value per SqFt	\$145.64	\$170.32	\$38.25	\$145.62
Distance from Cooperative in miles		0.05	0.17	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01058-0024	1-01076-0034	1-01058-0016	1-01058-0041
Address	413 WEST 48 STREET	699 10 AVENUE	425 WEST 48 STREET	416 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	18	39	15
Year Built	1910	1901	1901	1901
Gross SqFt	9,475	9,725	35,404	9,875
Estimated Gross Income	\$276,954	\$159,391	\$1,320,322	\$288,632
Gross Income per SqFt	\$29.23	\$16.39	\$37.29	\$29.23
Estimated Expense	\$94,182	\$73,320	\$343,672	\$98,135
Expense SqFt	\$9.94	\$7.54	\$9.71	\$9.94
Net Operating Income	\$182,772	\$86,071	\$976,650	\$190,497
Full Market Value	\$1,032,000	\$372,000	\$6,030,000	\$1,438,000
Market Value per SqFt	\$108.92	\$38.25	\$170.32	\$145.62
Distance from Cooperative in miles		0.18	0.00	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01058-0025	1-01058-0054	1-01058-0039	1-01056-0040
Address	411 WEST 48 STREET	444 WEST 49 STREET	412 WEST 49 STREET	416 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	25	15	20
Year Built	1901	1900	1901	1901
Gross SqFt	10,200	9,396	8,670	10,050
Estimated Gross Income	\$343,128	\$316,103	\$332,175	\$331,079
Gross Income per SqFt	\$33.64	\$33.64	\$38.31	\$32.94
Estimated Expense	\$116,688	\$107,475	\$121,775	\$112,567
Expense SqFt	\$11.44	\$11.44	\$14.05	\$11.20
Net Operating Income	\$226,440	\$208,628	\$210,400	\$218,512
Full Market Value	\$1,710,000	\$1,575,000	\$1,589,000	\$1,650,000
Market Value per SqFt	\$167.65	\$167.62	\$183.28	\$164.18
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	1-01058-0026	1-01058-0054	1-01058-0039	1-01056-0040
Address	409 WEST 48 STREET	444 WEST 49 STREET	412 WEST 49 STREET	416 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	25	15	20
Year Built	1901	1900	1901	1901
Gross SqFt	10,200	9,396	8,670	10,050
Estimated Gross Income	\$343,128	\$316,103	\$332,175	\$331,079
Gross Income per SqFt	\$33.64	\$33.64	\$38.31	\$32.94
Estimated Expense	\$116,688	\$107,475	\$121,775	\$112,567
Expense SqFt	\$11.44	\$11.44	\$14.05	\$11.20
Net Operating Income	\$226,440	\$208,628	\$210,400	\$218,512
Full Market Value	\$1,710,000	\$1,575,000	\$1,589,000	\$1,650,000
Market Value per SqFt	\$167.65	\$167.62	\$183.28	\$164.18
Distance from Cooperative in miles		0.00	0.00	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01058-0027	1-01058-0041	1-01076-0034	
Address	405 WEST 48 STREET	416 WEST 49 STREET	699 10 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	17	15	18	
Year Built	1910	1901	1901	
Gross SqFt	12,315	9,875	9,725	
Estimated Gross Income	\$280,905	\$288,632	\$159,391	
Gross Income per SqFt	\$22.81	\$29.23	\$16.39	
Estimated Expense	\$107,633	\$98,135	\$73,320	
Expense SqFt	\$8.74	\$9.94	\$7.54	
Net Operating Income	\$173,272	\$190,497	\$86,071	
Full Market Value	\$1,284,000	\$1,438,000	\$372,000	
Market Value per SqFt	\$104.26	\$145.62	\$38.25	
Distance from Cooperative in miles		0.00	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01058-0052	1-01056-0041	1-01038-0020	1-01056-0060
Address	438 WEST 49 STREET	418 WEST 47 STREET	323 WEST 47 STREET	456 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	MIDTOWN WEST	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	15	11	15
Year Built	1910	1901	1920	1925
Gross SqFt	9,925	9,985	9,975	11,455
Estimated Gross Income	\$296,162	\$233,880	\$297,621	\$371,613
Gross Income per SqFt	\$29.84	\$23.42	\$29.84	\$32.44
Estimated Expense	\$86,149	\$88,874	\$86,563	\$124,730
Expense SqFt	\$8.68	\$8.90	\$8.68	\$10.89
Net Operating Income	\$210,013	\$145,006	\$211,058	\$246,883
Full Market Value	\$1,586,000	\$1,026,000	\$1,593,000	\$1,864,000
Market Value per SqFt	\$159.80	\$102.75	\$159.70	\$162.72
Distance from Cooperative in miles		0.10	0.18	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01060-0024	1-01076-0034	1-01058-0041	1-01562-0023
Address	413 WEST 50 STREET	699 10 AVENUE	416 WEST 49 STREET	1553 YORK AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	18	15	20
Year Built	1901	1901	1901	1910
Gross SqFt	7,640	9,725	9,875	8,055
Estimated Gross Income	\$214,073	\$159,391	\$288,632	\$225,727
Gross Income per SqFt	\$28.02	\$16.39	\$29.23	\$28.02
Estimated Expense	\$64,252	\$73,320	\$98,135	\$67,717
Expense SqFt	\$8.41	\$7.54	\$9.94	\$8.41
Net Operating Income	\$149,821	\$86,071	\$190,497	\$158,010
Full Market Value	\$1,131,000	\$372,000	\$1,438,000	\$1,193,000
Market Value per SqFt	\$148.04	\$38.25	\$145.62	\$148.11
Distance from Cooperative in miles		0.23	0.10	2.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01062-0026	1-01062-0028	1-01061-0050	1-01063-0053
Address	411 WEST 52 STREET	407 WEST 52 STREET	434 WEST 52 STREET	442 WEST 54 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	19	14	20
Year Built	1901	1901	1901	1901
Gross SqFt	7,500	10,270	9,280	9,660
Estimated Gross Income	\$206,700	\$283,012	\$284,197	\$257,305
Gross Income per SqFt	\$27.56	\$27.56	\$30.62	\$26.64
Estimated Expense	\$73,125	\$100,109	\$96,627	\$98,199
Expense SqFt	\$9.75	\$9.75	\$10.41	\$10.17
Net Operating Income	\$133,575	\$182,903	\$187,570	\$159,106
Full Market Value	\$1,008,000	\$1,381,000	\$1,416,000	\$1,201,000
Market Value per SqFt	\$134.40	\$134.47	\$152.59	\$124.33
Distance from Cooperative in miles		0.00	0.05	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01063-0054	1-01058-0041	1-01076-0034	
Address	444 WEST 54 STREET	416 WEST 49 STREET	699 10 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	19	15	18	
Year Built	1910	1901	1901	
Gross SqFt	9,660	9,875	9,725	
Estimated Gross Income	\$220,345	\$288,632	\$159,391	
Gross Income per SqFt	\$22.81	\$29.23	\$16.39	
Estimated Expense	\$84,428	\$98,135	\$73,320	
Expense SqFt	\$8.74	\$9.94	\$7.54	
Net Operating Income	\$135,917	\$190,497	\$86,071	
Full Market Value	\$1,007,000	\$1,438,000	\$372,000	
Market Value per SqFt	\$104.24	\$145.62	\$38.25	
Distance from Cooperative in miles		0.25	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01064-0001	1-01058-0041	1-01076-0034	
Address	812 10 AVENUE	416 WEST 49 STREET	699 10 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	24	15	18	
Year Built	1920	1901	1901	
Gross SqFt	13,574	9,875	9,725	
Estimated Gross Income	\$309,623	\$288,632	\$159,391	
Gross Income per SqFt	\$22.81	\$29.23	\$16.39	
Estimated Expense	\$118,637	\$98,135	\$73,320	
Expense SqFt	\$8.74	\$9.94	\$7.54	
Net Operating Income	\$190,986	\$190,497	\$86,071	
Full Market Value	\$1,114,000	\$1,438,000	\$372,000	
Market Value per SqFt	\$82.07	\$145.62	\$38.25	
Distance from Cooperative in miles		0.29	0.38	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01064-0014	1-01065-0042	1-01060-0039	1-01058-0046
Address	433 WEST 54 STREET	414 WEST 56 STREET	408 WEST 51 STREET	426 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20	20
Year Built	1920	1920	1920	1920
Gross SqFt	9,920	10,375	9,375	10,050
Estimated Gross Income	\$292,045	\$253,583	\$276,031	\$383,374
Gross Income per SqFt	\$29.44	\$24.44	\$29.44	\$38.15
Estimated Expense	\$99,299	\$100,049	\$93,851	\$146,777
Expense SqFt	\$10.01	\$9.64	\$10.01	\$14.60
Net Operating Income	\$192,746	\$153,534	\$182,180	\$236,597
Full Market Value	\$1,455,000	\$1,150,000	\$1,258,000	\$1,786,000
Market Value per SqFt	\$146.67	\$110.84	\$134.19	\$177.71
Distance from Cooperative in miles		0.05	0.20	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01064-0015	1-01066-0009	1-01066-0010	1-01066-0045
Address	431 WEST 54 STREET	443 WEST 56 STREET	441 WEST 56 STREET	424 WEST 57 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	9,920	9,675	9,370	9,310
Estimated Gross Income	\$365,750	\$356,740	\$363,005	\$284,824
Gross Income per SqFt	\$36.87	\$36.87	\$38.74	\$30.59
Estimated Expense	\$132,630	\$129,357	\$119,613	\$101,305
Expense SqFt	\$13.37	\$13.37	\$12.77	\$10.88
Net Operating Income	\$233,120	\$227,383	\$243,392	\$183,519
Full Market Value	\$1,760,000	\$1,717,000	\$1,838,000	\$1,386,000
Market Value per SqFt	\$177.42	\$177.47	\$196.16	\$148.87
Distance from Cooperative in miles		0.10	0.10	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01065-0021	1-01054-0001	1-01064-0002	
Address	419 WEST 55 STREET	614 10 AVENUE	814 10 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	24	33	40	
Year Built	1911	1998	1920	
Gross SqFt	31,000	28,972	25,202	
Estimated Gross Income	\$945,500	\$872,428	\$778,238	
Gross Income per SqFt	\$30.50	\$30.11	\$30.88	
Estimated Expense	\$308,450	\$207,725	\$320,529	
Expense SqFt	\$9.95	\$7.17	\$12.72	
Net Operating Income	\$637,050	\$664,703	\$457,709	
Full Market Value	\$4,810,000	\$5,019,000	\$3,456,000	
Market Value per SqFt	\$155.16	\$173.24	\$137.13	
Distance from Cooperative in miles		0.54	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01065-0023	1-01067-0052	1-01056-0019	1-01067-0018
Address	415 WEST 55 STREET	448 WEST 58 STREET	425 WEST 46 STREET	425 WEST 57 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	22	53	61	50
Year Built	1911	1926	1910	1940
Gross SqFt	31,468	32,665	29,308	39,210
Estimated Gross Income	\$922,642	\$957,688	\$938,846	\$938,010
Gross Income per SqFt	\$29.32	\$29.32	\$32.03	\$23.92
Estimated Expense	\$320,659	\$332,729	\$268,536	\$428,023
Expense SqFt	\$10.19	\$10.19	\$9.16	\$10.92
Net Operating Income	\$601,983	\$624,959	\$670,310	\$509,987
Full Market Value	\$4,545,000	\$4,718,000	\$5,061,000	\$3,806,000
Market Value per SqFt	\$144.43	\$144.44	\$172.68	\$97.07
Distance from Cooperative in miles		0.10	0.44	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01065-0033	1-01064-0032	1-01065-0040	1-01064-0055
Address	855 9 AVENUE	829 9 AVENUE	410 WEST 56 STREET	446 WEST 55 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	20	20	20
Year Built	1901	1901	1900	1901
Gross SqFt	7,920	9,915	7,500	9,155
Estimated Gross Income	\$269,676	\$343,052	\$253,632	\$311,699
Gross Income per SqFt	\$34.05	\$34.60	\$33.82	\$34.05
Estimated Expense	\$64,310	\$111,338	\$104,380	\$74,335
Expense SqFt	\$8.12	\$11.23	\$13.92	\$8.12
Net Operating Income	\$205,366	\$231,714	\$149,252	\$237,364
Full Market Value	\$1,551,000	\$1,749,000	\$1,127,000	\$1,792,000
Market Value per SqFt	\$195.83	\$176.40	\$150.27	\$195.74
Distance from Cooperative in miles		0.05	0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01065-0034	1-01062-0029	1-01062-0030	1-01060-0036
Address	857 9 AVENUE	401 WEST 53 STREET	783 9 AVENUE	755 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	14	13	22
Year Built	1901	1910	1901	1910
Gross SqFt	14,220	12,500	10,625	11,365
Estimated Gross Income	\$465,136	\$417,201	\$347,502	\$345,706
Gross Income per SqFt	\$32.71	\$33.38	\$32.71	\$30.42
Estimated Expense	\$105,797	\$141,848	\$79,059	\$117,540
Expense SqFt	\$7.44	\$11.35	\$7.44	\$10.34
Net Operating Income	\$359,339	\$275,353	\$268,443	\$228,166
Full Market Value	\$2,713,000	\$2,079,000	\$2,027,000	\$1,723,000
Market Value per SqFt	\$190.79	\$166.32	\$190.78	\$151.61
Distance from Cooperative in miles		0.15	0.15	0.24

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01066-0037	1-01066-0053	1-01045-0061	1-01144-0061
Address	408 WEST 57 STREET	442 WEST 57 STREET	840 9 AVENUE	269 AMSTERDAM AVENUE
Neighborhood	CLINTON	CLINTON	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	147	118	109	80
Year Built	1957	1960	1942	1906
Gross SqFt	104,966	103,612	100,000	110,770
Estimated Gross Income	\$3,481,722	\$2,547,391	\$3,317,169	\$3,861,240
Gross Income per SqFt	\$33.17	\$24.59	\$33.17	\$34.86
Estimated Expense	\$1,210,258	\$1,038,137	\$1,152,521	\$994,306
Expense SqFt	\$11.53	\$10.02	\$11.53	\$8.98
Net Operating Income	\$2,271,464	\$1,509,254	\$2,164,648	\$2,866,934
Full Market Value	\$17,150,000	\$11,310,000	\$16,343,000	\$21,645,000
Market Value per SqFt	\$163.39	\$109.16	\$163.43	\$195.40
Distance from Cooperative in miles		0.00	0.19	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01066-0063	1-01058-0041	1-01076-0034	
Address	458 WEST 57 STREET	416 WEST 49 STREET	699 10 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	15	15	18	
Year Built	1910	1901	1901	
Gross SqFt	10,100	9,875	9,725	
Estimated Gross Income	\$230,381	\$288,632	\$159,391	
Gross Income per SqFt	\$22.81	\$29.23	\$16.39	
Estimated Expense	\$88,274	\$98,135	\$73,320	
Expense SqFt	\$8.74	\$9.94	\$7.54	
Net Operating Income	\$142,107	\$190,497	\$86,071	
Full Market Value	\$1,053,000	\$1,438,000	\$372,000	
Market Value per SqFt	\$104.26	\$145.62	\$38.25	
Distance from Cooperative in miles		0.39	0.48	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01067-0008	1-01011-0013	1-01066-0053	
Address	457 WEST 57 STREET	145 WEST 58 STREET	442 WEST 57 STREET	
Neighborhood	CLINTON	MIDTOWN WEST	CLINTON	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	237	111	118	
Year Built	1929	1928	1960	
Gross SqFt	114,992	122,813	103,612	
Estimated Gross Income	\$3,261,173	\$3,945,042	\$2,547,391	
Gross Income per SqFt	\$28.36	\$32.12	\$24.59	
Estimated Expense	\$1,200,516	\$1,332,749	\$1,038,137	
Expense SqFt	\$10.44	\$10.85	\$10.02	
Net Operating Income	\$2,060,657	\$2,612,293	\$1,509,254	
Full Market Value	\$15,558,000	\$19,723,000	\$11,310,000	
Market Value per SqFt	\$135.30	\$160.59	\$109.16	
Distance from Cooperative in miles		0.51	0.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01067-0022	1-01054-0036	1-01067-0052	1-01042-0007
Address	421 WEST 57 STREET	637 9 AVENUE	448 WEST 58 STREET	355 WEST 51 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	42	52	53	40
Year Built	1940	1940	1926	1920
Gross SqFt	24,426	21,840	32,665	24,848
Estimated Gross Income	\$891,549	\$797,161	\$957,688	\$920,265
Gross Income per SqFt	\$36.50	\$36.50	\$29.32	\$37.04
Estimated Expense	\$288,960	\$258,339	\$332,729	\$358,903
Expense SqFt	\$11.83	\$11.83	\$10.19	\$14.44
Net Operating Income	\$602,589	\$538,822	\$624,959	\$561,362
Full Market Value	\$4,550,000	\$4,068,000	\$4,718,000	\$4,238,000
Market Value per SqFt	\$186.28	\$186.26	\$144.44	\$170.56
Distance from Cooperative in miles		0.64	0.00	0.34

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01067-0026	1-01025-0019	1-01026-0029	
Address	413 WEST 57 STREET	1691 BROADWAY	842 7 AVENUE	
Neighborhood	CLINTON	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	29	31	27	
Year Built	1900	1925	1910	
Gross SqFt	12,500	16,500	25,248	
Estimated Gross Income	\$427,375	\$648,108	\$734,735	
Gross Income per SqFt	\$34.19	\$39.28	\$29.10	
Estimated Expense	\$155,125	\$246,281	\$249,810	
Expense SqFt	\$12.41	\$14.93	\$9.89	
Net Operating Income	\$272,250	\$401,827	\$484,925	
Full Market Value	\$2,055,000	\$3,034,000	\$3,661,000	
Market Value per SqFt	\$164.40	\$183.88	\$145.00	
Distance from Cooperative in miles		0.37	0.41	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01067-0028	1-01061-0016	1-01045-0050	1-01086-0034
Address	405 WEST 57 STREET	427 WEST 51 STREET	330 WEST 55 STREET	885 10 AVENUE
Neighborhood	CLINTON	CLINTON	MIDTOWN WEST	CLINTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	48	84	62	40
Year Built	1940	1940	1954	1945
Gross SqFt	43,809	46,914	38,542	37,000
Estimated Gross Income	\$1,210,443	\$1,130,878	\$1,084,485	\$1,022,338
Gross Income per SqFt	\$27.63	\$24.11	\$28.14	\$27.63
Estimated Expense	\$459,995	\$429,734	\$439,134	\$388,488
Expense SqFt	\$10.50	\$9.16	\$11.39	\$10.50
Net Operating Income	\$750,448	\$701,144	\$645,351	\$633,850
Full Market Value	\$5,666,000	\$5,239,000	\$4,872,000	\$4,786,000
Market Value per SqFt	\$129.33	\$111.67	\$126.41	\$129.35
Distance from Cooperative in miles		0.30	0.23	0.17

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01067-0033	1-01067-0052	1-01086-0034	
Address	400 WEST 58 STREET	448 WEST 58 STREET	885 10 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	50	53	40	
Year Built	1957	1926	1945	
Gross SqFt	40,512	32,665	37,000	
Estimated Gross Income	\$1,153,782	\$957,688	\$1,022,338	
Gross Income per SqFt	\$28.48	\$29.32	\$27.63	
Estimated Expense	\$419,299	\$332,729	\$388,488	
Expense SqFt	\$10.35	\$10.19	\$10.50	
Net Operating Income	\$734,483	\$624,959	\$633,850	
Full Market Value	\$5,545,000	\$4,718,000	\$4,786,000	
Market Value per SqFt	\$136.87	\$144.44	\$129.35	
Distance from Cooperative in miles		0.00	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01075-0033	1-01059-0054	1-01056-0060	1-01055-0063
Address	661 10 AVENUE	442 WEST 50 STREET	456 WEST 47 STREET	646 10 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	15	15	15	19
Year Built	1910	1900	1925	1960
Gross SqFt	15,500	12,945	11,455	12,023
Estimated Gross Income	\$502,820	\$347,112	\$371,613	\$564,146
Gross Income per SqFt	\$32.44	\$26.81	\$32.44	\$46.92
Estimated Expense	\$168,795	\$118,018	\$124,730	\$141,663
Expense SqFt	\$10.89	\$9.12	\$10.89	\$11.78
Net Operating Income	\$334,025	\$229,094	\$246,883	\$422,483
Full Market Value	\$2,522,000	\$1,730,000	\$1,864,000	\$3,190,000
Market Value per SqFt	\$162.71	\$133.64	\$162.72	\$265.32
Distance from Cooperative in miles		0.23	0.17	0.17

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01076-0019	1-01056-0060	1-01059-0054	
Address	521 WEST 47 STREET	456 WEST 47 STREET	442 WEST 50 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	16	15	15	
Year Built	1910	1925	1900	
Gross SqFt	21,101	11,455	12,945	
Estimated Gross Income	\$625,223	\$371,613	\$347,112	
Gross Income per SqFt	\$29.63	\$32.44	\$26.81	
Estimated Expense	\$211,221	\$124,730	\$118,018	
Expense SqFt	\$10.01	\$10.89	\$9.12	
Net Operating Income	\$414,002	\$246,883	\$229,094	
Full Market Value	\$3,126,000	\$1,864,000	\$1,730,000	
Market Value per SqFt	\$148.14	\$162.72	\$133.64	
Distance from Cooperative in miles		0.17	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01077-0015	1-01077-0021	1-01077-0023	1-01078-0014
Address	531 WEST 48 STREET	519 WEST 48 STREET	515 WEST 48 STREET	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20	20
Year Built	1901	1901	1901	1901
Gross SqFt	9,730	9,731	9,790	9,690
Estimated Gross Income	\$296,473	\$220,884	\$298,301	\$312,985
Gross Income per SqFt	\$30.47	\$22.70	\$30.47	\$32.30
Estimated Expense	\$97,787	\$83,936	\$98,418	\$115,438
Expense SqFt	\$10.05	\$8.63	\$10.05	\$11.91
Net Operating Income	\$198,686	\$136,948	\$199,883	\$197,547
Full Market Value	\$1,500,000	\$1,014,000	\$1,509,000	\$1,491,000
Market Value per SqFt	\$154.16	\$104.20	\$154.14	\$153.87
Distance from Cooperative in miles		0.00	0.00	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01077-0022	1-01058-0041	1-01076-0034	
Address	517 WEST 48 STREET	416 WEST 49 STREET	699 10 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	18	15	18	
Year Built	1901	1901	1901	
Gross SqFt	9,730	9,875	9,725	
Estimated Gross Income	\$221,941	\$288,632	\$159,391	
Gross Income per SqFt	\$22.81	\$29.23	\$16.39	
Estimated Expense	\$85,040	\$98,135	\$73,320	
Expense SqFt	\$8.74	\$9.94	\$7.54	
Net Operating Income	\$136,901	\$190,497	\$86,071	
Full Market Value	\$1,014,000	\$1,438,000	\$372,000	
Market Value per SqFt	\$104.21	\$145.62	\$38.25	
Distance from Cooperative in miles		0.17	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01078-0042	1-01058-0041	1-01076-0034	
Address	514 WEST 50 STREET	416 WEST 49 STREET	699 10 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	18	15	18	
Year Built	1901	1901	1901	
Gross SqFt	9,650	9,875	9,725	
Estimated Gross Income	\$220,117	\$288,632	\$159,391	
Gross Income per SqFt	\$22.81	\$29.23	\$16.39	
Estimated Expense	\$84,341	\$98,135	\$73,320	
Expense SqFt	\$8.74	\$9.94	\$7.54	
Net Operating Income	\$135,776	\$190,497	\$86,071	
Full Market Value	\$1,006,000	\$1,438,000	\$372,000	
Market Value per SqFt	\$104.25	\$145.62	\$38.25	
Distance from Cooperative in miles		0.17	0.10	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01078-0045	1-01076-0042	1-01075-0049	1-01056-0060
Address	520 WEST 50 STREET	514 WEST 48 STREET	534 WEST 47 STREET	456 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	14	15	15
Year Built	1901	1915	1910	1925
Gross SqFt	9,525	8,800	9,925	11,455
Estimated Gross Income	\$308,991	\$332,609	\$258,893	\$371,613
Gross Income per SqFt	\$32.44	\$37.80	\$26.08	\$32.44
Estimated Expense	\$103,727	\$103,790	\$98,379	\$124,730
Expense SqFt	\$10.89	\$11.79	\$9.91	\$10.89
Net Operating Income	\$205,264	\$228,819	\$160,514	\$246,883
Full Market Value	\$1,550,000	\$1,728,000	\$1,211,000	\$1,864,000
Market Value per SqFt	\$162.73	\$196.36	\$122.02	\$162.72
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	1-01078-0046	1-01075-0049	1-01076-0042	1-01056-0060
Address	522 WEST 50 STREET	534 WEST 47 STREET	514 WEST 48 STREET	456 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	15	14	15
Year Built	1901	1910	1915	1925
Gross SqFt	9,645	9,925	8,800	11,455
Estimated Gross Income	\$312,884	\$258,893	\$332,609	\$371,613
Gross Income per SqFt	\$32.44	\$26.08	\$37.80	\$32.44
Estimated Expense	\$105,034	\$98,379	\$103,790	\$124,730
Expense SqFt	\$10.89	\$9.91	\$11.79	\$10.89
Net Operating Income	\$207,850	\$160,514	\$228,819	\$246,883
Full Market Value	\$1,569,000	\$1,211,000	\$1,728,000	\$1,864,000
Market Value per SqFt	\$162.67	\$122.02	\$196.36	\$162.72
Distance from Cooperative in miles		0.15	0.10	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01114-0061	1-01332-0029	1-01338-0040	1-01128-0001
Address	44 WEST 62 STREET	240 EAST 59 STREET	314 EAST 46 STREET	321 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	161	167	250	95
Year Built	1974	1983	1981	1900
Gross SqFt	247,176	324,212	253,256	111,854
Estimated Gross Income	\$10,955,071	\$12,559,227	\$10,906,643	\$4,551,358
Gross Income per SqFt	\$44.32	\$38.74	\$43.07	\$40.69
Estimated Expense	\$3,286,521	\$3,642,176	\$3,605,760	\$1,365,407
Expense SqFt	\$13.30	\$11.23	\$14.24	\$12.21
Net Operating Income	\$7,668,550	\$8,917,051	\$7,300,883	\$3,185,951
Full Market Value	\$57,898,000	\$67,324,000	\$55,122,000	\$24,054,000
Market Value per SqFt	\$234.24	\$207.65	\$217.65	\$215.05
Distance from Cooperative in miles		1.11	1.47	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01117-0016	1-01122-0022	1-01379-0030	
Address	29 WEST 64 STREET	19 WEST 69 STREET	47 EAST 64 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	45	83	40	
Year Built	1938	1916	1929	
Gross SqFt	38,563	42,642	41,692	
Estimated Gross Income	\$1,644,712	\$1,890,363	\$1,707,843	
Gross Income per SqFt	\$42.65	\$44.33	\$40.96	
Estimated Expense	\$495,920	\$566,442	\$518,855	
Expense SqFt	\$12.86	\$13.28	\$12.44	
Net Operating Income	\$1,148,792	\$1,323,921	\$1,188,988	
Full Market Value	\$8,673,000	\$9,996,000	\$8,977,000	
Market Value per SqFt	\$224.90	\$234.42	\$215.32	
Distance from Cooperative in miles		0.24	0.75	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01117-0019	1-01139-0057	1-01117-0055	1-01117-0014
Address	25 WEST 64 STREET	146 WEST 68 STREET	56 WEST 65 STREET	35 WEST 64 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	D1-ELEVATOR	D7-ELEVATOR
Total Units	53	46	53	69
Year Built	1923	1926	1937	1904
Gross SqFt	33,492	24,370	33,312	37,778
Estimated Gross Income	\$1,224,468	\$905,125	\$1,217,760	\$1,345,039
Gross Income per SqFt	\$36.56	\$37.14	\$36.56	\$35.60
Estimated Expense	\$367,407	\$283,072	\$365,328	\$471,593
Expense SqFt	\$10.97	\$11.62	\$10.97	\$12.48
Net Operating Income	\$857,061	\$622,053	\$852,432	\$873,446
Full Market Value	\$6,471,000	\$4,697,000	\$6,436,000	\$6,595,000
Market Value per SqFt	\$193.21	\$192.74	\$193.20	\$174.57
Distance from Cooperative in miles		0.26	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01117-0021	1-01117-0055	1-01117-0047	1-01139-0057
Address	17 WEST 64 STREET	56 WEST 65 STREET	34 WEST 65 STREET	146 WEST 68 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	D9-ELEVATOR
Total Units	54	53	44	46
Year Built	1924	1937	1939	1926
Gross SqFt	32,881	33,312	37,716	24,370
Estimated Gross Income	\$1,202,129	\$1,217,760	\$1,085,893	\$905,125
Gross Income per SqFt	\$36.56	\$36.56	\$28.79	\$37.14
Estimated Expense	\$360,705	\$365,328	\$359,378	\$283,072
Expense SqFt	\$10.97	\$10.97	\$9.53	\$11.62
Net Operating Income	\$841,424	\$852,432	\$726,515	\$622,053
Full Market Value	\$6,353,000	\$6,436,000	\$5,485,000	\$4,697,000
Market Value per SqFt	\$193.21	\$193.20	\$145.43	\$192.74
Distance from Cooperative in miles		0.00	0.00	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01117-0029	1-01128-0001	1-01169-0008	
Address	1 WEST 64 STREET	321 COLUMBUS AVENUE	2181 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	95	115	
Year Built	1910	1900	1924	
Gross SqFt	119,866	111,854	114,767	
Estimated Gross Income	\$4,361,924	\$4,551,358	\$3,682,883	
Gross Income per SqFt	\$36.39	\$40.69	\$32.09	
Estimated Expense	\$1,385,651	\$1,365,407	\$1,252,180	
Expense SqFt	\$11.56	\$12.21	\$10.91	
Net Operating Income	\$2,976,273	\$3,185,951	\$2,430,703	
Full Market Value	\$22,471,000	\$24,054,000	\$18,352,000	
Market Value per SqFt	\$187.47	\$215.05	\$159.91	
Distance from Cooperative in miles		0.54	0.76	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01117-0036	1-01128-0001	1-01162-0046	
Address	46 CENTRAL PARK WEST	321 COLUMBUS AVENUE	228 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	D5-ELEVATOR	
Total Units	43	95	170	
Year Built	1907	1900	1917	
Gross SqFt	122,273	111,854	106,920	
Estimated Gross Income	\$5,477,830	\$4,551,358	\$5,229,283	
Gross Income per SqFt	\$44.80	\$40.69	\$48.91	
Estimated Expense	\$1,494,176	\$1,365,407	\$1,307,321	
Expense SqFt	\$12.22	\$12.21	\$12.23	
Net Operating Income	\$3,983,654	\$3,185,951	\$3,921,962	
Full Market Value	\$30,077,000	\$24,054,000	\$29,611,000	
Market Value per SqFt	\$245.98	\$215.05	\$276.95	
Distance from Cooperative in miles		0.54	0.45	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01118-0022	1-01071-0042	1-01071-0001	1-01218-0001
Address	5 WEST 65 STREET	520 WEST 43 STREET	555 WEST 42 STREET	567 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	CLINTON	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	277	380	423	272
Year Built	1969	1996	1987	1975
Gross SqFt	400,000	319,967	388,273	288,418
Estimated Gross Income	\$13,300,000	\$10,640,047	\$14,981,716	\$9,388,994
Gross Income per SqFt	\$33.25	\$33.25	\$38.59	\$32.55
Estimated Expense	\$4,256,000	\$3,617,616	\$4,351,631	\$3,004,478
Expense SqFt	\$10.64	\$11.31	\$11.21	\$10.42
Net Operating Income	\$9,044,000	\$7,022,431	\$10,630,085	\$6,384,516
Full Market Value	\$68,282,000	\$53,019,000	\$80,257,000	\$48,203,000
Market Value per SqFt	\$170.71	\$165.70	\$206.70	\$167.13
Distance from Cooperative in miles		1.19	1.19	1.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01118-0036	1-01167-0011	1-01233-0016	
Address	55 CENTRAL PARK WEST	2139 BROADWAY	2350 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	111	224	321	
Year Built	1930	1901	1903	
Gross SqFt	231,733	224,803	236,789	
Estimated Gross Income	\$9,269,320	\$10,521,554	\$8,564,096	
Gross Income per SqFt	\$40.00	\$46.80	\$36.17	
Estimated Expense	\$2,780,796	\$3,100,852	\$2,483,588	
Expense SqFt	\$12.00	\$13.79	\$10.49	
Net Operating Income	\$6,488,524	\$7,420,702	\$6,080,508	
Full Market Value	\$48,988,000	\$56,026,000	\$45,908,000	
Market Value per SqFt	\$211.40	\$249.22	\$193.88	
Distance from Cooperative in miles		0.63	1.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01119-0029	1-01128-0001	1-01126-0029	
Address	65 CENTRAL PARK WEST	321 COLUMBUS AVENUE	135 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	111	95	64	
Year Built	1929	1900	1906	
Gross SqFt	182,048	111,854	217,280	
Estimated Gross Income	\$7,281,920	\$4,551,358	\$11,272,377	
Gross Income per SqFt	\$40.00	\$40.69	\$51.88	
Estimated Expense	\$2,184,576	\$1,365,407	\$3,723,045	
Expense SqFt	\$12.00	\$12.21	\$17.13	
Net Operating Income	\$5,097,344	\$3,185,951	\$7,549,332	
Full Market Value	\$38,485,000	\$24,054,000	\$56,998,000	
Market Value per SqFt	\$211.40	\$215.05	\$262.33	
Distance from Cooperative in miles		0.45	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01119-0036	1-01162-0046	1-01195-0014	1-01128-0001
Address	70 CENTRAL PARK WEST	228 WEST 71 STREET	25 WEST 81 STREET	321 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	67	170	64	95
Year Built	1918	1917	1927	1900
Gross SqFt	126,557	106,920	109,896	111,854
Estimated Gross Income	\$5,149,604	\$5,229,283	\$3,629,906	\$4,551,358
Gross Income per SqFt	\$40.69	\$48.91	\$33.03	\$40.69
Estimated Expense	\$1,545,261	\$1,307,321	\$1,234,168	\$1,365,407
Expense SqFt	\$12.21	\$12.23	\$11.23	\$12.21
Net Operating Income	\$3,604,343	\$3,921,962	\$2,395,738	\$3,185,951
Full Market Value	\$27,213,000	\$29,611,000	\$18,088,000	\$24,054,000
Market Value per SqFt	\$215.03	\$276.95	\$164.59	\$215.05
Distance from Cooperative in miles		0.39	0.76	0.45

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01119-0047	1-01128-0061	1-01126-0038	
Address	40 WEST 67 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	39	57	86	
Year Built	1930	1900	1941	
Gross SqFt	56,245	62,434	71,890	
Estimated Gross Income	\$2,236,301	\$2,149,581	\$3,241,697	
Gross Income per SqFt	\$39.76	\$34.43	\$45.09	
Estimated Expense	\$574,824	\$546,448	\$840,671	
Expense SqFt	\$10.22	\$8.75	\$11.69	
Net Operating Income	\$1,661,477	\$1,603,133	\$2,401,026	
Full Market Value	\$12,544,000	\$12,104,000	\$18,128,000	
Market Value per SqFt	\$223.02	\$193.87	\$252.16	
Distance from Cooperative in miles		0.45	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01119-0050	1-01126-0038	1-01125-0009	
Address	50 WEST 67 STREET	8 WEST 74 STREET	37 WEST 72 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	62	86	94	
Year Built	1917	1941	1929	
Gross SqFt	84,062	71,890	80,281	
Estimated Gross Income	\$3,089,279	\$3,241,697	\$2,280,130	
Gross Income per SqFt	\$36.75	\$45.09	\$28.40	
Estimated Expense	\$897,782	\$840,671	\$775,244	
Expense SqFt	\$10.68	\$11.69	\$9.66	
Net Operating Income	\$2,191,497	\$2,401,026	\$1,504,886	
Full Market Value	\$16,546,000	\$18,128,000	\$11,362,000	
Market Value per SqFt	\$196.83	\$252.16	\$141.53	
Distance from Cooperative in miles		0.35	0.30	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0007	1-01117-0014	1-01228-0013	
Address	39 WEST 67 STREET	35 WEST 64 STREET	2242 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	41	69	49	
Year Built	1906	1904	1905	
Gross SqFt	42,857	37,778	45,640	
Estimated Gross Income	\$1,538,138	\$1,345,039	\$1,651,278	
Gross Income per SqFt	\$35.89	\$35.60	\$36.18	
Estimated Expense	\$530,141	\$471,593	\$559,072	
Expense SqFt	\$12.37	\$12.48	\$12.25	
Net Operating Income	\$1,007,997	\$873,446	\$1,092,206	
Full Market Value	\$7,610,000	\$6,595,000	\$8,246,000	
Market Value per SqFt	\$177.57	\$174.57	\$180.67	
Distance from Cooperative in miles		0.14	0.73	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0011	1-01128-0061	1-01122-0047	1-01143-0015
Address	33 WEST 67 STREET	331 COLUMBUS AVENUE	30 WEST 70 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	D7-ELEVATOR	D3-ELEVATOR
Total Units	36	57	35	68
Year Built	1905	1900	1916	1923
Gross SqFt	66,847	62,434	58,361	75,144
Estimated Gross Income	\$1,987,361	\$2,149,581	\$1,734,966	\$2,052,023
Gross Income per SqFt	\$29.73	\$34.43	\$29.73	\$27.31
Estimated Expense	\$675,823	\$546,448	\$589,888	\$697,688
Expense SqFt	\$10.11	\$8.75	\$10.11	\$9.28
Net Operating Income	\$1,311,538	\$1,603,133	\$1,145,078	\$1,354,335
Full Market Value	\$9,902,000	\$12,104,000	\$8,645,000	\$10,225,000
Market Value per SqFt	\$148.13	\$193.87	\$148.13	\$136.07
Distance from Cooperative in miles		0.40	0.10	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0014	1-01122-0047	1-01128-0061	1-01011-0025
Address	27 WEST 67 STREET	30 WEST 70 STREET	331 COLUMBUS AVENUE	117 WEST 58 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	35	57	102
Year Built	1902	1916	1900	1900
Gross SqFt	59,431	58,361	62,434	66,173
Estimated Gross Income	\$2,046,209	\$1,734,966	\$2,149,581	\$2,406,142
Gross Income per SqFt	\$34.43	\$29.73	\$34.43	\$36.36
Estimated Expense	\$520,021	\$589,888	\$546,448	\$697,781
Expense SqFt	\$8.75	\$10.11	\$8.75	\$10.54
Net Operating Income	\$1,526,188	\$1,145,078	\$1,603,133	\$1,708,361
Full Market Value	\$11,523,000	\$8,645,000	\$12,104,000	\$12,898,000
Market Value per SqFt	\$193.89	\$148.13	\$193.87	\$194.91
Distance from Cooperative in miles		0.10	0.40	0.56

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0017	1-01122-0047	1-01126-0038	1-01128-0061
Address	17 WEST 67 STREET	30 WEST 70 STREET	8 WEST 74 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	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	73	35	86	57
Year Built	1930	1916	1941	1900
Gross SqFt	61,568	58,361	71,890	62,434
Estimated Gross Income	\$2,119,786	\$1,734,966	\$3,241,697	\$2,149,581
Gross Income per SqFt	\$34.43	\$29.73	\$45.09	\$34.43
Estimated Expense	\$538,720	\$589,888	\$840,671	\$546,448
Expense SqFt	\$8.75	\$10.11	\$11.69	\$8.75
Net Operating Income	\$1,581,066	\$1,145,078	\$2,401,026	\$1,603,133
Full Market Value	\$11,937,000	\$8,645,000	\$18,128,000	\$12,104,000
Market Value per SqFt	\$193.88	\$148.13	\$252.16	\$193.87
Distance from Cooperative in miles		0.10	0.30	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0022	1-01128-0061	1-01122-0047	1-01150-0029
Address	15 WEST 67 STREET	331 COLUMBUS AVENUE	30 WEST 70 STREET	380 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	D9-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	31	57	35	46
Year Built	1905	1900	1916	1900
Gross SqFt	64,899	62,434	58,361	70,000
Estimated Gross Income	\$1,929,447	\$2,149,581	\$1,734,966	\$1,872,441
Gross Income per SqFt	\$29.73	\$34.43	\$29.73	\$26.75
Estimated Expense	\$656,129	\$546,448	\$589,888	\$531,479
Expense SqFt	\$10.11	\$8.75	\$10.11	\$7.59
Net Operating Income	\$1,273,318	\$1,603,133	\$1,145,078	\$1,340,962
Full Market Value	\$9,614,000	\$12,104,000	\$8,645,000	\$10,124,000
Market Value per SqFt	\$148.14	\$193.87	\$148.13	\$144.63
Distance from Cooperative in miles		0.40	0.10	0.58

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0023	1-01124-0059	1-01126-0029	
Address	11 WEST 67 STREET	50 WEST 72 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	D7-ELEVATOR	D3-ELEVATOR	
Total Units	122	213	64	
Year Built	1917	1927	1906	
Gross SqFt	212,000	143,791	217,280	
Estimated Gross Income	\$7,631,500	\$5,148,770	\$11,272,377	
Gross Income per SqFt	\$36.00	\$35.81	\$51.88	
Estimated Expense	\$2,213,135	\$1,920,559	\$3,723,045	
Expense SqFt	\$10.44	\$13.36	\$17.13	
Net Operating Income	\$5,418,365	\$3,228,211	\$7,549,332	
Full Market Value	\$40,909,000	\$24,373,000	\$56,998,000	
Market Value per SqFt	\$192.97	\$169.50	\$262.33	
Distance from Cooperative in miles		0.19	0.30	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0029	1-01162-0046	1-01128-0001	1-01169-0008
Address	75 CENTRAL PARK WEST	228 WEST 71 STREET	321 COLUMBUS AVENUE	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	D5-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	61	170	95	115
Year Built	1929	1917	1900	1924
Gross SqFt	117,150	106,920	111,854	114,767
Estimated Gross Income	\$4,766,834	\$5,229,283	\$4,551,358	\$3,682,883
Gross Income per SqFt	\$40.69	\$48.91	\$40.69	\$32.09
Estimated Expense	\$1,430,402	\$1,307,321	\$1,365,407	\$1,252,180
Expense SqFt	\$12.21	\$12.23	\$12.21	\$10.91
Net Operating Income	\$3,336,432	\$3,921,962	\$3,185,951	\$2,430,703
Full Market Value	\$25,190,000	\$29,611,000	\$24,054,000	\$18,352,000
Market Value per SqFt	\$215.02	\$276.95	\$215.05	\$159.91
Distance from Cooperative in miles		0.37	0.40	0.64

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0057	1-01010-0046	1-01128-0061	1-01126-0038
Address	60 WEST 68 STREET	134 WEST 58 STREET	331 COLUMBUS AVENUE	8 WEST 74 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	73	121	57	86
Year Built	1920	1930	1900	1941
Gross SqFt	61,908	61,791	62,434	71,890
Estimated Gross Income	\$2,586,516	\$2,581,593	\$2,149,581	\$3,241,697
Gross Income per SqFt	\$41.78	\$41.78	\$34.43	\$45.09
Estimated Expense	\$724,324	\$722,846	\$546,448	\$840,671
Expense SqFt	\$11.70	\$11.70	\$8.75	\$11.69
Net Operating Income	\$1,862,192	\$1,858,747	\$1,603,133	\$2,401,026
Full Market Value	\$14,060,000	\$10,960,000	\$12,104,000	\$18,128,000
Market Value per SqFt	\$227.11	\$177.37	\$193.87	\$252.16
Distance from Cooperative in miles		0.59	0.40	0.30

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0061	1-01010-0046	1-01008-0026	1-01023-0006
Address	74 WEST 68 STREET	134 WEST 58 STREET	105 WEST 55 STREET	245 WEST 51 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	58	121	55	82
Year Built	1924	1930	1917	1912
Gross SqFt	51,428	61,791	54,838	48,368
Estimated Gross Income	\$1,812,323	\$2,581,593	\$1,932,719	\$1,592,920
Gross Income per SqFt	\$35.24	\$41.78	\$35.24	\$32.93
Estimated Expense	\$543,594	\$722,846	\$579,816	\$519,671
Expense SqFt	\$10.57	\$11.70	\$10.57	\$10.74
Net Operating Income	\$1,268,729	\$1,858,747	\$1,352,903	\$1,073,249
Full Market Value	\$9,579,000	\$10,960,000	\$10,214,000	\$8,103,000
Market Value per SqFt	\$186.26	\$177.37	\$186.26	\$167.53
Distance from Cooperative in miles		0.59	0.68	0.81

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01121-0002	1-01123-0003	1-01121-0063	1-01121-0064
Address	75 WEST 68 STREET	225 COLUMBUS AVENUE	74 WEST 69 STREET	76 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	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	12	11	12
Year Built	1910	1910	1910	1910
Gross SqFt	9,465	10,875	13,445	12,905
Estimated Gross Income	\$419,110	\$517,244	\$519,267	\$571,433
Gross Income per SqFt	\$44.28	\$47.56	\$38.62	\$44.28
Estimated Expense	\$102,033	\$103,800	\$171,178	\$139,169
Expense SqFt	\$10.78	\$9.54	\$12.73	\$10.78
Net Operating Income	\$317,077	\$413,444	\$348,089	\$432,264
Full Market Value	\$2,394,000	\$3,122,000	\$2,628,000	\$3,264,000
Market Value per SqFt	\$252.93	\$287.08	\$195.46	\$252.93
Distance from Cooperative in miles		0.10	0.00	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01121-0008	1-01122-0008	1-01146-0022	1-01117-0013
Address	61 WEST 68 STREET	51 WEST 69 STREET	117 WEST 74 STREET	41 WEST 64 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	C1-WALK-UP
Total Units	16	20	20	15
Year Built	1910	1910	1910	1910
Gross SqFt	11,197	13,557	12,711	10,120
Estimated Gross Income	\$331,991	\$431,334	\$294,890	\$300,080
Gross Income per SqFt	\$29.65	\$31.82	\$23.20	\$29.65
Estimated Expense	\$60,016	\$121,994	\$88,436	\$54,288
Expense SqFt	\$5.36	\$9.00	\$6.96	\$5.36
Net Operating Income	\$271,975	\$309,340	\$206,454	\$245,792
Full Market Value	\$2,053,000	\$2,336,000	\$1,533,000	\$1,856,000
Market Value per SqFt	\$183.35	\$172.31	\$120.60	\$183.40
Distance from Cooperative in miles		0.05	0.35	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01121-0029	1-01128-0001	1-01126-0029	1-01124-0059
Address	80 CENTRAL PARK WEST	321 COLUMBUS AVENUE	135 CENTRAL PARK WEST	50 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	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	175	95	64	213
Year Built	1968	1900	1906	1927
Gross SqFt	201,052	111,854	217,280	143,791
Estimated Gross Income	\$8,042,080	\$4,551,358	\$11,272,377	\$5,148,770
Gross Income per SqFt	\$40.00	\$40.69	\$51.88	\$35.81
Estimated Expense	\$2,412,624	\$1,365,407	\$3,723,045	\$1,920,559
Expense SqFt	\$12.00	\$12.21	\$17.13	\$13.36
Net Operating Income	\$5,629,456	\$3,185,951	\$7,549,332	\$3,228,211
Full Market Value	\$42,502,000	\$24,054,000	\$56,998,000	\$24,373,000
Market Value per SqFt	\$211.40	\$215.05	\$262.33	\$169.50
Distance from Cooperative in miles		0.35	0.25	0.14

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01121-0036	1-01124-0059	1-01128-0001	1-01162-0046
Address	88 CENTRAL PARK WEST	50 WEST 72 STREET	321 COLUMBUS AVENUE	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	42	213	95	170
Year Built	1910	1927	1900	1917
Gross SqFt	132,291	143,791	111,854	106,920
Estimated Gross Income	\$5,382,921	\$5,148,770	\$4,551,358	\$5,229,283
Gross Income per SqFt	\$40.69	\$35.81	\$40.69	\$48.91
Estimated Expense	\$1,615,273	\$1,920,559	\$1,365,407	\$1,307,321
Expense SqFt	\$12.21	\$13.36	\$12.21	\$12.23
Net Operating Income	\$3,767,648	\$3,228,211	\$3,185,951	\$3,921,962
Full Market Value	\$28,446,000	\$24,373,000	\$24,054,000	\$29,611,000
Market Value per SqFt	\$215.03	\$169.50	\$215.05	\$276.95
Distance from Cooperative in miles		0.14	0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01121-0043	1-01124-0056	1-01139-0057	
Address	24 WEST 69 STREET	42 WEST 72 STREET	146 WEST 68 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	19	51	46	
Year Built	1922	1920	1926	
Gross SqFt	28,168	24,607	24,370	
Estimated Gross Income	\$1,092,637	\$995,230	\$905,125	
Gross Income per SqFt	\$38.79	\$40.44	\$37.14	
Estimated Expense	\$313,510	\$261,740	\$283,072	
Expense SqFt	\$11.13	\$10.64	\$11.62	
Net Operating Income	\$779,127	\$733,490	\$622,053	
Full Market Value	\$5,882,000	\$5,538,000	\$4,697,000	
Market Value per SqFt	\$208.82	\$225.06	\$192.74	
Distance from Cooperative in miles		0.14	0.22	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01121-0045	1-01124-0056	1-01139-0057	
Address	26 WEST 69 STREET	42 WEST 72 STREET	146 WEST 68 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	20	51	46	
Year Built	1925	1920	1926	
Gross SqFt	27,308	24,607	24,370	
Estimated Gross Income	\$1,059,277	\$995,230	\$905,125	
Gross Income per SqFt	\$38.79	\$40.44	\$37.14	
Estimated Expense	\$303,938	\$261,740	\$283,072	
Expense SqFt	\$11.13	\$10.64	\$11.62	
Net Operating Income	\$755,339	\$733,490	\$622,053	
Full Market Value	\$5,703,000	\$5,538,000	\$4,697,000	
Market Value per SqFt	\$208.84	\$225.06	\$192.74	
Distance from Cooperative in miles		0.14	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01122-0023	1-01122-0022	1-01117-0055	1-01143-0042
Address	11 WEST 69 STREET	19 WEST 69 STREET	56 WEST 65 STREET	124 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	D1-ELEVATOR	D6-ELEVATOR
Total Units	39	83	53	53
Year Built	1928	1916	1937	1916
Gross SqFt	43,820	42,642	33,312	40,982
Estimated Gross Income	\$1,602,059	\$1,890,363	\$1,217,760	\$1,150,784
Gross Income per SqFt	\$36.56	\$44.33	\$36.56	\$28.08
Estimated Expense	\$480,705	\$566,442	\$365,328	\$391,267
Expense SqFt	\$10.97	\$13.28	\$10.97	\$9.55
Net Operating Income	\$1,121,354	\$1,323,921	\$852,432	\$759,517
Full Market Value	\$8,466,000	\$9,996,000	\$6,436,000	\$5,734,000
Market Value per SqFt	\$193.20	\$234.42	\$193.20	\$139.92
Distance from Cooperative in miles		0.00	0.24	0.19

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01122-0029	1-01124-0059	1-01128-0001	1-01126-0029
Address	91 CENTRAL PARK WEST	50 WEST 72 STREET	321 COLUMBUS AVENUE	135 CENTRAL PARK WEST
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	D3-ELEVATOR
Total Units	94	213	95	64
Year Built	1929	1927	1900	1906
Gross SqFt	209,355	143,791	111,854	217,280
Estimated Gross Income	\$8,374,200	\$5,148,770	\$4,551,358	\$11,272,377
Gross Income per SqFt	\$40.00	\$35.81	\$40.69	\$51.88
Estimated Expense	\$2,512,260	\$1,920,559	\$1,365,407	\$3,723,045
Expense SqFt	\$12.00	\$13.36	\$12.21	\$17.13
Net Operating Income	\$5,861,940	\$3,228,211	\$3,185,951	\$7,549,332
Full Market Value	\$44,258,000	\$24,373,000	\$24,054,000	\$56,998,000
Market Value per SqFt	\$211.40	\$169.50	\$215.05	\$262.33
Distance from Cooperative in miles		0.10	0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01122-0040	1-01122-0047	1-01128-0061	1-01126-0038
Address	18 WEST 70 STREET	30 WEST 70 STREET	331 COLUMBUS AVENUE	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	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	56	35	57	86
Year Built	1926	1916	1900	1941
Gross SqFt	60,300	58,361	62,434	71,890
Estimated Gross Income	\$2,076,129	\$1,734,966	\$2,149,581	\$3,241,697
Gross Income per SqFt	\$34.43	\$29.73	\$34.43	\$45.09
Estimated Expense	\$527,625	\$589,888	\$546,448	\$840,671
Expense SqFt	\$8.75	\$10.11	\$8.75	\$11.69
Net Operating Income	\$1,548,504	\$1,145,078	\$1,603,133	\$2,401,026
Full Market Value	\$11,691,000	\$8,645,000	\$12,104,000	\$18,128,000
Market Value per SqFt	\$193.88	\$148.13	\$193.87	\$252.16
Distance from Cooperative in miles		0.00	0.30	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01123-0029	1-01113-0001	1-01126-0029	
Address	101 CENTRAL PARK WEST	45 WEST 60 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	D8-ELEVATOR	D3-ELEVATOR	
Total Units	104	325	64	
Year Built	1930	1981	1906	
Gross SqFt	384,336	408,644	217,280	
Estimated Gross Income	\$15,342,656	\$18,034,505	\$11,272,377	
Gross Income per SqFt	\$39.92	\$44.13	\$51.88	
Estimated Expense	\$4,602,797	\$4,541,672	\$3,723,045	
Expense SqFt	\$11.98	\$11.11	\$17.13	
Net Operating Income	\$10,739,859	\$13,492,833	\$7,549,332	
Full Market Value	\$81,086,000	\$101,871,000	\$56,998,000	
Market Value per SqFt	\$210.98	\$249.29	\$262.33	
Distance from Cooperative in miles		0.49	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01124-0005	1-01128-0061	1-01518-0009	
Address	59 WEST 71 STREET	331 COLUMBUS AVENUE	115 EAST 89 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	40	57	45	
Year Built	1924	1900	1924	
Gross SqFt	54,976	62,434	52,848	
Estimated Gross Income	\$1,884,028	\$2,149,581	\$1,801,970	
Gross Income per SqFt	\$34.27	\$34.43	\$34.10	
Estimated Expense	\$586,594	\$546,448	\$665,590	
Expense SqFt	\$10.67	\$8.75	\$12.59	
Net Operating Income	\$1,297,434	\$1,603,133	\$1,136,380	
Full Market Value	\$9,796,000	\$12,104,000	\$8,580,000	
Market Value per SqFt	\$178.19	\$193.87	\$162.35	
Distance from Cooperative in miles		0.21	1.27	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01124-0021	1-01125-0009	1-01210-0012	1-01200-0005
Address	17 WEST 71 STREET	37 WEST 72 STREET	147 WEST 79 STREET	51 WEST 86 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	D7-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	39	94	61	83
Year Built	1923	1929	1926	1927
Gross SqFt	71,907	80,281	76,193	70,144
Estimated Gross Income	\$2,144,267	\$2,280,130	\$2,376,429	\$2,091,762
Gross Income per SqFt	\$29.82	\$28.40	\$31.19	\$29.82
Estimated Expense	\$923,286	\$775,244	\$864,067	\$900,865
Expense SqFt	\$12.84	\$9.66	\$11.34	\$12.84
Net Operating Income	\$1,220,981	\$1,504,886	\$1,512,362	\$1,190,897
Full Market Value	\$9,218,000	\$11,362,000	\$11,418,000	\$8,991,000
Market Value per SqFt	\$128.19	\$141.53	\$149.86	\$128.18
Distance from Cooperative in miles		0.06	0.45	0.78

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01124-0027	1-01126-0029	1-01139-0001	1-01113-0001
Address	115 CENTRAL PARK WEST	135 CENTRAL PARK WEST	145 WEST 67 STREET	45 WEST 60 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	238	64	453	325
Year Built	1931	1906	1986	1981
Gross SqFt	617,569	217,280	568,001	408,644
Estimated Gross Income	\$21,614,915	\$11,272,377	\$22,913,931	\$18,034,505
Gross Income per SqFt	\$35.00	\$51.88	\$40.34	\$44.13
Estimated Expense	\$6,484,475	\$3,723,045	\$5,859,359	\$4,541,672
Expense SqFt	\$10.50	\$17.13	\$10.32	\$11.11
Net Operating Income	\$15,130,440	\$7,549,332	\$17,054,572	\$13,492,833
Full Market Value	\$114,235,000	\$56,998,000	\$128,762,000	\$101,871,000
Market Value per SqFt	\$184.98	\$262.33	\$226.69	\$249.29
Distance from Cooperative in miles		0.11	0.29	0.54

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01124-0042	1-01124-0059	1-01126-0029	
Address	12 WEST 72 STREET	50 WEST 72 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	D7-ELEVATOR	D3-ELEVATOR	
Total Units	174	213	64	
Year Built	1927	1927	1906	
Gross SqFt	178,893	143,791	217,280	
Estimated Gross Income	\$6,440,148	\$5,148,770	\$11,272,377	
Gross Income per SqFt	\$36.00	\$35.81	\$51.88	
Estimated Expense	\$1,932,044	\$1,920,559	\$3,723,045	
Expense SqFt	\$10.80	\$13.36	\$17.13	
Net Operating Income	\$4,508,104	\$3,228,211	\$7,549,332	
Full Market Value	\$34,036,000	\$24,373,000	\$56,998,000	
Market Value per SqFt	\$190.26	\$169.50	\$262.33	
Distance from Cooperative in miles		0.00	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01124-0046	1-01169-0029	1-01124-0059	
Address	20 WEST 72 STREET	360 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	170	134	213	
Year Built	1925	1929	1927	
Gross SqFt	127,961	131,476	143,791	
Estimated Gross Income	\$4,316,125	\$4,161,865	\$5,148,770	
Gross Income per SqFt	\$33.73	\$31.65	\$35.81	
Estimated Expense	\$1,358,946	\$1,331,797	\$1,920,559	
Expense SqFt	\$10.62	\$10.13	\$13.36	
Net Operating Income	\$2,957,179	\$2,830,068	\$3,228,211	
Full Market Value	\$22,327,000	\$21,367,000	\$24,373,000	
Market Value per SqFt	\$174.48	\$162.52	\$169.50	
Distance from Cooperative in miles		0.43	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01125-0002	1-01122-0047	1-01126-0038	1-01128-0061
Address	49 WEST 72 STREET	30 WEST 70 STREET	8 WEST 74 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	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	81	35	86	57
Year Built	1930	1916	1941	1900
Gross SqFt	54,488	58,361	71,890	62,434
Estimated Gross Income	\$1,876,022	\$1,734,966	\$3,241,697	\$2,149,581
Gross Income per SqFt	\$34.43	\$29.73	\$45.09	\$34.43
Estimated Expense	\$476,770	\$589,888	\$840,671	\$546,448
Expense SqFt	\$8.75	\$10.11	\$11.69	\$8.75
Net Operating Income	\$1,399,252	\$1,145,078	\$2,401,026	\$1,603,133
Full Market Value	\$10,564,000	\$8,645,000	\$18,128,000	\$12,104,000
Market Value per SqFt	\$193.88	\$148.13	\$252.16	\$193.87
Distance from Cooperative in miles		0.15	0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01125-0024	1-01126-0029	1-01139-0001	1-01113-0001
Address	15 WEST 72 STREET	135 CENTRAL PARK WEST	145 WEST 67 STREET	45 WEST 60 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	504	64	453	325
Year Built	1964	1906	1986	1981
Gross SqFt	625,517	217,280	568,001	408,644
Estimated Gross Income	\$21,893,095	\$11,272,377	\$22,913,931	\$18,034,505
Gross Income per SqFt	\$35.00	\$51.88	\$40.34	\$44.13
Estimated Expense	\$6,567,929	\$3,723,045	\$5,859,359	\$4,541,672
Expense SqFt	\$10.50	\$17.13	\$10.32	\$11.11
Net Operating Income	\$15,325,166	\$7,549,332	\$17,054,572	\$13,492,833
Full Market Value	\$115,705,000	\$56,998,000	\$128,762,000	\$101,871,000
Market Value per SqFt	\$184.97	\$262.33	\$226.69	\$249.29
Distance from Cooperative in miles		0.05	0.33	0.60

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01125-0025	1-01126-0029	1-01117-0001	1-01113-0001
Address	121 CENTRAL PARK WEST	135 CENTRAL PARK WEST	1930 BROADWAY	45 WEST 60 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	94	64	235	325
Year Built	1900	1906	2002	1981
Gross SqFt	309,608	217,280	460,000	408,644
Estimated Gross Income	\$12,384,320	\$11,272,377	\$26,583,615	\$18,034,505
Gross Income per SqFt	\$40.00	\$51.88	\$57.79	\$44.13
Estimated Expense	\$3,715,296	\$3,723,045	\$6,645,904	\$4,541,672
Expense SqFt	\$12.00	\$17.13	\$14.45	\$11.11
Net Operating Income	\$8,669,024	\$7,549,332	\$19,937,711	\$13,492,833
Full Market Value	\$65,451,000	\$56,998,000	\$150,530,000	\$101,871,000
Market Value per SqFt	\$211.40	\$262.33	\$327.24	\$249.29
Distance from Cooperative in miles		0.05	0.39	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01126-0014	1-01128-0001	1-01113-0001	
Address	23 WEST 73 STREET	321 COLUMBUS AVENUE	45 WEST 60 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR	
Total Units	258	95	325	
Year Built	1926	1900	1981	
Gross SqFt	289,066	111,854	408,644	
Estimated Gross Income	\$10,117,310	\$4,551,358	\$18,034,505	
Gross Income per SqFt	\$35.00	\$40.69	\$44.13	
Estimated Expense	\$3,035,193	\$1,365,407	\$4,541,672	
Expense SqFt	\$10.50	\$12.21	\$11.11	
Net Operating Income	\$7,082,117	\$3,185,951	\$13,492,833	
Full Market Value	\$53,470,000	\$24,054,000	\$101,871,000	
Market Value per SqFt	\$184.98	\$215.05	\$249.29	
Distance from Cooperative in miles		0.10	0.65	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01126-0042	1-01229-0039	1-01128-0039	
Address	16 WEST 74 STREET	208 WEST 82 STREET	8 WEST 76 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D9-ELEVATOR	
Total Units	12	20	16	
Year Built	1900	1910	1900	
Gross SqFt	10,174	10,370	9,810	
Estimated Gross Income	\$449,182	\$473,292	\$418,488	
Gross Income per SqFt	\$44.15	\$45.64	\$42.66	
Estimated Expense	\$136,840	\$127,789	\$142,993	
Expense SqFt	\$13.45	\$12.32	\$14.58	
Net Operating Income	\$312,342	\$345,503	\$275,495	
Full Market Value	\$2,358,000	\$2,609,000	\$2,080,000	
Market Value per SqFt	\$231.77	\$251.59	\$212.03	
Distance from Cooperative in miles		0.51	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01126-0048	1-01126-0055	1-01164-0013	
Address	28 WEST 74 STREET	42 WEST 74 STREET	245 WEST 72 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	26	
Year Built	1902	1902	1900	
Gross SqFt	18,940	19,340	17,723	
Estimated Gross Income	\$761,956	\$680,892	\$801,769	
Gross Income per SqFt	\$40.23	\$35.21	\$45.24	
Estimated Expense	\$201,711	\$204,268	\$190,188	
Expense SqFt	\$10.65	\$10.56	\$10.73	
Net Operating Income	\$560,245	\$476,624	\$611,581	
Full Market Value	\$4,230,000	\$3,599,000	\$4,617,000	
Market Value per SqFt	\$223.34	\$186.09	\$260.51	
Distance from Cooperative in miles		0.00	0.36	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01126-0050	1-01126-0055	1-01244-0022	
Address	32 WEST 74 STREET	42 WEST 74 STREET	310 WEST 80 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	14	31	36	
Year Built	1910	1902	1910	
Gross SqFt	18,569	19,340	22,728	
Estimated Gross Income	\$672,569	\$680,892	\$846,267	
Gross Income per SqFt	\$36.22	\$35.21	\$37.23	
Estimated Expense	\$182,348	\$204,268	\$206,268	
Expense SqFt	\$9.82	\$10.56	\$9.08	
Net Operating Income	\$490,221	\$476,624	\$639,999	
Full Market Value	\$3,701,000	\$3,599,000	\$4,832,000	
Market Value per SqFt	\$199.31	\$186.09	\$212.60	
Distance from Cooperative in miles		0.00	0.56	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01127-0029	1-01117-0001	1-01139-0001	1-01126-0029
Address	145 CENTRAL PARK WEST	1930 BROADWAY	145 WEST 67 STREET	135 CENTRAL PARK WEST
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	D8-ELEVATOR	D3-ELEVATOR
Total Units	146	235	453	64
Year Built	1930	2002	1986	1906
Gross SqFt	490,265	460,000	568,001	217,280
Estimated Gross Income	\$17,159,275	\$26,583,615	\$22,913,931	\$11,272,377
Gross Income per SqFt	\$35.00	\$57.79	\$40.34	\$51.88
Estimated Expense	\$5,147,783	\$6,645,904	\$5,859,359	\$3,723,045
Expense SqFt	\$10.50	\$14.45	\$10.32	\$17.13
Net Operating Income	\$12,011,492	\$19,937,711	\$17,054,572	\$7,549,332
Full Market Value	\$90,687,000	\$150,530,000	\$128,762,000	\$56,998,000
Market Value per SqFt	\$184.98	\$327.24	\$226.69	\$262.33
Distance from Cooperative in miles		0.49	0.41	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01128-0029	1-01200-0015	1-01128-0001	1-01150-0041
Address	151 CENTRAL PARK WEST	27 WEST 86 STREET	321 COLUMBUS AVENUE	120 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	35	64	95	64
Year Built	1907	1926	1900	1926
Gross SqFt	124,867	126,045	111,854	114,696
Estimated Gross Income	\$3,617,397	\$3,583,167	\$4,551,358	\$3,323,219
Gross Income per SqFt	\$28.97	\$28.43	\$40.69	\$28.97
Estimated Expense	\$1,229,940	\$1,218,277	\$1,365,407	\$1,129,894
Expense SqFt	\$9.85	\$9.67	\$12.21	\$9.85
Net Operating Income	\$2,387,457	\$2,364,890	\$3,185,951	\$2,193,325
Full Market Value	\$16,222,000	\$17,855,000	\$24,054,000	\$16,560,000
Market Value per SqFt	\$129.91	\$141.66	\$215.05	\$144.38
Distance from Cooperative in miles		0.57	0.00	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01128-0052	1-01128-0017	1-01129-0020	
Address	34 WEST 76 STREET	27 WEST 75 STREET	17 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	12	20	
Year Built	1900	1900	1900	
Gross SqFt	9,603	8,333	8,168	
Estimated Gross Income	\$364,434	\$314,951	\$311,109	
Gross Income per SqFt	\$37.95	\$37.80	\$38.09	
Estimated Expense	\$89,788	\$75,518	\$78,632	
Expense SqFt	\$9.35	\$9.06	\$9.63	
Net Operating Income	\$274,646	\$239,433	\$232,477	
Full Market Value	\$2,074,000	\$1,808,000	\$1,755,000	
Market Value per SqFt	\$215.97	\$216.97	\$214.86	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01129-0039	1-01126-0029	1-01129-0059	1-01124-0059
Address	6 WEST 77 STREET	135 CENTRAL PARK WEST	52 WEST 77 STREET	50 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	D6-ELEVATOR	D7-ELEVATOR
Total Units	102	64	149	213
Year Built	1928	1906	1903	1927
Gross SqFt	176,891	217,280	113,309	143,791
Estimated Gross Income	\$6,368,076	\$11,272,377	\$5,066,322	\$5,148,770
Gross Income per SqFt	\$36.00	\$51.88	\$44.71	\$35.81
Estimated Expense	\$1,910,423	\$3,723,045	\$1,497,523	\$1,920,559
Expense SqFt	\$10.80	\$17.13	\$13.22	\$13.36
Net Operating Income	\$4,457,653	\$7,549,332	\$3,568,799	\$3,228,211
Full Market Value	\$33,655,000	\$56,998,000	\$26,945,000	\$24,373,000
Market Value per SqFt	\$190.26	\$262.33	\$237.80	\$169.50
Distance from Cooperative in miles		0.15	0.00	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01129-0045	1-01122-0047	1-01231-0007	
Address	20 WEST 77 STREET	30 WEST 70 STREET	2301 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	31	35	37	
Year Built	1926	1916	1910	
Gross SqFt	58,723	58,361	61,250	
Estimated Gross Income	\$1,954,889	\$1,734,966	\$2,257,097	
Gross Income per SqFt	\$33.29	\$29.73	\$36.85	
Estimated Expense	\$506,192	\$589,888	\$436,544	
Expense SqFt	\$8.62	\$10.11	\$7.13	
Net Operating Income	\$1,448,697	\$1,145,078	\$1,820,553	
Full Market Value	\$10,938,000	\$8,645,000	\$13,745,000	
Market Value per SqFt	\$186.26	\$148.13	\$224.41	
Distance from Cooperative in miles		0.36	0.53	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$5,856,336	\$5,066,322	\$5,148,770	
Gross Income per SqFt	\$36.00	\$44.71	\$35.81	
Estimated Expense	\$1,756,901	\$1,497,523	\$1,920,559	
Expense SqFt	\$10.80	\$13.22	\$13.36	
Net Operating Income	\$4,099,435	\$3,568,799	\$3,228,211	
Full Market Value	\$30,951,000	\$26,945,000	\$24,373,000	
Market Value per SqFt	\$190.26	\$237.80	\$169.50	
Distance from Cooperative in miles		0.00	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01129-0055	1-01150-0041	1-01195-0014	1-01169-0008
Address	44 WEST 77 STREET	120 WEST 79 STREET	25 WEST 81 STREET	2181 BROADWAY
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	D3-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	32	64	64	115
Year Built	1909	1926	1927	1924
Gross SqFt	118,168	114,696	109,896	114,767
Estimated Gross Income	\$3,792,011	\$3,323,219	\$3,629,906	\$3,682,883
Gross Income per SqFt	\$32.09	\$28.97	\$33.03	\$32.09
Estimated Expense	\$1,289,213	\$1,129,894	\$1,234,168	\$1,252,180
Expense SqFt	\$10.91	\$9.85	\$11.23	\$10.91
Net Operating Income	\$2,502,798	\$2,193,325	\$2,395,738	\$2,430,703
Full Market Value	\$18,896,000	\$16,560,000	\$18,088,000	\$18,352,000
Market Value per SqFt	\$159.91	\$144.38	\$164.59	\$159.91
Distance from Cooperative in miles		0.20	0.26	0.39

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01138-0001	1-01113-0001	1-01272-0001	
Address	141 AMSTERDAM AVENUE	45 WEST 60 STREET	1380 AVENUE OF THE AMERIC	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	
Total Units	381	325	252	
Year Built	1962	1981	1963	
Gross SqFt	386,850	408,644	303,642	
Estimated Gross Income	\$13,539,750	\$18,034,505	\$13,321,247	
Gross Income per SqFt	\$35.00	\$44.13	\$43.87	
Estimated Expense	\$4,738,913	\$4,541,672	\$4,691,572	
Expense SqFt	\$12.25	\$11.11	\$15.45	
Net Operating Income	\$8,800,837	\$13,492,833	\$8,629,675	
Full Market Value	\$66,446,000	\$101,871,000	\$65,154,000	
Market Value per SqFt	\$171.76	\$249.29	\$214.58	
Distance from Cooperative in miles		0.34	0.87	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01138-0053	1-01124-0059	1-01128-0001	
Address	130 WEST 67 STREET	50 WEST 72 STREET	321 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	245	213	95	
Year Built	1975	1927	1900	
Gross SqFt	186,737	143,791	111,854	
Estimated Gross Income	\$6,535,795	\$5,148,770	\$4,551,358	
Gross Income per SqFt	\$35.00	\$35.81	\$40.69	
Estimated Expense	\$1,960,739	\$1,920,559	\$1,365,407	
Expense SqFt	\$10.50	\$13.36	\$12.21	
Net Operating Income	\$4,575,056	\$3,228,211	\$3,185,951	
Full Market Value	\$34,542,000	\$24,373,000	\$24,054,000	
Market Value per SqFt	\$184.98	\$169.50	\$215.05	
Distance from Cooperative in miles		0.32	0.50	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01140-0036	1-01127-0010	1-01121-0055	1-01123-0047
Address	108 WEST 69 STREET	45 WEST 74 STREET	50 WEST 69 STREET	30 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	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	11	14	13	18
Year Built	1900	1900	1910	1910
Gross SqFt	7,813	7,965	7,959	7,977
Estimated Gross Income	\$299,394	\$211,816	\$330,611	\$305,710
Gross Income per SqFt	\$38.32	\$26.59	\$41.54	\$38.32
Estimated Expense	\$86,802	\$92,745	\$92,571	\$88,656
Expense SqFt	\$11.11	\$11.64	\$11.63	\$11.11
Net Operating Income	\$212,592	\$119,071	\$238,040	\$217,054
Full Market Value	\$1,605,000	\$899,000	\$1,797,000	\$1,639,000
Market Value per SqFt	\$205.43	\$112.87	\$225.78	\$205.47
Distance from Cooperative in miles		0.38	0.23	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01140-0046	1-01124-0059	1-01169-0029	
Address	140 WEST 69 STREET	50 WEST 72 STREET	360 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	246	213	134	
Year Built	1905	1927	1929	
Gross SqFt	142,894	143,791	131,476	
Estimated Gross Income	\$4,819,815	\$5,148,770	\$4,161,865	
Gross Income per SqFt	\$33.73	\$35.81	\$31.65	
Estimated Expense	\$1,517,534	\$1,920,559	\$1,331,797	
Expense SqFt	\$10.62	\$13.36	\$10.13	
Net Operating Income	\$3,302,281	\$3,228,211	\$2,830,068	
Full Market Value	\$24,932,000	\$24,373,000	\$21,367,000	
Market Value per SqFt	\$174.48	\$169.50	\$162.52	
Distance from Cooperative in miles		0.27	0.47	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01141-0037	1-01163-0011	1-01117-0047	
Address	114 WEST 70 STREET	251 WEST 71 STREET	34 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	36	25	44	
Year Built	1922	1920	1939	
Gross SqFt	41,034	33,600	37,716	
Estimated Gross Income	\$1,275,747	\$1,121,895	\$1,085,893	
Gross Income per SqFt	\$31.09	\$33.39	\$28.79	
Estimated Expense	\$414,854	\$359,006	\$359,378	
Expense SqFt	\$10.11	\$10.68	\$9.53	
Net Operating Income	\$860,893	\$762,889	\$726,515	
Full Market Value	\$6,500,000	\$5,760,000	\$5,485,000	
Market Value per SqFt	\$158.41	\$171.43	\$145.43	
Distance from Cooperative in miles		0.23	0.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01141-0039	1-01122-0047	1-01128-0061	
Address	120 WEST 70 STREET	30 WEST 70 STREET	331 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	38	35	57	
Year Built	1917	1916	1900	
Gross SqFt	66,917	58,361	62,434	
Estimated Gross Income	\$2,146,697	\$1,734,966	\$2,149,581	
Gross Income per SqFt	\$32.08	\$29.73	\$34.43	
Estimated Expense	\$631,027	\$589,888	\$546,448	
Expense SqFt	\$9.43	\$10.11	\$8.75	
Net Operating Income	\$1,515,670	\$1,145,078	\$1,603,133	
Full Market Value	\$11,443,000	\$8,645,000	\$12,104,000	
Market Value per SqFt	\$171.00	\$148.13	\$193.87	
Distance from Cooperative in miles		0.14	0.33	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01142-0048	1-01128-0061	1-01122-0047	
Address	140 WEST 71 STREET	331 COLUMBUS AVENUE	30 WEST 70 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	80	57	35	
Year Built	1920	1900	1916	
Gross SqFt	57,086	62,434	58,361	
Estimated Gross Income	\$1,831,319	\$2,149,581	\$1,734,966	
Gross Income per SqFt	\$32.08	\$34.43	\$29.73	
Estimated Expense	\$538,321	\$546,448	\$589,888	
Expense SqFt	\$9.43	\$8.75	\$10.11	
Net Operating Income	\$1,292,998	\$1,603,133	\$1,145,078	
Full Market Value	\$9,762,000	\$12,104,000	\$8,645,000	
Market Value per SqFt	\$171.01	\$193.87	\$148.13	
Distance from Cooperative in miles		0.29	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-0001	1-01124-0059	1-01232-0055	
Address	2060 BROADWAY	50 WEST 72 STREET	2333 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	53	213	128	
Year Built	1902	1927	1922	
Gross SqFt	130,410	143,791	111,811	
Estimated Gross Income	\$4,585,216	\$5,148,770	\$3,857,917	
Gross Income per SqFt	\$35.16	\$35.81	\$34.50	
Estimated Expense	\$1,546,663	\$1,920,559	\$1,157,375	
Expense SqFt	\$11.86	\$13.36	\$10.35	
Net Operating Income	\$3,038,553	\$3,228,211	\$2,700,542	
Full Market Value	\$22,941,000	\$24,373,000	\$20,389,000	
Market Value per SqFt	\$175.91	\$169.50	\$182.35	
Distance from Cooperative in miles		0.17	0.70	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-0007	1-01184-0025	1-01184-0067	1-01229-0039
Address	167 WEST 71 STREET	312 WEST 73 STREET	317 WEST 74 STREET	208 WEST 82 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	D1-ELEVATOR	D2-ELEVATOR
Total Units	21	16	19	20
Year Built	1920	1920	1920	1910
Gross SqFt	11,224	14,025	7,694	10,370
Estimated Gross Income	\$377,575	\$471,769	\$220,751	\$473,292
Gross Income per SqFt	\$33.64	\$33.64	\$28.69	\$45.64
Estimated Expense	\$141,310	\$176,551	\$75,055	\$127,789
Expense SqFt	\$12.59	\$12.59	\$9.76	\$12.32
Net Operating Income	\$236,265	\$295,218	\$145,696	\$345,503
Full Market Value	\$1,784,000	\$2,229,000	\$1,100,000	\$2,609,000
Market Value per SqFt	\$158.95	\$158.93	\$142.97	\$251.59
Distance from Cooperative in miles		0.30	0.35	0.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-0024	1-01143-0060	1-01141-0013	
Address	119 WEST 71 STREET	166 WEST 72 STREET	2020 BROADWAY	
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	36	51	64	
Year Built	1913	1911	1900	
Gross SqFt	55,382	59,210	48,606	
Estimated Gross Income	\$1,802,684	\$1,565,328	\$1,878,997	
Gross Income per SqFt	\$32.55	\$26.44	\$38.66	
Estimated Expense	\$558,804	\$594,825	\$491,957	
Expense SqFt	\$10.09	\$10.05	\$10.12	
Net Operating Income	\$1,243,880	\$970,503	\$1,387,040	
Full Market Value	\$9,391,000	\$7,327,000	\$10,472,000	
Market Value per SqFt	\$169.57	\$123.75	\$215.45	
Distance from Cooperative in miles		0.00	0.10	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-0037	1-01163-0020	1-01122-0047	1-01143-0042
Address	116 WEST 72 STREET	225 WEST 71 STREET	30 WEST 70 STREET	124 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	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	92	37	35	53
Year Built	1918	1920	1916	1916
Gross SqFt	50,590	49,150	58,361	40,982
Estimated Gross Income	\$1,420,567	\$1,023,363	\$1,734,966	\$1,150,784
Gross Income per SqFt	\$28.08	\$20.82	\$29.73	\$28.08
Estimated Expense	\$483,135	\$419,579	\$589,888	\$391,267
Expense SqFt	\$9.55	\$8.54	\$10.11	\$9.55
Net Operating Income	\$937,432	\$603,784	\$1,145,078	\$759,517
Full Market Value	\$6,340,000	\$4,396,000	\$8,645,000	\$5,734,000
Market Value per SqFt	\$125.32	\$89.44	\$148.13	\$139.92
Distance from Cooperative in miles		0.18	0.19	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-0039	1-01129-0047	1-01143-0020	1-01169-0042
Address	118 WEST 72 STREET	22 WEST 77 STREET	133 WEST 71 STREET	226 WEST 78 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	45	42	36	42
Year Built	1915	1921	1928	1925
Gross SqFt	26,911	26,910	30,712	27,100
Estimated Gross Income	\$874,338	\$874,403	\$870,969	\$905,280
Gross Income per SqFt	\$32.49	\$32.49	\$28.36	\$33.41
Estimated Expense	\$208,291	\$208,230	\$218,954	\$307,795
Expense SqFt	\$7.74	\$7.74	\$7.13	\$11.36
Net Operating Income	\$666,047	\$666,173	\$652,015	\$597,485
Full Market Value	\$5,029,000	\$5,030,000	\$4,923,000	\$4,511,000
Market Value per SqFt	\$186.88	\$186.92	\$160.30	\$166.46
Distance from Cooperative in miles		0.30	0.00	0.34

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01144-0024	1-01210-0012	1-01125-0009	1-01146-0061
Address	121 WEST 72 STREET	147 WEST 79 STREET	37 WEST 72 STREET	166 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	92	61	94	181
Year Built	1926	1926	1929	1922
Gross SqFt	74,654	76,193	80,281	81,339
Estimated Gross Income	\$2,120,174	\$2,376,429	\$2,280,130	\$2,498,227
Gross Income per SqFt	\$28.40	\$31.19	\$28.40	\$30.71
Estimated Expense	\$721,158	\$864,067	\$775,244	\$1,149,184
Expense SqFt	\$9.66	\$11.34	\$9.66	\$14.13
Net Operating Income	\$1,399,016	\$1,512,362	\$1,504,886	\$1,349,043
Full Market Value	\$10,563,000	\$11,418,000	\$11,362,000	\$10,185,000
Market Value per SqFt	\$141.49	\$149.86	\$141.53	\$125.22
Distance from Cooperative in miles		0.36	0.17	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01144-0043	1-01167-0007	1-01139-0057	1-01129-0047
Address	126 WEST 73 STREET	245 WEST 75 STREET	146 WEST 68 STREET	22 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	D9-ELEVATOR	D1-ELEVATOR
Total Units	40	48	46	42
Year Built	1915	1924	1926	1921
Gross SqFt	24,596	24,840	24,370	26,910
Estimated Gross Income	\$910,544	\$919,485	\$905,125	\$874,403
Gross Income per SqFt	\$37.02	\$37.02	\$37.14	\$32.49
Estimated Expense	\$273,016	\$275,846	\$283,072	\$208,230
Expense SqFt	\$11.10	\$11.10	\$11.62	\$7.74
Net Operating Income	\$637,528	\$643,639	\$622,053	\$666,173
Full Market Value	\$4,813,000	\$4,859,000	\$4,697,000	\$5,030,000
Market Value per SqFt	\$195.68	\$195.61	\$192.74	\$186.92
Distance from Cooperative in miles		0.26	0.26	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01145-0001	1-01148-0001	1-01150-0041	1-01169-0029
Address	175 WEST 73 STREET	341 AMSTERDAM AVENUE	120 WEST 79 STREET	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	D3-ELEVATOR	D6-ELEVATOR
Total Units	152	103	64	134
Year Built	1924	1925	1926	1929
Gross SqFt	120,383	125,040	114,696	131,476
Estimated Gross Income	\$3,487,496	\$3,354,054	\$3,323,219	\$4,161,865
Gross Income per SqFt	\$28.97	\$26.82	\$28.97	\$31.65
Estimated Expense	\$1,185,773	\$1,274,541	\$1,129,894	\$1,331,797
Expense SqFt	\$9.85	\$10.19	\$9.85	\$10.13
Net Operating Income	\$2,301,723	\$2,079,513	\$2,193,325	\$2,830,068
Full Market Value	\$17,378,000	\$15,700,000	\$16,560,000	\$21,367,000
Market Value per SqFt	\$144.36	\$125.56	\$144.38	\$162.52
Distance from Cooperative in miles		0.15	0.25	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01145-0007	1-01128-0055	1-01145-0155	1-01145-0034
Address	167 WEST 73 STREET	42 WEST 76 STREET	156 WEST 74 STREET	102 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	C5-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	12	20	16
Year Built	1910	1910	1920	1900
Gross SqFt	11,655	7,106	11,960	10,540
Estimated Gross Income	\$425,291	\$263,984	\$436,394	\$342,450
Gross Income per SqFt	\$36.49	\$37.15	\$36.49	\$32.49
Estimated Expense	\$127,622	\$72,836	\$130,918	\$116,433
Expense SqFt	\$10.95	\$10.25	\$10.95	\$11.05
Net Operating Income	\$297,669	\$191,148	\$305,476	\$226,017
Full Market Value	\$2,247,000	\$1,443,000	\$2,306,000	\$1,706,000
Market Value per SqFt	\$192.79	\$203.07	\$192.81	\$161.86
Distance from Cooperative in miles		0.20	0.00	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01145-0029	1-01122-0047	1-01163-0011	
Address	105 WEST 73 STREET	30 WEST 70 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	38	35	25	
Year Built	1920	1916	1920	
Gross SqFt	46,621	58,361	33,600	
Estimated Gross Income	\$1,471,359	\$1,734,966	\$1,121,895	
Gross Income per SqFt	\$31.56	\$29.73	\$33.39	
Estimated Expense	\$484,858	\$589,888	\$359,006	
Expense SqFt	\$10.40	\$10.11	\$10.68	
Net Operating Income	\$986,501	\$1,145,078	\$762,889	
Full Market Value	\$7,448,000	\$8,645,000	\$5,760,000	
Market Value per SqFt	\$159.76	\$148.13	\$171.43	
Distance from Cooperative in miles		0.27	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01145-0049	1-01124-0013	1-01126-0055	
Address	140 WEST 74 STREET	41 WEST 71 STREET	42 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	D9-ELEVATOR	
Total Units	31	29	31	
Year Built	1910	1929	1902	
Gross SqFt	19,190	20,700	19,340	
Estimated Gross Income	\$633,654	\$637,962	\$680,892	
Gross Income per SqFt	\$33.02	\$30.82	\$35.21	
Estimated Expense	\$208,020	\$229,887	\$204,268	
Expense SqFt	\$10.84	\$11.11	\$10.56	
Net Operating Income	\$425,634	\$408,075	\$476,624	
Full Market Value	\$3,214,000	\$3,081,000	\$3,599,000	
Market Value per SqFt	\$167.48	\$148.84	\$186.09	
Distance from Cooperative in miles		0.20	0.17	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01145-0061	1-01169-0008	1-01128-0001	1-01232-0055
Address	287 AMSTERDAM AVENUE	2181 BROADWAY	321 COLUMBUS AVENUE	2333 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	D7-ELEVATOR	D6-ELEVATOR
Total Units	156	115	95	128
Year Built	1913	1924	1900	1922
Gross SqFt	114,150	114,767	111,854	111,811
Estimated Gross Income	\$3,938,175	\$3,682,883	\$4,551,358	\$3,857,917
Gross Income per SqFt	\$34.50	\$32.09	\$40.69	\$34.50
Estimated Expense	\$1,181,453	\$1,252,180	\$1,365,407	\$1,157,375
Expense SqFt	\$10.35	\$10.91	\$12.21	\$10.35
Net Operating Income	\$2,756,722	\$2,430,703	\$3,185,951	\$2,700,542
Full Market Value	\$20,813,000	\$18,352,000	\$24,054,000	\$20,389,000
Market Value per SqFt	\$182.33	\$159.91	\$215.05	\$182.35
Distance from Cooperative in miles		0.30	0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01145-0105	1-01142-0136	1-01124-0009	
Address	171 WEST 73 STREET	108 WEST 71 STREET	55 WEST 71 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	11	12	12	
Year Built	1910	1910	1910	
Gross SqFt	5,525	5,040	4,955	
Estimated Gross Income	\$180,336	\$158,527	\$167,616	
Gross Income per SqFt	\$32.64	\$31.45	\$33.83	
Estimated Expense	\$59,670	\$54,309	\$53,637	
Expense SqFt	\$10.80	\$10.78	\$10.82	
Net Operating Income	\$120,666	\$104,218	\$113,979	
Full Market Value	\$911,000	\$787,000	\$861,000	
Market Value per SqFt	\$164.89	\$156.15	\$173.76	
Distance from Cooperative in miles		0.15	0.20	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01146-0008	1-01143-0020	1-01143-0042	
Address	151 WEST 74 STREET	133 WEST 71 STREET	124 WEST 72 STREET	
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	43	36	53	
Year Built	1923	1928	1916	
Gross SqFt	47,551	30,712	40,982	
Estimated Gross Income	\$1,341,889	\$870,969	\$1,150,784	
Gross Income per SqFt	\$28.22	\$28.36	\$28.08	
Estimated Expense	\$396,575	\$218,954	\$391,267	
Expense SqFt	\$8.34	\$7.13	\$9.55	
Net Operating Income	\$945,314	\$652,015	\$759,517	
Full Market Value	\$7,137,000	\$4,923,000	\$5,734,000	
Market Value per SqFt	\$150.09	\$160.30	\$139.92	
Distance from Cooperative in miles		0.16	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01146-0018	1-01128-0061	1-01122-0047	
Address	123 WEST 74 STREET	331 COLUMBUS AVENUE	30 WEST 70 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	42	57	35	
Year Built	1925	1900	1916	
Gross SqFt	54,105	62,434	58,361	
Estimated Gross Income	\$1,735,688	\$2,149,581	\$1,734,966	
Gross Income per SqFt	\$32.08	\$34.43	\$29.73	
Estimated Expense	\$510,210	\$546,448	\$589,888	
Expense SqFt	\$9.43	\$8.75	\$10.11	
Net Operating Income	\$1,225,478	\$1,603,133	\$1,145,078	
Full Market Value	\$9,252,000	\$12,104,000	\$8,645,000	
Market Value per SqFt	\$171.00	\$193.87	\$148.13	
Distance from Cooperative in miles		0.18	0.31	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01146-0049	1-01169-0042	1-01143-0020	1-01129-0047
Address	136 WEST 75 STREET	226 WEST 78 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)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	30	42	36	42
Year Built	1940	1925	1928	1921
Gross SqFt	27,176	27,100	30,712	26,910
Estimated Gross Income	\$882,948	\$905,280	\$870,969	\$874,403
Gross Income per SqFt	\$32.49	\$33.41	\$28.36	\$32.49
Estimated Expense	\$210,342	\$307,795	\$218,954	\$208,230
Expense SqFt	\$7.74	\$11.36	\$7.13	\$7.74
Net Operating Income	\$672,606	\$597,485	\$652,015	\$666,173
Full Market Value	\$5,078,000	\$4,511,000	\$4,923,000	\$5,030,000
Market Value per SqFt	\$186.86	\$166.46	\$160.30	\$186.92
Distance from Cooperative in miles		0.20	0.16	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01147-0056	1-01244-0081	1-01129-0047	1-01169-0042
Address	166 WEST 76 STREET	308 WEST 82 STREET	22 WEST 77 STREET	226 WEST 78 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	49	42	42
Year Built	1900	1906	1921	1925
Gross SqFt	28,300	29,100	26,910	27,100
Estimated Gross Income	\$919,467	\$831,476	\$874,403	\$905,280
Gross Income per SqFt	\$32.49	\$28.57	\$32.49	\$33.41
Estimated Expense	\$219,042	\$282,702	\$208,230	\$307,795
Expense SqFt	\$7.74	\$9.71	\$7.74	\$11.36
Net Operating Income	\$700,425	\$548,774	\$666,173	\$597,485
Full Market Value	\$5,288,000	\$3,825,000	\$5,030,000	\$4,511,000
Market Value per SqFt	\$186.86	\$131.44	\$186.92	\$166.46
Distance from Cooperative in miles		0.43	0.17	0.16

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01147-0059	1-01169-0042	1-01143-0020	1-01129-0047
Address	170 WEST 76 STREET	226 WEST 78 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)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	22	42	36	42
Year Built	1926	1925	1928	1921
Gross SqFt	28,971	27,100	30,712	26,910
Estimated Gross Income	\$941,268	\$905,280	\$870,969	\$874,403
Gross Income per SqFt	\$32.49	\$33.41	\$28.36	\$32.49
Estimated Expense	\$224,236	\$307,795	\$218,954	\$208,230
Expense SqFt	\$7.74	\$11.36	\$7.13	\$7.74
Net Operating Income	\$717,032	\$597,485	\$652,015	\$666,173
Full Market Value	\$5,414,000	\$4,511,000	\$4,923,000	\$5,030,000
Market Value per SqFt	\$186.88	\$166.46	\$160.30	\$186.92
Distance from Cooperative in miles		0.16	0.21	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01148-0021	1-01247-0010	1-01143-0042	
Address	125 WEST 76 STREET	355 WEST 85 STREET	124 WEST 72 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	28	73	53	
Year Built	1922	1910	1916	
Gross SqFt	46,118	40,937	40,982	
Estimated Gross Income	\$1,372,472	\$1,286,506	\$1,150,784	
Gross Income per SqFt	\$29.76	\$31.43	\$28.08	
Estimated Expense	\$467,637	\$438,886	\$391,267	
Expense SqFt	\$10.14	\$10.72	\$9.55	
Net Operating Income	\$904,835	\$847,620	\$759,517	
Full Market Value	\$6,832,000	\$6,400,000	\$5,734,000	
Market Value per SqFt	\$148.14	\$156.34	\$139.92	
Distance from Cooperative in miles		0.56	0.26	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01148-0056	1-01509-0006	1-01122-0047	1-01518-0009
Address	160 WEST 77 STREET	107 EAST 80 STREET	30 WEST 70 STREET	115 EAST 89 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	45	33	35	45
Year Built	1927	1925	1916	1924
Gross SqFt	53,427	52,272	58,361	52,848
Estimated Gross Income	\$1,821,861	\$2,415,379	\$1,734,966	\$1,801,970
Gross Income per SqFt	\$34.10	\$46.21	\$29.73	\$34.10
Estimated Expense	\$672,646	\$776,518	\$589,888	\$665,590
Expense SqFt	\$12.59	\$14.86	\$10.11	\$12.59
Net Operating Income	\$1,149,215	\$1,638,861	\$1,145,078	\$1,136,380
Full Market Value	\$8,677,000	\$12,373,000	\$8,645,000	\$8,580,000
Market Value per SqFt	\$162.41	\$236.70	\$148.13	\$162.35
Distance from Cooperative in miles		1.05	0.40	1.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01149-0043	1-01124-0051	1-01185-0030	1-01124-0019
Address	120 WEST 78 STREET	32 WEST 72 STREET	306 WEST 76 STREET	27 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	D1-ELEVATOR
Total Units	18	18	14	20
Year Built	1910	1926	1925	1926
Gross SqFt	10,934	9,185	11,700	11,316
Estimated Gross Income	\$390,672	\$328,143	\$338,999	\$549,783
Gross Income per SqFt	\$35.73	\$35.73	\$28.97	\$48.58
Estimated Expense	\$90,534	\$76,007	\$115,260	\$115,050
Expense SqFt	\$8.28	\$8.28	\$9.85	\$10.17
Net Operating Income	\$300,138	\$252,136	\$223,739	\$434,733
Full Market Value	\$2,266,000	\$1,904,000	\$1,689,000	\$3,282,000
Market Value per SqFt	\$207.24	\$207.29	\$144.36	\$290.03
Distance from Cooperative in miles		0.36	0.32	0.36

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01150-0037	1-01210-0001	1-01199-0045	1-01195-0014
Address	112 WEST 79 STREET	401 AMSTERDAM AVENUE	20 WEST 86 STREET	25 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	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	50	80	64	64
Year Built	1925	1927	1929	1927
Gross SqFt	104,238	106,521	103,112	109,896
Estimated Gross Income	\$3,237,632	\$3,308,989	\$2,999,909	\$3,629,906
Gross Income per SqFt	\$31.06	\$31.06	\$29.09	\$33.03
Estimated Expense	\$1,144,533	\$1,169,408	\$1,062,163	\$1,234,168
Expense SqFt	\$10.98	\$10.98	\$10.30	\$11.23
Net Operating Income	\$2,093,099	\$2,139,581	\$1,937,746	\$2,395,738
Full Market Value	\$15,803,000	\$16,154,000	\$14,630,000	\$18,088,000
Market Value per SqFt	\$151.60	\$151.65	\$141.88	\$164.59
Distance from Cooperative in miles		0.06	0.39	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01150-0055	1-01200-0005	1-01126-0038	
Address	150 WEST 79 STREET	51 WEST 86 STREET	8 WEST 74 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	72	83	86	
Year Built	1911	1927	1941	
Gross SqFt	70,080	70,144	71,890	
Estimated Gross Income	\$2,625,197	\$2,091,762	\$3,241,697	
Gross Income per SqFt	\$37.46	\$29.82	\$45.09	
Estimated Expense	\$859,882	\$900,865	\$840,671	
Expense SqFt	\$12.27	\$12.84	\$11.69	
Net Operating Income	\$1,765,315	\$1,190,897	\$2,401,026	
Full Market Value	\$13,328,000	\$8,991,000	\$18,128,000	
Market Value per SqFt	\$190.18	\$128.18	\$252.16	
Distance from Cooperative in miles		0.45	0.31	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01150-0056	1-01217-0025	1-01210-0012	1-01163-0053
Address	164 WEST 79 STREET	115 WEST 86 STREET	147 WEST 79 STREET	244 WEST 72 STREET
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	D6-ELEVATOR
Total Units	62	81	61	92
Year Built	1925	1931	1926	1928
Gross SqFt	93,100	83,837	76,193	87,150
Estimated Gross Income	\$2,903,789	\$2,782,003	\$2,376,429	\$2,441,018
Gross Income per SqFt	\$31.19	\$33.18	\$31.19	\$28.01
Estimated Expense	\$1,055,754	\$945,881	\$864,067	\$829,946
Expense SqFt	\$11.34	\$11.28	\$11.34	\$9.52
Net Operating Income	\$1,848,035	\$1,836,122	\$1,512,362	\$1,611,072
Full Market Value	\$13,953,000	\$13,863,000	\$11,418,000	\$12,164,000
Market Value per SqFt	\$149.87	\$165.36	\$149.86	\$139.58
Distance from Cooperative in miles		0.42	0.06	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01156-0001	1-01070-0029	1-00931-0001	1-01832-0001
Address	110 WEST END AVENUE	557 10 AVENUE	444 2 AVENUE	741 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	KIPS BAY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	188	422	411	221
Year Built	1976	2001	1970	1971
Gross SqFt	403,200	411,430	435,548	303,585
Estimated Gross Income	\$8,463,168	\$13,674,942	\$9,143,278	\$4,968,781
Gross Income per SqFt	\$20.99	\$33.24	\$20.99	\$16.37
Estimated Expense	\$3,471,552	\$4,375,981	\$3,748,744	\$2,237,491
Expense SqFt	\$8.61	\$10.64	\$8.61	\$7.37
Net Operating Income	\$4,991,616	\$9,298,961	\$5,394,534	\$2,731,290
Full Market Value	\$36,411,000	\$70,207,000	\$39,347,000	\$18,798,000
Market Value per SqFt	\$90.31	\$170.64	\$90.34	\$61.92
Distance from Cooperative in miles		1.14	2.45	1.66

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01162-0001	1-01163-0053	1-01125-0009	
Address	230 WEST END AVENUE	244 WEST 72 STREET	37 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	115	92	94	
Year Built	1927	1928	1929	
Gross SqFt	92,239	87,150	80,281	
Estimated Gross Income	\$2,583,614	\$2,441,018	\$2,280,130	
Gross Income per SqFt	\$28.01	\$28.01	\$28.40	
Estimated Expense	\$878,115	\$829,946	\$775,244	
Expense SqFt	\$9.52	\$9.52	\$9.66	
Net Operating Income	\$1,705,499	\$1,611,072	\$1,504,886	
Full Market Value	\$12,877,000	\$12,164,000	\$11,362,000	
Market Value per SqFt	\$139.60	\$139.58	\$141.53	
Distance from Cooperative in miles		0.05	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01162-0012	1-01143-0015	1-01210-0012	1-01200-0005
Address	243 WEST 70 STREET	145 WEST 71 STREET	147 WEST 79 STREET	51 WEST 86 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	D3-ELEVATOR
Total Units	53	68	61	83
Year Built	1926	1923	1926	1927
Gross SqFt	68,989	75,144	76,193	70,144
Estimated Gross Income	\$2,057,252	\$2,052,023	\$2,376,429	\$2,091,762
Gross Income per SqFt	\$29.82	\$27.31	\$31.19	\$29.82
Estimated Expense	\$885,819	\$697,688	\$864,067	\$900,865
Expense SqFt	\$12.84	\$9.28	\$11.34	\$12.84
Net Operating Income	\$1,171,433	\$1,354,335	\$1,512,362	\$1,190,897
Full Market Value	\$8,844,000	\$10,225,000	\$11,418,000	\$8,991,000
Market Value per SqFt	\$128.19	\$136.07	\$149.86	\$128.18
Distance from Cooperative in miles		0.18	0.50	0.89

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01162-0016	1-01154-0202	1-01141-0015	
Address	235 WEST 70 STREET	236 WEST 64 STREET	143 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	D9-ELEVATOR	
Total Units	61	96	40	
Year Built	1965	1911	1926	
Gross SqFt	44,975	42,102	19,660	
Estimated Gross Income	\$1,722,992	\$1,376,900	\$863,174	
Gross Income per SqFt	\$38.31	\$32.70	\$43.91	
Estimated Expense	\$601,316	\$623,068	\$234,514	
Expense SqFt	\$13.37	\$14.80	\$11.93	
Net Operating Income	\$1,121,676	\$753,832	\$628,660	
Full Market Value	\$8,469,000	\$5,691,000	\$4,746,000	
Market Value per SqFt	\$188.30	\$135.17	\$241.40	
Distance from Cooperative in miles		0.40	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01162-0020	1-01141-0015	1-01139-0057	
Address	225 WEST 70 STREET	143 WEST 69 STREET	146 WEST 68 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	42	40	46	
Year Built	1975	1926	1926	
Gross SqFt	22,626	19,660	24,370	
Estimated Gross Income	\$917,032	\$863,174	\$905,125	
Gross Income per SqFt	\$40.53	\$43.91	\$37.14	
Estimated Expense	\$266,534	\$234,514	\$283,072	
Expense SqFt	\$11.78	\$11.93	\$11.62	
Net Operating Income	\$650,498	\$628,660	\$622,053	
Full Market Value	\$4,911,000	\$4,746,000	\$4,697,000	
Market Value per SqFt	\$217.05	\$241.40	\$192.74	
Distance from Cooperative in miles		0.20	0.20	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01162-0029	1-01113-0001	1-01084-0025	
Address	2039 BROADWAY	45 WEST 60 STREET	511 WEST 55 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	CLINTON	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR	
Total Units	396	325	375	
Year Built	1971	1981	2002	
Gross SqFt	421,205	408,644	390,953	
Estimated Gross Income	\$17,732,731	\$18,034,505	\$15,659,944	
Gross Income per SqFt	\$42.10	\$44.13	\$40.06	
Estimated Expense	\$4,873,342	\$4,541,672	\$4,697,983	
Expense SqFt	\$11.57	\$11.11	\$12.02	
Net Operating Income	\$12,859,389	\$13,492,833	\$10,961,961	
Full Market Value	\$97,089,000	\$101,871,000	\$82,763,000	
Market Value per SqFt	\$230.50	\$249.29	\$211.70	
Distance from Cooperative in miles		0.59	0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01163-0061	1-01144-0001	1-01169-0008	
Address	260 WEST END AVENUE	261 AMSTERDAM AVENUE	2181 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	80	66	115	
Year Built	1925	1906	1924	
Gross SqFt	109,069	111,997	114,767	
Estimated Gross Income	\$3,597,096	\$3,792,755	\$3,682,883	
Gross Income per SqFt	\$32.98	\$33.86	\$32.09	
Estimated Expense	\$1,050,334	\$934,320	\$1,252,180	
Expense SqFt	\$9.63	\$8.34	\$10.91	
Net Operating Income	\$2,546,762	\$2,858,435	\$2,430,703	
Full Market Value	\$19,228,000	\$21,581,000	\$18,352,000	
Market Value per SqFt	\$176.29	\$192.69	\$159.91	
Distance from Cooperative in miles		0.19	0.32	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01164-0002	1-01228-0013		
Address	269 WEST 72 STREET	2242 BROADWAY		
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)		
Building Classification	D4-ELEVATOR	D6-ELEVATOR		
Total Units	60	49		
Year Built	1924	1905		
Gross SqFt	49,327	45,640		
Estimated Gross Income	\$1,647,029	\$1,651,278		
Gross Income per SqFt	\$33.39	\$36.18		
Estimated Expense	\$526,812	\$559,072		
Expense SqFt	\$10.68	\$12.25		
Net Operating Income	\$1,120,217	\$1,092,206		
Full Market Value	\$8,458,000	\$8,246,000		
Market Value per SqFt	\$171.47	\$180.67		
Distance from Cooperative in miles		0.42		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01164-0063	1-01125-0009	1-01210-0012	
Address	270 WEST END AVENUE	37 WEST 72 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	D7-ELEVATOR	D3-ELEVATOR	
Total Units	36	94	61	
Year Built	1918	1929	1926	
Gross SqFt	80,463	80,281	76,193	
Estimated Gross Income	\$2,397,797	\$2,280,130	\$2,376,429	
Gross Income per SqFt	\$29.80	\$28.40	\$31.19	
Estimated Expense	\$844,862	\$775,244	\$864,067	
Expense SqFt	\$10.50	\$9.66	\$11.34	
Net Operating Income	\$1,552,935	\$1,504,886	\$1,512,362	
Full Market Value	\$11,725,000	\$11,362,000	\$11,418,000	
Market Value per SqFt	\$145.72	\$141.53	\$149.86	
Distance from Cooperative in miles		0.36	0.41	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01165-0004	1-01201-0034	1-01210-0012	
Address	290 WEST END AVENUE	275 CENTRAL PARK WEST	147 WEST 79 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	63	114	61	
Year Built	1925	1931	1926	
Gross SqFt	148,845	248,962	76,193	
Estimated Gross Income	\$5,006,396	\$8,297,029	\$2,376,429	
Gross Income per SqFt	\$33.63	\$33.33	\$31.19	
Estimated Expense	\$1,602,047	\$2,940,237	\$864,067	
Expense SqFt	\$10.76	\$11.81	\$11.34	
Net Operating Income	\$3,404,349	\$5,356,792	\$1,512,362	
Full Market Value	\$25,703,000	\$40,444,000	\$11,418,000	
Market Value per SqFt	\$172.68	\$162.45	\$149.86	
Distance from Cooperative in miles		0.81	0.37	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01166-0001	1-01144-0001	1-01169-0008	
Address	300 WEST END AVENUE	261 AMSTERDAM AVENUE	2181 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	35	66	115	
Year Built	1917	1906	1924	
Gross SqFt	125,030	111,997	114,767	
Estimated Gross Income	\$4,123,489	\$3,792,755	\$3,682,883	
Gross Income per SqFt	\$32.98	\$33.86	\$32.09	
Estimated Expense	\$1,204,039	\$934,320	\$1,252,180	
Expense SqFt	\$9.63	\$8.34	\$10.91	
Net Operating Income	\$2,919,450	\$2,858,435	\$2,430,703	
Full Market Value	\$22,042,000	\$21,581,000	\$18,352,000	
Market Value per SqFt	\$176.29	\$192.69	\$159.91	
Distance from Cooperative in miles		0.23	0.15	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01166-0007	1-01143-0015	1-01210-0012	
Address	245 WEST 74 STREET	145 WEST 71 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	D3-ELEVATOR	D3-ELEVATOR	
Total Units	59	68	61	
Year Built	1924	1923	1926	
Gross SqFt	75,312	75,144	76,193	
Estimated Gross Income	\$2,138,861	\$2,052,023	\$2,376,429	
Gross Income per SqFt	\$28.40	\$27.31	\$31.19	
Estimated Expense	\$727,514	\$697,688	\$864,067	
Expense SqFt	\$9.66	\$9.28	\$11.34	
Net Operating Income	\$1,411,347	\$1,354,335	\$1,512,362	
Full Market Value	\$9,853,000	\$10,225,000	\$11,418,000	
Market Value per SqFt	\$130.83	\$136.07	\$149.86	
Distance from Cooperative in miles		0.26	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01166-0061	1-01249-0057	1-01228-0001	1-01217-0025
Address	310 WEST END AVENUE	155 RIVERSIDE DRIVE	420 WEST END AVENUE	115 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	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	66	64	38	81
Year Built	1925	1930	1916	1931
Gross SqFt	85,836	87,129	85,942	83,837
Estimated Gross Income	\$2,404,266	\$2,433,924	\$1,751,987	\$2,782,003
Gross Income per SqFt	\$28.01	\$27.93	\$20.39	\$33.18
Estimated Expense	\$817,159	\$827,534	\$802,091	\$945,881
Expense SqFt	\$9.52	\$9.50	\$9.33	\$11.28
Net Operating Income	\$1,587,107	\$1,606,390	\$949,896	\$1,836,122
Full Market Value	\$11,165,000	\$12,128,000	\$6,888,000	\$13,863,000
Market Value per SqFt	\$130.07	\$139.20	\$80.15	\$165.36
Distance from Cooperative in miles		0.68	0.31	0.65

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01166-0154	1-01143-0020	1-01247-0010	
Address	240 WEST 75 STREET	133 WEST 71 STREET	355 WEST 85 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	38	36	73	
Year Built	1920	1928	1910	
Gross SqFt	44,351	30,712	40,937	
Estimated Gross Income	\$1,326,095	\$870,969	\$1,286,506	
Gross Income per SqFt	\$29.90	\$28.36	\$31.43	
Estimated Expense	\$396,054	\$218,954	\$438,886	
Expense SqFt	\$8.93	\$7.13	\$10.72	
Net Operating Income	\$930,041	\$652,015	\$847,620	
Full Market Value	\$7,022,000	\$4,923,000	\$6,400,000	
Market Value per SqFt	\$158.33	\$160.30	\$156.34	
Distance from Cooperative in miles		0.26	0.57	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01167-0001	1-01045-0054	1-01210-0012	1-01143-0015
Address	320 WEST END AVENUE	350 WEST 55 STREET	147 WEST 79 STREET	145 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	34	126	61	68
Year Built	1924	1912	1926	1923
Gross SqFt	77,008	75,926	76,193	75,144
Estimated Gross Income	\$2,401,880	\$2,381,087	\$2,376,429	\$2,052,023
Gross Income per SqFt	\$31.19	\$31.36	\$31.19	\$27.31
Estimated Expense	\$873,271	\$778,957	\$864,067	\$697,688
Expense SqFt	\$11.34	\$10.26	\$11.34	\$9.28
Net Operating Income	\$1,528,609	\$1,602,130	\$1,512,362	\$1,354,335
Full Market Value	\$11,541,000	\$12,096,000	\$11,418,000	\$10,225,000
Market Value per SqFt	\$149.87	\$159.31	\$149.86	\$136.07
Distance from Cooperative in miles		1.12	0.30	0.30

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01167-0061	1-01169-0029	1-01210-0001	
Address	336 WEST END AVENUE	360 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	105	134	80	
Year Built	1931	1929	1927	
Gross SqFt	126,811	131,476	106,521	
Estimated Gross Income	\$3,976,793	\$4,161,865	\$3,308,989	
Gross Income per SqFt	\$31.36	\$31.65	\$31.06	
Estimated Expense	\$1,195,828	\$1,331,797	\$1,169,408	
Expense SqFt	\$9.43	\$10.13	\$10.98	
Net Operating Income	\$2,780,965	\$2,830,068	\$2,139,581	
Full Market Value	\$20,996,000	\$21,367,000	\$16,154,000	
Market Value per SqFt	\$165.57	\$162.52	\$151.65	
Distance from Cooperative in miles		0.13	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01168-0022	1-01238-0046	1-01170-0012	1-01168-0010
Address	2162 BROADWAY	2450 BROADWAY	2200 BROADWAY	2161 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	121	366	117	83
Year Built	1930	1923	1905	1925
Gross SqFt	195,491	214,011	202,586	170,801
Estimated Gross Income	\$6,779,628	\$8,560,901	\$7,025,097	\$5,223,527
Gross Income per SqFt	\$34.68	\$40.00	\$34.68	\$30.58
Estimated Expense	\$2,050,701	\$3,017,197	\$2,125,532	\$1,775,999
Expense SqFt	\$10.49	\$14.10	\$10.49	\$10.40
Net Operating Income	\$4,728,927	\$5,543,704	\$4,899,565	\$3,447,528
Full Market Value	\$35,703,000	\$41,855,000	\$36,992,000	\$26,029,000
Market Value per SqFt	\$182.63	\$195.57	\$182.60	\$152.39
Distance from Cooperative in miles		0.71	0.10	0.09

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01169-0036	1-01168-0004	1-01211-0010	1-01127-0006
Address	204 WEST 78 STREET	346 WEST END AVENUE	159 WEST 80 STREET	55 WEST 74 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	20	20	19
Year Built	1920	1920	1910	1926
Gross SqFt	14,015	12,972	14,100	13,922
Estimated Gross Income	\$500,476	\$463,379	\$503,519	\$495,324
Gross Income per SqFt	\$35.71	\$35.72	\$35.71	\$35.58
Estimated Expense	\$80,586	\$134,380	\$81,018	\$141,714
Expense SqFt	\$5.75	\$10.36	\$5.75	\$10.18
Net Operating Income	\$419,890	\$328,999	\$422,501	\$353,610
Full Market Value	\$3,170,000	\$2,484,000	\$3,190,000	\$2,670,000
Market Value per SqFt	\$226.19	\$191.49	\$226.24	\$191.78
Distance from Cooperative in miles		0.10	0.20	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01169-0037	1-01509-0006	1-01210-0012	1-01200-0005
Address	210 WEST 78 STREET	107 EAST 80 STREET	147 WEST 79 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST 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	38	33	61	83
Year Built	1926	1925	1926	1927
Gross SqFt	56,147	52,272	76,193	70,144
Estimated Gross Income	\$1,751,225	\$2,415,379	\$2,376,429	\$2,091,762
Gross Income per SqFt	\$31.19	\$46.21	\$31.19	\$29.82
Estimated Expense	\$636,707	\$776,518	\$864,067	\$900,865
Expense SqFt	\$11.34	\$14.86	\$11.34	\$12.84
Net Operating Income	\$1,114,518	\$1,638,861	\$1,512,362	\$1,190,897
Full Market Value	\$8,415,000	\$12,373,000	\$11,418,000	\$8,991,000
Market Value per SqFt	\$149.87	\$236.70	\$149.86	\$128.18
Distance from Cooperative in miles		1.17	0.17	0.55

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01170-0023	1-01212-0053	1-01122-0022	
Address	215 WEST 78 STREET	150 WEST 82 STREET	19 WEST 69 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	40	60	83	
Year Built	1926	1926	1916	
Gross SqFt	62,403	49,977	42,642	
Estimated Gross Income	\$2,245,884	\$1,381,307	\$1,890,363	
Gross Income per SqFt	\$35.99	\$27.64	\$44.33	
Estimated Expense	\$634,639	\$352,745	\$566,442	
Expense SqFt	\$10.17	\$7.06	\$13.28	
Net Operating Income	\$1,611,245	\$1,028,562	\$1,323,921	
Full Market Value	\$12,165,000	\$7,766,000	\$9,996,000	
Market Value per SqFt	\$194.94	\$155.39	\$234.42	
Distance from Cooperative in miles		0.20	0.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01179-0019	1-01200-0019	1-01203-0033	
Address	303 WEST 66 STREET	21 WEST 86 STREET	295 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	421	157	136	
Year Built	1962	1927	1941	
Gross SqFt	426,476	141,498	145,476	
Estimated Gross Income	\$13,662,257	\$4,664,874	\$4,386,164	
Gross Income per SqFt	\$32.04	\$32.97	\$30.15	
Estimated Expense	\$4,765,666	\$1,492,760	\$1,567,371	
Expense SqFt	\$11.17	\$10.55	\$10.77	
Net Operating Income	\$8,896,591	\$3,172,114	\$2,818,793	
Full Market Value	\$67,169,000	\$23,950,000	\$21,282,000	
Market Value per SqFt	\$157.50	\$169.26	\$146.29	
Distance from Cooperative in miles		1.05	1.19	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01182-0012	1-01245-0088	1-01143-0027	
Address	345 WEST 70 STREET	324 WEST 84 STREET	113 WEST 71 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	36	48	38	
Year Built	1910	1914	1913	
Gross SqFt	41,106	38,016	36,364	
Estimated Gross Income	\$1,114,795	\$1,037,585	\$980,090	
Gross Income per SqFt	\$27.12	\$27.29	\$26.95	
Estimated Expense	\$327,615	\$371,523	\$224,221	
Expense SqFt	\$7.97	\$9.77	\$6.17	
Net Operating Income	\$787,180	\$666,062	\$755,869	
Full Market Value	\$5,943,000	\$5,029,000	\$5,707,000	
Market Value per SqFt	\$144.58	\$132.29	\$156.94	
Distance from Cooperative in miles		0.67	0.32	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01182-0020	1-01253-0035	1-01251-0063	
Address	315 WEST 70 STREET	310 WEST 95 STREET	302 WEST 92 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	185	45	100	
Year Built	1963	1925	1912	
Gross SqFt	243,741	37,674	64,598	
Estimated Gross Income	\$10,268,178	\$1,550,000	\$2,683,514	
Gross Income per SqFt	\$42.13	\$41.14	\$41.54	
Estimated Expense	\$3,398,113	\$434,000	\$773,367	
Expense SqFt	\$13.94	\$11.52	\$11.97	
Net Operating Income	\$6,870,065	\$1,116,000	\$1,910,147	
Full Market Value	\$51,869,000	\$8,426,000	\$14,422,000	
Market Value per SqFt	\$212.80	\$223.66	\$223.26	
Distance from Cooperative in miles		1.22	1.07	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01183-0029	1-01162-0046	1-01195-0014	1-01150-0041
Address	243 WEST END AVENUE	228 WEST 71 STREET	25 WEST 81 STREET	120 WEST 79 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	D5-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	186	170	64	64
Year Built	1925	1917	1927	1926
Gross SqFt	105,996	106,920	109,896	114,696
Estimated Gross Income	\$3,501,048	\$5,229,283	\$3,629,906	\$3,323,219
Gross Income per SqFt	\$33.03	\$48.91	\$33.03	\$28.97
Estimated Expense	\$1,190,335	\$1,307,321	\$1,234,168	\$1,129,894
Expense SqFt	\$11.23	\$12.23	\$11.23	\$9.85
Net Operating Income	\$2,310,713	\$3,921,962	\$2,395,738	\$2,193,325
Full Market Value	\$17,446,000	\$29,611,000	\$18,088,000	\$16,560,000
Market Value per SqFt	\$164.59	\$276.95	\$164.59	\$144.38
Distance from Cooperative in miles		0.16	0.71	0.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01183-0032	1-01251-0063	1-01128-0061	1-01210-0012
Address	255 WEST END AVENUE	302 WEST 92 STREET	331 COLUMBUS AVENUE	147 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	60	100	57	61
Year Built	1917	1912	1900	1926
Gross SqFt	63,495	64,598	62,434	76,193
Estimated Gross Income	\$2,186,133	\$2,683,514	\$2,149,581	\$2,376,429
Gross Income per SqFt	\$34.43	\$41.54	\$34.43	\$31.19
Estimated Expense	\$555,581	\$773,367	\$546,448	\$864,067
Expense SqFt	\$8.75	\$11.97	\$8.75	\$11.34
Net Operating Income	\$1,630,552	\$1,910,147	\$1,603,133	\$1,512,362
Full Market Value	\$12,311,000	\$14,422,000	\$12,104,000	\$11,418,000
Market Value per SqFt	\$193.89	\$223.26	\$193.87	\$149.86
Distance from Cooperative in miles		1.02	0.53	0.53

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01183-0035	1-01117-0055	1-01169-0042	
Address	257 WEST END AVENUE	56 WEST 65 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	35	53	42	
Year Built	1942	1937	1925	
Gross SqFt	32,940	33,312	27,100	
Estimated Gross Income	\$1,152,571	\$1,217,760	\$905,280	
Gross Income per SqFt	\$34.99	\$36.56	\$33.41	
Estimated Expense	\$367,940	\$365,328	\$307,795	
Expense SqFt	\$11.17	\$10.97	\$11.36	
Net Operating Income	\$784,631	\$852,432	\$597,485	
Full Market Value	\$5,924,000	\$6,436,000	\$4,511,000	
Market Value per SqFt	\$179.84	\$193.20	\$166.46	
Distance from Cooperative in miles		0.61	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01183-0042	1-01162-0046	1-01195-0014	1-01150-0041
Address	322 WEST 72 STREET	228 WEST 71 STREET	25 WEST 81 STREET	120 WEST 79 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	D5-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	62	170	64	64
Year Built	1925	1917	1927	1926
Gross SqFt	107,376	106,920	109,896	114,696
Estimated Gross Income	\$3,546,629	\$5,229,283	\$3,629,906	\$3,323,219
Gross Income per SqFt	\$33.03	\$48.91	\$33.03	\$28.97
Estimated Expense	\$1,205,832	\$1,307,321	\$1,234,168	\$1,129,894
Expense SqFt	\$11.23	\$12.23	\$11.23	\$9.85
Net Operating Income	\$2,340,797	\$3,921,962	\$2,395,738	\$2,193,325
Full Market Value	\$17,673,000	\$29,611,000	\$18,088,000	\$16,560,000
Market Value per SqFt	\$164.59	\$276.95	\$164.59	\$144.38
Distance from Cooperative in miles		0.16	0.71	0.48

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01183-0046	1-01195-0014	1-01216-0060	
Address	330 WEST 72 STREET	25 WEST 81 STREET	168 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	63	64	50	
Year Built	1927	1927	1923	
Gross SqFt	100,056	109,896	100,042	
Estimated Gross Income	\$3,052,709	\$3,629,906	\$2,798,918	
Gross Income per SqFt	\$30.51	\$33.03	\$27.98	
Estimated Expense	\$1,037,581	\$1,234,168	\$951,632	
Expense SqFt	\$10.37	\$11.23	\$9.51	
Net Operating Income	\$2,015,128	\$2,395,738	\$1,847,286	
Full Market Value	\$15,214,000	\$18,088,000	\$13,947,000	
Market Value per SqFt	\$152.05	\$164.59	\$139.41	
Distance from Cooperative in miles		0.71	0.78	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01184-0007	1-01046-0009	1-01128-0061	
Address	305 WEST 72 STREET	347 WEST 55 STREET	331 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	49	96	57	
Year Built	1913	1911	1900	
Gross SqFt	56,074	53,952	62,434	
Estimated Gross Income	\$1,787,639	\$1,581,701	\$2,149,581	
Gross Income per SqFt	\$31.88	\$29.32	\$34.43	
Estimated Expense	\$611,767	\$704,506	\$546,448	
Expense SqFt	\$10.91	\$13.06	\$8.75	
Net Operating Income	\$1,175,872	\$877,195	\$1,603,133	
Full Market Value	\$8,878,000	\$6,623,000	\$12,104,000	
Market Value per SqFt	\$158.33	\$122.76	\$193.87	
Distance from Cooperative in miles		0.97	0.49	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01184-0010	1-01124-0059	1-01170-0012	1-01168-0010
Address	263 WEST END AVENUE	50 WEST 72 STREET	2200 BROADWAY	2161 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	125	213	117	83
Year Built	1929	1927	1905	1925
Gross SqFt	172,671	143,791	202,586	170,801
Estimated Gross Income	\$5,988,230	\$5,148,770	\$7,025,097	\$5,223,527
Gross Income per SqFt	\$34.68	\$35.81	\$34.68	\$30.58
Estimated Expense	\$1,811,319	\$1,920,559	\$2,125,532	\$1,775,999
Expense SqFt	\$10.49	\$13.36	\$10.49	\$10.40
Net Operating Income	\$4,176,911	\$3,228,211	\$4,899,565	\$3,447,528
Full Market Value	\$31,536,000	\$24,373,000	\$36,992,000	\$26,029,000
Market Value per SqFt	\$182.64	\$169.50	\$182.60	\$152.39
Distance from Cooperative in miles		0.47	0.34	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01184-0019	1-01253-0035	1-01210-0012	
Address	277 WEST END AVENUE	310 WEST 95 STREET	147 WEST 79 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	81	45	61	
Year Built	1926	1925	1926	
Gross SqFt	203,479	37,674	76,193	
Estimated Gross Income	\$7,458,688	\$1,550,000	\$2,376,429	
Gross Income per SqFt	\$36.66	\$41.14	\$31.19	
Estimated Expense	\$2,254,975	\$434,000	\$864,067	
Expense SqFt	\$11.08	\$11.52	\$11.34	
Net Operating Income	\$5,203,713	\$1,116,000	\$1,512,362	
Full Market Value	\$39,288,000	\$8,426,000	\$11,418,000	
Market Value per SqFt	\$193.08	\$223.66	\$149.86	
Distance from Cooperative in miles		1.11	0.47	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01184-0028	1-01200-0015	1-01195-0014	
Address	5 RIVERSIDE DRIVE	27 WEST 86 STREET	25 WEST 81 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	100	64	64	
Year Built	1936	1926	1927	
Gross SqFt	127,782	126,045	109,896	
Estimated Gross Income	\$3,926,741	\$3,583,167	\$3,629,906	
Gross Income per SqFt	\$30.73	\$28.43	\$33.03	
Estimated Expense	\$1,335,322	\$1,218,277	\$1,234,168	
Expense SqFt	\$10.45	\$9.67	\$11.23	
Net Operating Income	\$2,591,419	\$2,364,890	\$2,395,738	
Full Market Value	\$19,565,000	\$17,855,000	\$18,088,000	
Market Value per SqFt	\$153.11	\$141.66	\$164.59	
Distance from Cooperative in miles		0.85	0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01184-0031	1-01046-0047	1-01171-0062	
Address	11 RIVERSIDE DRIVE	330 WEST 56 STREET	101 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	658	275	506	
Year Built	1950	1974	1999	
Gross SqFt	676,308	229,973	631,204	
Estimated Gross Income	\$23,007,479	\$7,079,570	\$20,118,693	
Gross Income per SqFt	\$34.02	\$30.78	\$31.87	
Estimated Expense	\$5,897,481	\$2,299,807	\$5,038,234	
Expense SqFt	\$8.72	\$10.00	\$7.98	
Net Operating Income	\$17,109,998	\$4,779,763	\$15,080,459	
Full Market Value	\$129,181,000	\$36,087,000	\$113,858,000	
Market Value per SqFt	\$191.01	\$156.92	\$180.38	
Distance from Cooperative in miles		1.02	0.48	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01184-0083	1-01117-0055	1-01169-0042	1-01167-0007
Address	315 WEST END AVENUE	56 WEST 65 STREET	226 WEST 78 STREET	245 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	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	53	42	48
Year Built	1950	1937	1925	1924
Gross SqFt	33,880	33,312	27,100	24,840
Estimated Gross Income	\$1,238,653	\$1,217,760	\$905,280	\$919,485
Gross Income per SqFt	\$36.56	\$36.56	\$33.41	\$37.02
Estimated Expense	\$371,664	\$365,328	\$307,795	\$275,846
Expense SqFt	\$10.97	\$10.97	\$11.36	\$11.10
Net Operating Income	\$866,989	\$852,432	\$597,485	\$643,639
Full Market Value	\$6,546,000	\$6,436,000	\$4,511,000	\$4,859,000
Market Value per SqFt	\$193.21	\$193.20	\$166.46	\$195.61
Distance from Cooperative in miles		0.70	0.23	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01184-0087	1-01217-0025	1-01210-0012	
Address	304 WEST 75 STREET	115 WEST 86 STREET	147 WEST 79 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	120	81	61	
Year Built	1930	1931	1926	
Gross SqFt	77,310	83,837	76,193	
Estimated Gross Income	\$2,488,609	\$2,782,003	\$2,376,429	
Gross Income per SqFt	\$32.19	\$33.18	\$31.19	
Estimated Expense	\$874,376	\$945,881	\$864,067	
Expense SqFt	\$11.31	\$11.28	\$11.34	
Net Operating Income	\$1,614,233	\$1,836,122	\$1,512,362	
Full Market Value	\$12,187,000	\$13,863,000	\$11,418,000	
Market Value per SqFt	\$157.64	\$165.36	\$149.86	
Distance from Cooperative in miles		0.69	0.40	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01185-0001	1-01046-0047	1-01171-0062	
Address	33 RIVERSIDE DRIVE	330 WEST 56 STREET	101 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	144	275	506	
Year Built	1928	1974	1999	
Gross SqFt	186,100	229,973	631,204	
Estimated Gross Income	\$6,588,378	\$7,079,570	\$20,118,693	
Gross Income per SqFt	\$35.40	\$30.78	\$31.87	
Estimated Expense	\$1,544,724	\$2,299,807	\$5,038,234	
Expense SqFt	\$8.30	\$10.00	\$7.98	
Net Operating Income	\$5,043,654	\$4,779,763	\$15,080,459	
Full Market Value	\$38,080,000	\$36,087,000	\$113,858,000	
Market Value per SqFt	\$204.62	\$156.92	\$180.38	
Distance from Cooperative in miles		1.12	0.57	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01185-0019	1-01200-0019	1-01203-0033	
Address	325 WEST END AVENUE	21 WEST 86 STREET	295 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	54	157	136	
Year Built	1916	1927	1941	
Gross SqFt	160,203	141,498	145,476	
Estimated Gross Income	\$5,200,000	\$4,664,874	\$4,386,164	
Gross Income per SqFt	\$32.46	\$32.97	\$30.15	
Estimated Expense	\$1,370,003	\$1,492,760	\$1,567,371	
Expense SqFt	\$8.55	\$10.55	\$10.77	
Net Operating Income	\$3,829,997	\$3,172,114	\$2,818,793	
Full Market Value	\$28,917,000	\$23,950,000	\$21,282,000	
Market Value per SqFt	\$180.50	\$169.26	\$146.29	
Distance from Cooperative in miles		0.74	0.86	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01185-0025	1-01195-0014	1-01249-0036	
Address	333 WEST END AVENUE	25 WEST 81 STREET	575 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	50	64	54	
Year Built	1925	1927	1915	
Gross SqFt	100,772	109,896	104,942	
Estimated Gross Income	\$3,227,727	\$3,629,906	\$3,255,293	
Gross Income per SqFt	\$32.03	\$33.03	\$31.02	
Estimated Expense	\$1,186,086	\$1,234,168	\$1,290,498	
Expense SqFt	\$11.77	\$11.23	\$12.30	
Net Operating Income	\$2,041,641	\$2,395,738	\$1,964,795	
Full Market Value	\$15,414,000	\$18,088,000	\$14,834,000	
Market Value per SqFt	\$152.96	\$164.59	\$141.35	
Distance from Cooperative in miles		0.57	0.61	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01185-0032	1-01210-0012	1-01125-0009	1-01217-0025
Address	320 WEST 76 STREET	147 WEST 79 STREET	37 WEST 72 STREET	115 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	75	61	94	81
Year Built	1948	1926	1929	1931
Gross SqFt	79,050	76,193	80,281	83,837
Estimated Gross Income	\$2,465,570	\$2,376,429	\$2,280,130	\$2,782,003
Gross Income per SqFt	\$31.19	\$31.19	\$28.40	\$33.18
Estimated Expense	\$896,427	\$864,067	\$775,244	\$945,881
Expense SqFt	\$11.34	\$11.34	\$9.66	\$11.28
Net Operating Income	\$1,569,143	\$1,512,362	\$1,504,886	\$1,836,122
Full Market Value	\$11,847,000	\$11,418,000	\$11,362,000	\$13,863,000
Market Value per SqFt	\$149.87	\$149.86	\$141.53	\$165.36
Distance from Cooperative in miles		0.37	0.50	0.64

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01185-0042	1-01217-0025	1-01210-0012	1-01200-0005
Address	37 RIVERSIDE DRIVE	115 WEST 86 STREET	147 WEST 79 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	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	32	81	61	83
Year Built	1925	1931	1926	1927
Gross SqFt	82,662	83,837	76,193	70,144
Estimated Gross Income	\$2,578,228	\$2,782,003	\$2,376,429	\$2,091,762
Gross Income per SqFt	\$31.19	\$33.18	\$31.19	\$29.82
Estimated Expense	\$937,387	\$945,881	\$864,067	\$900,865
Expense SqFt	\$11.34	\$11.28	\$11.34	\$12.84
Net Operating Income	\$1,640,841	\$1,836,122	\$1,512,362	\$1,190,897
Full Market Value	\$12,388,000	\$13,863,000	\$11,418,000	\$8,991,000
Market Value per SqFt	\$149.86	\$165.36	\$149.86	\$128.18
Distance from Cooperative in miles		0.64	0.37	0.74

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01185-0082	1-01169-0042		
Address	314 WEST 77 STREET	226 WEST 78 STREET		
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	18	42		
Year Built	1924	1925		
Gross SqFt	30,265	27,100		
Estimated Gross Income	\$858,315	\$905,280		
Gross Income per SqFt	\$28.36	\$33.41		
Estimated Expense	\$215,789	\$307,795		
Expense SqFt	\$7.13	\$11.36		
Net Operating Income	\$642,526	\$597,485		
Full Market Value	\$4,851,000	\$4,511,000		
Market Value per SqFt	\$160.28	\$166.46		
Distance from Cooperative in miles		0.19		

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0001	1-01143-0020	1-01140-0037	
Address	329 WEST 77 STREET	133 WEST 71 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	D3-ELEVATOR	D3-ELEVATOR	
Total Units	97	36	36	
Year Built	1930	1928	1924	
Gross SqFt	209,780	30,712	30,159	
Estimated Gross Income	\$6,607,364	\$870,969	\$765,507	
Gross Income per SqFt	\$31.50	\$28.36	\$25.38	
Estimated Expense	\$2,108,062	\$218,954	\$243,173	
Expense SqFt	\$10.05	\$7.13	\$8.06	
Net Operating Income	\$4,499,302	\$652,015	\$522,334	
Full Market Value	\$33,970,000	\$4,923,000	\$3,933,000	
Market Value per SqFt	\$161.93	\$160.30	\$130.41	
Distance from Cooperative in miles		0.44	0.53	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0033	1-01210-0012		
Address	375 WEST END AVENUE	147 WEST 79 STREET		
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)		
Building Classification	D4-ELEVATOR	D3-ELEVATOR		
Total Units	48	61		
Year Built	1912	1926		
Gross SqFt	80,613	76,193		
Estimated Gross Income	\$2,594,932	\$2,376,429		
Gross Income per SqFt	\$32.19	\$31.19		
Estimated Expense	\$911,733	\$864,067		
Expense SqFt	\$11.31	\$11.34		
Net Operating Income	\$1,683,199	\$1,512,362		
Full Market Value	\$12,708,000	\$11,418,000		
Market Value per SqFt	\$157.64	\$149.86		
Distance from Cooperative in miles		0.33		

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0048	1-01200-0019	1-01203-0033	
Address	54 RIVERSIDE DRIVE	21 WEST 86 STREET	295 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	81	157	136	
Year Built	1926	1927	1941	
Gross SqFt	147,001	141,498	145,476	
Estimated Gross Income	\$4,703,611	\$4,664,874	\$4,386,164	
Gross Income per SqFt	\$32.00	\$32.97	\$30.15	
Estimated Expense	\$1,309,211	\$1,492,760	\$1,567,371	
Expense SqFt	\$8.91	\$10.55	\$10.77	
Net Operating Income	\$3,394,400	\$3,172,114	\$2,818,793	
Full Market Value	\$25,628,000	\$23,950,000	\$21,282,000	
Market Value per SqFt	\$174.34	\$169.26	\$146.29	
Distance from Cooperative in miles		0.67	0.78	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0051	1-01210-0012	1-01200-0005	
Address	52 RIVERSIDE DRIVE	147 WEST 79 STREET	51 WEST 86 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	48	61	83	
Year Built	1926	1926	1927	
Gross SqFt	62,487	76,193	70,144	
Estimated Gross Income	\$1,906,478	\$2,376,429	\$2,091,762	
Gross Income per SqFt	\$30.51	\$31.19	\$29.82	
Estimated Expense	\$755,468	\$864,067	\$900,865	
Expense SqFt	\$12.09	\$11.34	\$12.84	
Net Operating Income	\$1,151,010	\$1,512,362	\$1,190,897	
Full Market Value	\$8,690,000	\$11,418,000	\$8,991,000	
Market Value per SqFt	\$139.07	\$149.86	\$128.18	
Distance from Cooperative in miles		0.33	0.67	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0052	1-01062-0019	1-01244-0090	
Address	60 RIVERSIDE DRIVE	410 WEST 53 STREET	98 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	152	220	133	
Year Built	1965	1987	1929	
Gross SqFt	177,041	166,518	198,375	
Estimated Gross Income	\$5,884,843	\$7,465,329	\$4,291,868	
Gross Income per SqFt	\$33.24	\$44.83	\$21.64	
Estimated Expense	\$2,004,104	\$2,399,398	\$1,630,910	
Expense SqFt	\$11.32	\$14.41	\$8.22	
Net Operating Income	\$3,880,739	\$5,065,931	\$2,660,958	
Full Market Value	\$29,300,000	\$38,248,000	\$19,531,000	
Market Value per SqFt	\$165.50	\$229.69	\$98.45	
Distance from Cooperative in miles		1.34	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0084	1-01247-0010	1-01246-0053	1-01244-0020
Address	302 WEST 79 STREET	355 WEST 85 STREET	350 WEST 85 STREET	306 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D2-ELEVATOR	D5-ELEVATOR
Total Units	45	73	54	30
Year Built	1905	1910	1908	1910
Gross SqFt	41,800	40,937	35,094	22,740
Estimated Gross Income	\$1,238,534	\$1,286,506	\$1,016,897	\$673,878
Gross Income per SqFt	\$29.63	\$31.43	\$28.98	\$29.63
Estimated Expense	\$367,004	\$438,886	\$345,745	\$199,609
Expense SqFt	\$8.78	\$10.72	\$9.85	\$8.78
Net Operating Income	\$871,530	\$847,620	\$671,152	\$474,269
Full Market Value	\$6,580,000	\$6,400,000	\$5,067,000	\$3,581,000
Market Value per SqFt	\$157.42	\$156.34	\$144.38	\$157.48
Distance from Cooperative in miles		0.35	0.31	0.06

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0087	1-01247-0010	1-01251-0063	
Address	310 WEST 79 STREET	355 WEST 85 STREET	302 WEST 92 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	35	73	100	
Year Built	1910	1910	1912	
Gross SqFt	58,266	40,937	64,598	
Estimated Gross Income	\$2,126,126	\$1,286,506	\$2,683,514	
Gross Income per SqFt	\$36.49	\$31.43	\$41.54	
Estimated Expense	\$661,319	\$438,886	\$773,367	
Expense SqFt	\$11.35	\$10.72	\$11.97	
Net Operating Income	\$1,464,807	\$847,620	\$1,910,147	
Full Market Value	\$11,059,000	\$6,400,000	\$14,422,000	
Market Value per SqFt	\$189.80	\$156.34	\$223.26	
Distance from Cooperative in miles		0.35	0.66	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0091	1-01251-0063	1-01247-0010	
Address	316 WEST 79 STREET	302 WEST 92 STREET	355 WEST 85 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	25	100	73	
Year Built	1910	1912	1910	
Gross SqFt	58,266	64,598	40,937	
Estimated Gross Income	\$2,126,126	\$2,683,514	\$1,286,506	
Gross Income per SqFt	\$36.49	\$41.54	\$31.43	
Estimated Expense	\$661,319	\$773,367	\$438,886	
Expense SqFt	\$11.35	\$11.97	\$10.72	
Net Operating Income	\$1,464,807	\$1,910,147	\$847,620	
Full Market Value	\$11,059,000	\$14,422,000	\$6,400,000	
Market Value per SqFt	\$189.80	\$223.26	\$156.34	
Distance from Cooperative in miles		0.66	0.35	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01195-0001	1-01128-0001	1-01169-0008	1-01210-0001
Address	441 COLUMBUS AVENUE	321 COLUMBUS AVENUE	2181 BROADWAY	401 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	130	95	115	80
Year Built	1905	1900	1924	1927
Gross SqFt	101,145	111,854	114,767	106,521
Estimated Gross Income	\$3,245,743	\$4,551,358	\$3,682,883	\$3,308,989
Gross Income per SqFt	\$32.09	\$40.69	\$32.09	\$31.06
Estimated Expense	\$1,103,492	\$1,365,407	\$1,252,180	\$1,169,408
Expense SqFt	\$10.91	\$12.21	\$10.91	\$10.98
Net Operating Income	\$2,142,251	\$3,185,951	\$2,430,703	\$2,139,581
Full Market Value	\$16,174,000	\$24,054,000	\$18,352,000	\$16,154,000
Market Value per SqFt	\$159.91	\$215.05	\$159.91	\$151.65
Distance from Cooperative in miles		0.31	0.44	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01195-0010	1-01126-0038	1-01210-0012	1-01200-0005
Address	35 WEST 81 STREET	8 WEST 74 STREET	147 WEST 79 STREET	51 WEST 86 STREET
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	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	72	86	61	83
Year Built	1914	1941	1926	1927
Gross SqFt	69,707	71,890	76,193	70,144
Estimated Gross Income	\$2,174,161	\$3,241,697	\$2,376,429	\$2,091,762
Gross Income per SqFt	\$31.19	\$45.09	\$31.19	\$29.82
Estimated Expense	\$790,477	\$840,671	\$864,067	\$900,865
Expense SqFt	\$11.34	\$11.69	\$11.34	\$12.84
Net Operating Income	\$1,383,684	\$2,401,026	\$1,512,362	\$1,190,897
Full Market Value	\$10,447,000	\$18,128,000	\$11,418,000	\$8,991,000
Market Value per SqFt	\$149.87	\$252.16	\$149.86	\$128.18
Distance from Cooperative in miles		0.41	0.20	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01195-0018	1-01364-0034	1-01208-0029	
Address	15 WEST 81 STREET	422 EAST 53 STREET	350 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	134	295	174	
Year Built	1930	1974	1929	
Gross SqFt	325,873	312,417	323,690	
Estimated Gross Income	\$8,811,606	\$10,361,717	\$6,766,250	
Gross Income per SqFt	\$27.04	\$33.17	\$20.90	
Estimated Expense	\$3,125,122	\$3,315,749	\$2,774,163	
Expense SqFt	\$9.59	\$10.61	\$8.57	
Net Operating Income	\$5,686,484	\$7,045,968	\$3,992,087	
Full Market Value	\$42,933,000	\$53,197,000	\$29,088,000	
Market Value per SqFt	\$131.75	\$170.28	\$89.86	
Distance from Cooperative in miles		1.98	0.66	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01195-0023	1-01247-0010	1-01246-0053	1-01246-0007
Address	11 WEST 81 STREET	355 WEST 85 STREET	350 WEST 85 STREET	120 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	D6-ELEVATOR
Total Units	36	73	54	36
Year Built	1908	1910	1908	1907
Gross SqFt	46,086	40,937	35,094	39,910
Estimated Gross Income	\$1,448,483	\$1,286,506	\$1,016,897	\$1,258,460
Gross Income per SqFt	\$31.43	\$31.43	\$28.98	\$31.53
Estimated Expense	\$494,042	\$438,886	\$345,745	\$427,876
Expense SqFt	\$10.72	\$10.72	\$9.85	\$10.72
Net Operating Income	\$954,441	\$847,620	\$671,152	\$830,584
Full Market Value	\$7,206,000	\$6,400,000	\$5,067,000	\$6,271,000
Market Value per SqFt	\$156.36	\$156.34	\$144.38	\$157.13
Distance from Cooperative in miles		0.54	0.52	0.52

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01195-0048	1-01200-0005	1-01211-0052	1-01122-0047
Address	32 WEST 82 STREET	51 WEST 86 STREET	158 WEST 81 STREET	30 WEST 70 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	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	57	83	38	35
Year Built	1926	1927	1930	1916
Gross SqFt	55,120	70,144	37,251	58,361
Estimated Gross Income	\$1,638,718	\$2,091,762	\$938,918	\$1,734,966
Gross Income per SqFt	\$29.73	\$29.82	\$25.21	\$29.73
Estimated Expense	\$557,263	\$900,865	\$356,789	\$589,888
Expense SqFt	\$10.11	\$12.84	\$9.58	\$10.11
Net Operating Income	\$1,081,455	\$1,190,897	\$582,129	\$1,145,078
Full Market Value	\$8,165,000	\$8,991,000	\$4,379,000	\$8,645,000
Market Value per SqFt	\$148.13	\$128.18	\$117.55	\$148.13
Distance from Cooperative in miles		0.26	0.18	0.62

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01196-0009	1-01210-0012	1-01200-0005	
Address	41 WEST 82 STREET	147 WEST 79 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	D3-ELEVATOR	D3-ELEVATOR	
Total Units	38	61	83	
Year Built	1916	1926	1927	
Gross SqFt	59,824	76,193	70,144	
Estimated Gross Income	\$1,825,230	\$2,376,429	\$2,091,762	
Gross Income per SqFt	\$30.51	\$31.19	\$29.82	
Estimated Expense	\$723,272	\$864,067	\$900,865	
Expense SqFt	\$12.09	\$11.34	\$12.84	
Net Operating Income	\$1,101,958	\$1,512,362	\$1,190,897	
Full Market Value	\$8,320,000	\$11,418,000	\$8,991,000	
Market Value per SqFt	\$139.07	\$149.86	\$128.18	
Distance from Cooperative in miles		0.23	0.21	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01196-0013	1-01246-0053	1-01143-0027	1-01252-0038
Address	35 WEST 82 STREET	350 WEST 85 STREET	113 WEST 71 STREET	325 WEST 93 STREET
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	D2-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	29	54	38	28
Year Built	1912	1908	1913	1910
Gross SqFt	33,102	35,094	36,364	32,928
Estimated Gross Income	\$892,099	\$1,016,897	\$980,090	\$681,078
Gross Income per SqFt	\$26.95	\$28.98	\$26.95	\$20.68
Estimated Expense	\$204,239	\$345,745	\$224,221	\$279,242
Expense SqFt	\$6.17	\$9.85	\$6.17	\$8.48
Net Operating Income	\$687,860	\$671,152	\$755,869	\$401,836
Full Market Value	\$5,193,000	\$5,067,000	\$5,707,000	\$2,922,000
Market Value per SqFt	\$156.88	\$144.38	\$156.94	\$88.74
Distance from Cooperative in miles		0.51	0.59	0.74

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01196-0035	1-01169-0042	1-01129-0047	1-01200-0043
Address	227 CENTRAL PARK WEST	226 WEST 78 STREET	22 WEST 77 STREET	20 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	42	42	16
Year Built	1900	1925	1921	1910
Gross SqFt	28,206	27,100	26,910	17,046
Estimated Gross Income	\$916,413	\$905,280	\$874,403	\$493,884
Gross Income per SqFt	\$32.49	\$33.41	\$32.49	\$28.97
Estimated Expense	\$218,314	\$307,795	\$208,230	\$100,099
Expense SqFt	\$7.74	\$11.36	\$7.74	\$5.87
Net Operating Income	\$698,099	\$597,485	\$666,173	\$393,785
Full Market Value	\$5,271,000	\$4,511,000	\$5,030,000	\$2,973,000
Market Value per SqFt	\$186.88	\$166.46	\$186.92	\$174.41
Distance from Cooperative in miles		0.39	0.31	0.21

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01196-0052	1-01200-0005	1-01122-0047	
Address	46 WEST 83 STREET	51 WEST 86 STREET	30 WEST 70 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	66	83	35	
Year Built	1911	1927	1916	
Gross SqFt	56,949	70,144	58,361	
Estimated Gross Income	\$1,695,941	\$2,091,762	\$1,734,966	
Gross Income per SqFt	\$29.78	\$29.82	\$29.73	
Estimated Expense	\$653,775	\$900,865	\$589,888	
Expense SqFt	\$11.48	\$12.84	\$10.11	
Net Operating Income	\$1,042,166	\$1,190,897	\$1,145,078	
Full Market Value	\$7,868,000	\$8,991,000	\$8,645,000	
Market Value per SqFt	\$138.16	\$128.18	\$148.13	
Distance from Cooperative in miles		0.21	0.67	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-0001	1-01197-0002	1-01196-0062	
Address	481 COLUMBUS AVENUE	483 COLUMBUS AVENUE	473 COLUMBUS AVENUE	
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	13	19	18	
Year Built	1900	1900	1900	
Gross SqFt	10,910	10,115	10,065	
Estimated Gross Income	\$506,442	\$438,816	\$497,719	
Gross Income per SqFt	\$46.42	\$43.38	\$49.45	
Estimated Expense	\$149,358	\$141,228	\$134,963	
Expense SqFt	\$13.69	\$13.96	\$13.41	
Net Operating Income	\$357,084	\$297,588	\$362,756	
Full Market Value	\$2,696,000	\$2,247,000	\$2,739,000	
Market Value per SqFt	\$247.11	\$222.15	\$272.13	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-0005	1-01200-0152	1-01217-0017	
Address	71 WEST 83 STREET	46 WEST 87 STREET	137 WEST 86 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	C1-WALK-UP	
Total Units	12	13	14	
Year Built	1900	1910	1900	
Gross SqFt	11,000	8,861	9,202	
Estimated Gross Income	\$376,970	\$322,466	\$295,790	
Gross Income per SqFt	\$34.27	\$36.39	\$32.14	
Estimated Expense	\$124,520	\$103,654	\$100,569	
Expense SqFt	\$11.32	\$11.70	\$10.93	
Net Operating Income	\$252,450	\$218,812	\$195,221	
Full Market Value	\$1,906,000	\$1,652,000	\$1,474,000	
Market Value per SqFt	\$173.27	\$186.43	\$160.18	
Distance from Cooperative in miles		0.16	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-0010	1-01128-0039	1-01199-0052	1-01198-0017
Address	55 WEST 83 STREET	8 WEST 76 STREET	34 WEST 86 STREET	25 WEST 84 STREET
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	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	16	18	42
Year Built	1900	1900	1900	1900
Gross SqFt	12,641	9,810	9,205	21,990
Estimated Gross Income	\$345,479	\$418,488	\$296,086	\$601,090
Gross Income per SqFt	\$27.33	\$42.66	\$32.17	\$27.33
Estimated Expense	\$131,340	\$142,993	\$86,058	\$228,414
Expense SqFt	\$10.39	\$14.58	\$9.35	\$10.39
Net Operating Income	\$214,139	\$275,495	\$210,028	\$372,676
Full Market Value	\$1,617,000	\$2,080,000	\$1,586,000	\$2,311,000
Market Value per SqFt	\$127.92	\$212.03	\$172.30	\$105.09
Distance from Cooperative in miles		0.41	0.10	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-0029	1-01492-0036	1-01203-0033	1-01200-0015
Address	232 CENTRAL PARK WEST	920 PARK AVENUE	295 CENTRAL PARK WEST	27 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST 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	164	72	136	64
Year Built	1929	1962	1941	1926
Gross SqFt	156,360	155,544	145,476	126,045
Estimated Gross Income	\$4,714,254	\$5,935,028	\$4,386,164	\$3,583,167
Gross Income per SqFt	\$30.15	\$38.16	\$30.15	\$28.43
Estimated Expense	\$1,683,997	\$1,882,298	\$1,567,371	\$1,218,277
Expense SqFt	\$10.77	\$12.10	\$10.77	\$9.67
Net Operating Income	\$3,030,257	\$4,052,730	\$2,818,793	\$2,364,890
Full Market Value	\$22,878,000	\$30,598,000	\$21,282,000	\$17,855,000
Market Value per SqFt	\$146.32	\$196.72	\$146.29	\$141.66
Distance from Cooperative in miles		0.77	0.31	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-0036	1-01200-0019	1-01203-0033	
Address	239 CENTRAL PARK WEST	21 WEST 86 STREET	295 CENTRAL PARK WEST	
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	92	157	136	
Year Built	1926	1927	1941	
Gross SqFt	203,217	141,498	145,476	
Estimated Gross Income	\$6,520,284	\$4,664,874	\$4,386,164	
Gross Income per SqFt	\$32.09	\$32.97	\$30.15	
Estimated Expense	\$2,102,420	\$1,492,760	\$1,567,371	
Expense SqFt	\$10.35	\$10.55	\$10.77	
Net Operating Income	\$4,417,864	\$3,172,114	\$2,818,793	
Full Market Value	\$33,355,000	\$23,950,000	\$21,282,000	
Market Value per SqFt	\$164.13	\$169.26	\$146.29	
Distance from Cooperative in miles		0.16	0.31	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-0050	1-01229-0006	1-01253-0035	1-01247-0010
Address	36 WEST 84 STREET	265 WEST 81 STREET	310 WEST 95 STREET	355 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	D3-ELEVATOR
Total Units	27	36	45	73
Year Built	1924	1900	1925	1910
Gross SqFt	42,814	41,137	37,674	40,937
Estimated Gross Income	\$1,345,644	\$1,110,354	\$1,550,000	\$1,286,506
Gross Income per SqFt	\$31.43	\$26.99	\$41.14	\$31.43
Estimated Expense	\$458,966	\$354,820	\$434,000	\$438,886
Expense SqFt	\$10.72	\$8.63	\$11.52	\$10.72
Net Operating Income	\$886,678	\$755,534	\$1,116,000	\$847,620
Full Market Value	\$6,694,000	\$5,704,000	\$8,426,000	\$6,400,000
Market Value per SqFt	\$156.35	\$138.66	\$223.66	\$156.34
Distance from Cooperative in miles		0.40	0.74	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-0052	1-01211-0052	1-01197-0113	1-01143-0027
Address	40 WEST 84 STREET	158 WEST 81 STREET	41 WEST 83 STREET	113 WEST 71 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	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	28	38	37	38
Year Built	1917	1930	1913	1913
Gross SqFt	36,265	37,251	46,845	36,364
Estimated Gross Income	\$914,241	\$938,918	\$849,377	\$980,090
Gross Income per SqFt	\$25.21	\$25.21	\$18.13	\$26.95
Estimated Expense	\$347,419	\$356,789	\$374,832	\$224,221
Expense SqFt	\$9.58	\$9.58	\$8.00	\$6.17
Net Operating Income	\$566,822	\$582,129	\$474,545	\$755,869
Full Market Value	\$4,264,000	\$4,379,000	\$3,005,000	\$5,707,000
Market Value per SqFt	\$117.58	\$117.55	\$64.15	\$156.94
Distance from Cooperative in miles		0.23	0.00	0.64

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-0061	1-01196-0003	1-01227-0027	
Address	66 WEST 84 STREET	465 COLUMBUS AVENUE	207 WEST 79 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	33	21	38	
Year Built	1900	1988	1920	
Gross SqFt	20,350	19,303	23,952	
Estimated Gross Income	\$814,407	\$803,058	\$920,789	
Gross Income per SqFt	\$40.02	\$41.60	\$38.44	
Estimated Expense	\$241,758	\$193,777	\$328,466	
Expense SqFt	\$11.88	\$10.04	\$13.71	
Net Operating Income	\$572,649	\$609,281	\$592,323	
Full Market Value	\$4,324,000	\$4,600,000	\$4,472,000	
Market Value per SqFt	\$212.48	\$238.30	\$186.71	
Distance from Cooperative in miles		0.05	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01198-0019	1-01212-0110	1-01343-0036	1-01425-0017
Address	15 WEST 84 STREET	155 WEST 81 STREET	340 EAST 51 STREET	225 EAST 70 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	90	68	116	91
Year Built	1950	1951	1965	1961
Gross SqFt	89,840	67,230	88,658	83,220
Estimated Gross Income	\$3,017,226	\$1,217,254	\$3,045,014	\$2,872,242
Gross Income per SqFt	\$33.58	\$18.11	\$34.35	\$34.51
Estimated Expense	\$1,206,890	\$416,790	\$857,012	\$919,117
Expense SqFt	\$13.43	\$6.20	\$9.67	\$11.04
Net Operating Income	\$1,810,336	\$800,464	\$2,188,002	\$1,953,125
Full Market Value	\$13,668,000	\$5,654,000	\$16,519,000	\$14,746,000
Market Value per SqFt	\$152.14	\$84.10	\$186.32	\$177.19
Distance from Cooperative in miles		0.23	2.08	1.28

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01199-0029	1-01200-0015	1-01876-0061	
Address	251 CENTRAL PARK WEST	27 WEST 86 STREET	908 WEST END AVENUE	
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	68	64	90	
Year Built	1925	1926	1925	
Gross SqFt	128,194	126,045	120,542	
Estimated Gross Income	\$3,304,841	\$3,583,167	\$2,786,401	
Gross Income per SqFt	\$25.78	\$28.43	\$23.12	
Estimated Expense	\$1,196,050	\$1,218,277	\$1,082,712	
Expense SqFt	\$9.33	\$9.67	\$8.98	
Net Operating Income	\$2,108,791	\$2,364,890	\$1,703,689	
Full Market Value	\$15,919,000	\$17,855,000	\$12,648,000	
Market Value per SqFt	\$124.18	\$141.66	\$104.93	
Distance from Cooperative in miles		0.06	1.04	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01199-0036	1-01200-0019	1-01169-0029	1-01230-0043
Address	257 CENTRAL PARK WEST	21 WEST 86 STREET	360 AMSTERDAM AVENUE	2290 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	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	72	157	134	125
Year Built	1925	1927	1929	1924
Gross SqFt	148,380	141,498	131,476	165,452
Estimated Gross Income	\$4,696,227	\$4,664,874	\$4,161,865	\$4,837,731
Gross Income per SqFt	\$31.65	\$32.97	\$31.65	\$29.24
Estimated Expense	\$1,169,234	\$1,492,760	\$1,331,797	\$1,644,829
Expense SqFt	\$7.88	\$10.55	\$10.13	\$9.94
Net Operating Income	\$3,526,993	\$3,172,114	\$2,830,068	\$3,192,902
Full Market Value	\$26,629,000	\$23,950,000	\$21,367,000	\$24,106,000
Market Value per SqFt	\$179.46	\$169.26	\$162.52	\$145.70
Distance from Cooperative in miles		0.06	0.50	0.33

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01199-0040	1-01200-0005	1-01239-0044	1-01210-0012
Address	10 WEST 86 STREET	51 WEST 86 STREET	2476 BROADWAY	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	D7-ELEVATOR	D3-ELEVATOR
Total Units	30	83	64	61
Year Built	1925	1927	1920	1926
Gross SqFt	66,227	70,144	67,954	76,193
Estimated Gross Income	\$1,974,889	\$2,091,762	\$1,796,090	\$2,376,429
Gross Income per SqFt	\$29.82	\$29.82	\$26.43	\$31.19
Estimated Expense	\$850,355	\$900,865	\$655,982	\$864,067
Expense SqFt	\$12.84	\$12.84	\$9.65	\$11.34
Net Operating Income	\$1,124,534	\$1,190,897	\$1,140,108	\$1,512,362
Full Market Value	\$8,490,000	\$8,991,000	\$8,608,000	\$11,418,000
Market Value per SqFt	\$128.20	\$128.18	\$126.67	\$149.86
Distance from Cooperative in miles		0.06	0.43	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01200-0031	1-01201-0034	1-01198-0029	1-01244-0072
Address	261 CENTRAL PARK WEST	275 CENTRAL PARK WEST	241 CENTRAL PARK WEST	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	D3-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	91	114	140	103
Year Built	1927	1931	1931	1926
Gross SqFt	238,548	248,962	253,749	240,040
Estimated Gross Income	\$6,882,110	\$8,297,029	\$7,319,409	\$5,925,682
Gross Income per SqFt	\$28.85	\$33.33	\$28.85	\$24.69
Estimated Expense	\$2,354,469	\$2,940,237	\$2,504,390	\$2,251,759
Expense SqFt	\$9.87	\$11.81	\$9.87	\$9.38
Net Operating Income	\$4,527,641	\$5,356,792	\$4,815,019	\$3,673,923
Full Market Value	\$34,184,000	\$40,444,000	\$36,353,000	\$27,551,000
Market Value per SqFt	\$143.30	\$162.45	\$143.26	\$114.78
Distance from Cooperative in miles		0.05	0.11	0.53

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01201-0029	1-01216-0054	1-01228-0001	1-01245-0075
Address	271 CENTRAL PARK WEST	156 WEST 86 STREET	420 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	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	27	38	38	128
Year Built	1913	1916	1916	1907
Gross SqFt	83,743	76,302	85,942	83,154
Estimated Gross Income	\$2,077,664	\$1,993,988	\$1,751,987	\$2,063,048
Gross Income per SqFt	\$24.81	\$26.13	\$20.39	\$24.81
Estimated Expense	\$789,696	\$757,715	\$802,091	\$783,958
Expense SqFt	\$9.43	\$9.93	\$9.33	\$9.43
Net Operating Income	\$1,287,968	\$1,236,273	\$949,896	\$1,279,090
Full Market Value	\$9,667,000	\$8,079,000	\$6,888,000	\$9,598,000
Market Value per SqFt	\$115.44	\$105.88	\$80.15	\$115.42
Distance from Cooperative in miles		0.20	0.53	0.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01202-0036	1-01201-0034	1-01203-0033	
Address	285 CENTRAL PARK WEST	275 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	58	114	136	
Year Built	1905	1931	1941	
Gross SqFt	177,679	248,962	145,476	
Estimated Gross Income	\$5,737,028	\$8,297,029	\$4,386,164	
Gross Income per SqFt	\$32.29	\$33.33	\$30.15	
Estimated Expense	\$2,007,960	\$2,940,237	\$1,567,371	
Expense SqFt	\$11.30	\$11.81	\$10.77	
Net Operating Income	\$3,729,068	\$5,356,792	\$2,818,793	
Full Market Value	\$28,155,000	\$40,444,000	\$21,282,000	
Market Value per SqFt	\$158.46	\$162.45	\$146.29	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01203-0001	1-01226-0029	1-01832-0001	1-00341-0058
Address	609 COLUMBUS AVENUE	720 COLUMBUS AVENUE	741 WEST 96 STREET	410 GRAND STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	189	171	221	404
Year Built	1971	1986	1971	1972
Gross SqFt	224,530	232,831	303,585	225,000
Estimated Gross Income	\$3,675,556	\$7,582,073	\$4,968,781	\$3,929,121
Gross Income per SqFt	\$16.37	\$32.56	\$16.37	\$17.46
Estimated Expense	\$1,654,786	\$2,206,340	\$2,237,491	\$1,561,826
Expense SqFt	\$7.37	\$9.48	\$7.37	\$6.94
Net Operating Income	\$2,020,770	\$5,375,733	\$2,731,290	\$2,367,295
Full Market Value	\$13,908,000	\$40,587,000	\$18,798,000	\$11,599,000
Market Value per SqFt	\$61.94	\$174.32	\$61.92	\$51.55
Distance from Cooperative in miles		0.34	0.36	5.01

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01203-0037	1-01203-0038	1-01150-0051	1-01203-0055
Address	2 WEST 90 STREET	4 WEST 90 STREET	146 WEST 79 STREET	48 WEST 90 STREET
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	D9-ELEVATOR	D1-ELEVATOR
Total Units	23	11	24	29
Year Built	1930	1930	1926	1930
Gross SqFt	15,658	7,754	14,680	19,290
Estimated Gross Income	\$520,002	\$290,875	\$487,546	\$619,631
Gross Income per SqFt	\$33.21	\$37.51	\$33.21	\$32.12
Estimated Expense	\$166,445	\$86,865	\$156,015	\$230,986
Expense SqFt	\$10.63	\$11.20	\$10.63	\$11.97
Net Operating Income	\$353,557	\$204,010	\$331,531	\$388,645
Full Market Value	\$2,669,000	\$1,540,000	\$2,503,000	\$2,934,000
Market Value per SqFt	\$170.46	\$198.61	\$170.50	\$152.10
Distance from Cooperative in miles		0.00	0.59	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01204-0001	1-01226-0029	1-01202-0001	1-00341-0058
Address	621 COLUMBUS AVENUE	720 COLUMBUS AVENUE	69 WEST 88 STREET	410 GRAND STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	183	171	169	404
Year Built	1970	1986	1983	1972
Gross SqFt	221,587	232,831	152,765	225,000
Estimated Gross Income	\$4,409,581	\$7,582,073	\$3,039,799	\$3,929,121
Gross Income per SqFt	\$19.90	\$32.56	\$19.90	\$17.46
Estimated Expense	\$1,770,480	\$2,206,340	\$1,220,935	\$1,561,826
Expense SqFt	\$7.99	\$9.48	\$7.99	\$6.94
Net Operating Income	\$2,639,101	\$5,375,733	\$1,818,864	\$2,367,295
Full Market Value	\$19,040,000	\$40,587,000	\$13,123,000	\$11,599,000
Market Value per SqFt	\$85.93	\$174.32	\$85.90	\$51.55
Distance from Cooperative in miles		0.30	0.10	5.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01204-0016	1-01249-0036	1-01199-0045	1-01150-0041
Address	35 WEST 90 STREET	575 WEST END AVENUE	20 WEST 86 STREET	120 WEST 79 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	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	100	54	64	64
Year Built	1931	1915	1929	1926
Gross SqFt	109,451	104,942	103,112	114,696
Estimated Gross Income	\$3,183,930	\$3,255,293	\$2,999,909	\$3,323,219
Gross Income per SqFt	\$29.09	\$31.02	\$29.09	\$28.97
Estimated Expense	\$1,127,345	\$1,290,498	\$1,062,163	\$1,129,894
Expense SqFt	\$10.30	\$12.30	\$10.30	\$9.85
Net Operating Income	\$2,056,585	\$1,964,795	\$1,937,746	\$2,193,325
Full Market Value	\$15,527,000	\$14,834,000	\$14,630,000	\$16,560,000
Market Value per SqFt	\$141.86	\$141.35	\$141.88	\$144.38
Distance from Cooperative in miles		0.52	0.26	0.64

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01204-0029	1-01171-0062	1-01139-0001	
Address	300 CENTRAL PARK WEST	101 WEST END AVENUE	145 WEST 67 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR	
Total Units	212	506	453	
Year Built	1930	1999	1986	
Gross SqFt	608,532	631,204	568,001	
Estimated Gross Income	\$21,974,091	\$20,118,693	\$22,913,931	
Gross Income per SqFt	\$36.11	\$31.87	\$40.34	
Estimated Expense	\$5,568,068	\$5,038,234	\$5,859,359	
Expense SqFt	\$9.15	\$7.98	\$10.32	
Net Operating Income	\$16,406,023	\$15,080,459	\$17,054,572	
Full Market Value	\$123,866,000	\$113,858,000	\$128,762,000	
Market Value per SqFt	\$203.55	\$180.38	\$226.69	
Distance from Cooperative in miles		1.46	1.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01206-0017	1-01216-0051	1-01216-0060	1-01199-0055
Address	35 WEST 92 STREET	144 WEST 86 STREET	168 WEST 86 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	87	66	50	61
Year Built	1931	1929	1923	1931
Gross SqFt	98,081	96,546	100,042	92,065
Estimated Gross Income	\$2,739,402	\$2,696,392	\$2,798,918	\$2,289,097
Gross Income per SqFt	\$27.93	\$27.93	\$27.98	\$24.86
Estimated Expense	\$1,010,234	\$994,320	\$951,632	\$932,770
Expense SqFt	\$10.30	\$10.30	\$9.51	\$10.13
Net Operating Income	\$1,729,168	\$1,702,072	\$1,847,286	\$1,356,327
Full Market Value	\$13,055,000	\$12,851,000	\$13,947,000	\$10,181,000
Market Value per SqFt	\$133.10	\$133.11	\$139.41	\$110.58
Distance from Cooperative in miles		0.40	0.40	0.36

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01206-0029	1-01200-0025	1-01200-0015	1-01876-0061
Address	322 CENTRAL PARK WEST	5 WEST 86 STREET	27 WEST 86 STREET	908 WEST END AVENUE
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	D3-ELEVATOR	D3-ELEVATOR
Total Units	49	85	64	90
Year Built	1926	1937	1926	1925
Gross SqFt	120,112	116,021	126,045	120,542
Estimated Gross Income	\$3,414,784	\$3,324,384	\$3,583,167	\$2,786,401
Gross Income per SqFt	\$28.43	\$28.65	\$28.43	\$23.12
Estimated Expense	\$1,161,483	\$1,387,554	\$1,218,277	\$1,082,712
Expense SqFt	\$9.67	\$11.96	\$9.67	\$8.98
Net Operating Income	\$2,253,301	\$1,936,830	\$2,364,890	\$1,703,689
Full Market Value	\$17,012,000	\$13,688,000	\$17,855,000	\$12,648,000
Market Value per SqFt	\$141.63	\$117.98	\$141.66	\$104.93
Distance from Cooperative in miles		0.30	0.30	0.72

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01206-0032	1-01253-0064	1-01211-0052	1-01203-0055
Address	325 CENTRAL PARK WEST	311 WEST 95 STREET	158 WEST 81 STREET	48 WEST 90 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	20	32	38	29
Year Built	1930	1931	1930	1930
Gross SqFt	32,725	31,360	37,251	19,290
Estimated Gross Income	\$1,037,710	\$994,273	\$938,918	\$619,631
Gross Income per SqFt	\$31.71	\$31.71	\$25.21	\$32.12
Estimated Expense	\$332,159	\$318,167	\$356,789	\$230,986
Expense SqFt	\$10.15	\$10.15	\$9.58	\$11.97
Net Operating Income	\$705,551	\$676,106	\$582,129	\$388,645
Full Market Value	\$5,327,000	\$5,105,000	\$4,379,000	\$2,934,000
Market Value per SqFt	\$162.78	\$162.79	\$117.55	\$152.10
Distance from Cooperative in miles		0.50	0.63	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01207-0001	1-01832-0001	1-01226-0029	1-01955-0026
Address	689 COLUMBUS AVENUE	741 WEST 96 STREET	720 COLUMBUS AVENUE	2411 FREDRICK DOUGLASS BL
Neighborhood	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	243	221	171	209
Year Built	1965	1971	1986	1980
Gross SqFt	303,950	303,585	232,831	202,280
Estimated Gross Income	\$4,975,662	\$4,968,781	\$7,582,073	\$3,087,266
Gross Income per SqFt	\$16.37	\$16.37	\$32.56	\$15.26
Estimated Expense	\$2,240,112	\$2,237,491	\$2,206,340	\$1,560,320
Expense SqFt	\$7.37	\$7.37	\$9.48	\$7.71
Net Operating Income	\$2,735,550	\$2,731,290	\$5,375,733	\$1,526,946
Full Market Value	\$18,198,000	\$18,798,000	\$40,587,000	\$10,293,000
Market Value per SqFt	\$59.87	\$61.92	\$174.32	\$50.88
Distance from Cooperative in miles		0.16	0.20	1.82

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01207-0006	1-01870-0042	1-01248-0051	1-01252-0022
Address	57 WEST 93 STREET	216 WEST 99 STREET	340 WEST 87 STREET	306 WEST 93 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	42	25	29	48
Year Built	1926	1925	1925	1927
Gross SqFt	28,764	26,040	29,303	25,794
Estimated Gross Income	\$704,143	\$501,452	\$717,225	\$644,782
Gross Income per SqFt	\$24.48	\$19.26	\$24.48	\$25.00
Estimated Expense	\$244,206	\$210,610	\$248,764	\$245,017
Expense SqFt	\$8.49	\$8.09	\$8.49	\$9.50
Net Operating Income	\$459,937	\$290,842	\$468,461	\$399,765
Full Market Value	\$3,447,000	\$2,084,000	\$3,511,000	\$3,003,000
Market Value per SqFt	\$119.84	\$80.03	\$119.82	\$116.42
Distance from Cooperative in miles		0.39	0.61	0.47

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01207-0015	1-01873-0001	1-01243-0061	
Address	37 WEST 93 STREET	840 WEST END AVENUE	736 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	32	39	57	
Year Built	1920	1910	1927	
Gross SqFt	53,478	47,832	49,603	
Estimated Gross Income	\$1,163,147	\$1,104,804	\$1,011,713	
Gross Income per SqFt	\$21.75	\$23.10	\$20.40	
Estimated Expense	\$466,863	\$420,930	\$429,127	
Expense SqFt	\$8.73	\$8.80	\$8.65	
Net Operating Income	\$696,284	\$683,874	\$582,586	
Full Market Value	\$5,113,000	\$5,074,000	\$4,225,000	
Market Value per SqFt	\$95.61	\$106.08	\$85.18	
Distance from Cooperative in miles		0.56	0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01207-0016	1-01243-0061	1-01253-0048	
Address	31 WEST 93 STREET	736 WEST END AVENUE	227 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	34	57	39	
Year Built	1920	1927	1930	
Gross SqFt	47,349	49,603	48,179	
Estimated Gross Income	\$953,135	\$1,011,713	\$956,178	
Gross Income per SqFt	\$20.13	\$20.40	\$19.85	
Estimated Expense	\$355,118	\$429,127	\$305,947	
Expense SqFt	\$7.50	\$8.65	\$6.35	
Net Operating Income	\$598,017	\$582,586	\$650,231	
Full Market Value	\$4,326,000	\$4,225,000	\$4,691,000	
Market Value per SqFt	\$91.36	\$85.18	\$97.37	
Distance from Cooperative in miles		0.40	0.49	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01207-0029	1-01524-0001	1-01832-0016	
Address	333 CENTRAL PARK WEST	1225 PARK AVENUE	27 WEST 96 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	69	86	92	
Year Built	1910	1925	1927	
Gross SqFt	163,032	165,834	133,915	
Estimated Gross Income	\$4,041,563	\$4,368,036	\$3,110,868	
Gross Income per SqFt	\$24.79	\$26.34	\$23.23	
Estimated Expense	\$1,455,876	\$1,496,773	\$1,182,130	
Expense SqFt	\$8.93	\$9.03	\$8.83	
Net Operating Income	\$2,585,687	\$2,871,263	\$1,928,738	
Full Market Value	\$19,405,000	\$21,673,000	\$14,329,000	
Market Value per SqFt	\$119.03	\$130.69	\$107.00	
Distance from Cooperative in miles		0.87	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01207-0034	1-01209-0033	1-01889-0001	
Address	336 CENTRAL PARK WEST	360 CENTRAL PARK WEST	280 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	97	142	125	
Year Built	1929	1929	1940	
Gross SqFt	202,485	186,523	211,041	
Estimated Gross Income	\$4,507,316	\$4,155,796	\$4,693,451	
Gross Income per SqFt	\$22.26	\$22.28	\$22.24	
Estimated Expense	\$1,781,868	\$1,579,202	\$1,927,310	
Expense SqFt	\$8.80	\$8.47	\$9.13	
Net Operating Income	\$2,725,448	\$2,576,594	\$2,766,141	
Full Market Value	\$20,104,000	\$19,010,000	\$20,402,000	
Market Value per SqFt	\$99.29	\$101.92	\$96.67	
Distance from Cooperative in miles		0.10	0.59	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01209-0006	1-01226-0040	1-01200-0005	1-01216-0054
Address	65 WEST 95 STREET	110 WEST 96 STREET	51 WEST 86 STREET	156 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	71	60	83	38
Year Built	1928	1926	1927	1916
Gross SqFt	75,686	81,030	70,144	76,302
Estimated Gross Income	\$1,977,675	\$1,817,992	\$2,091,762	\$1,993,988
Gross Income per SqFt	\$26.13	\$22.44	\$29.82	\$26.13
Estimated Expense	\$751,562	\$505,299	\$900,865	\$757,715
Expense SqFt	\$9.93	\$6.24	\$12.84	\$9.93
Net Operating Income	\$1,226,113	\$1,312,693	\$1,190,897	\$1,236,273
Full Market Value	\$9,257,000	\$9,699,000	\$8,991,000	\$8,079,000
Market Value per SqFt	\$122.31	\$119.70	\$128.18	\$105.88
Distance from Cooperative in miles		0.17	0.45	0.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01209-0037	1-01200-0025	1-01200-0015	1-01832-0016
Address	12 WEST 96 STREET	5 WEST 86 STREET	27 WEST 86 STREET	27 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	69	85	64	92
Year Built	1930	1937	1926	1927
Gross SqFt	127,289	116,021	126,045	133,915
Estimated Gross Income	\$3,618,826	\$3,324,384	\$3,583,167	\$3,110,868
Gross Income per SqFt	\$28.43	\$28.65	\$28.43	\$23.23
Estimated Expense	\$1,230,885	\$1,387,554	\$1,218,277	\$1,182,130
Expense SqFt	\$9.67	\$11.96	\$9.67	\$8.83
Net Operating Income	\$2,387,941	\$1,936,830	\$2,364,890	\$1,928,738
Full Market Value	\$18,029,000	\$13,688,000	\$17,855,000	\$14,329,000
Market Value per SqFt	\$141.64	\$117.98	\$141.66	\$107.00
Distance from Cooperative in miles		0.45	0.45	0.06

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01209-0049	1-01199-0013	1-01877-0037	1-01200-0043
Address	44 WEST 96 STREET	49 WEST 85 STREET	202 WEST 106 STREET	20 WEST 87 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	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	25	25	39	16
Year Built	1964	1900	1925	1910
Gross SqFt	20,358	16,100	18,930	17,046
Estimated Gross Income	\$554,145	\$409,846	\$515,343	\$493,884
Gross Income per SqFt	\$27.22	\$25.46	\$27.22	\$28.97
Estimated Expense	\$212,741	\$155,741	\$197,784	\$100,099
Expense SqFt	\$10.45	\$9.67	\$10.45	\$5.87
Net Operating Income	\$341,404	\$254,105	\$317,559	\$393,785
Full Market Value	\$2,578,000	\$1,914,000	\$2,398,000	\$2,973,000
Market Value per SqFt	\$126.63	\$118.88	\$126.68	\$174.41
Distance from Cooperative in miles		0.51	0.60	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01209-0051	1-01244-0020	1-01198-0017	
Address	46 WEST 96 STREET	306 WEST 80 STREET	25 WEST 84 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	12	30	42	
Year Built	1910	1910	1900	
Gross SqFt	21,258	22,740	21,990	
Estimated Gross Income	\$605,428	\$673,878	\$601,090	
Gross Income per SqFt	\$28.48	\$29.63	\$27.33	
Estimated Expense	\$203,864	\$199,609	\$228,414	
Expense SqFt	\$9.59	\$8.78	\$10.39	
Net Operating Income	\$401,564	\$474,269	\$372,676	
Full Market Value	\$3,032,000	\$3,581,000	\$2,311,000	
Market Value per SqFt	\$142.63	\$157.48	\$105.09	
Distance from Cooperative in miles		0.93	0.56	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01209-0053	1-01200-0025	1-01205-0029	
Address	50 WEST 96 STREET	5 WEST 86 STREET	315 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	61	85	51	
Year Built	1929	1937	1911	
Gross SqFt	108,666	116,021	109,769	
Estimated Gross Income	\$2,704,697	\$3,324,384	\$2,319,693	
Gross Income per SqFt	\$24.89	\$28.65	\$21.13	
Estimated Expense	\$1,154,033	\$1,387,554	\$1,018,905	
Expense SqFt	\$10.62	\$11.96	\$9.28	
Net Operating Income	\$1,550,664	\$1,936,830	\$1,300,788	
Full Market Value	\$11,644,000	\$13,688,000	\$9,500,000	
Market Value per SqFt	\$107.15	\$117.98	\$86.55	
Distance from Cooperative in miles		0.45	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01209-0109	1-01252-0001	1-01242-0001	1-01241-0046
Address	55 WEST 95 STREET	200 RIVERSIDE DRIVE	700 WEST END AVENUE	2512 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	48	59	65	68
Year Built	1913	1906	1925	1900
Gross SqFt	61,605	63,794	55,840	62,280
Estimated Gross Income	\$1,686,129	\$1,746,041	\$1,108,314	\$2,247,113
Gross Income per SqFt	\$27.37	\$27.37	\$19.85	\$36.08
Estimated Expense	\$462,654	\$479,080	\$531,774	\$782,537
Expense SqFt	\$7.51	\$7.51	\$9.52	\$12.56
Net Operating Income	\$1,223,475	\$1,266,961	\$576,540	\$1,464,576
Full Market Value	\$9,045,000	\$9,566,000	\$1,875,000	\$11,058,000
Market Value per SqFt	\$146.82	\$149.95	\$33.58	\$177.55
Distance from Cooperative in miles		0.49	0.39	0.31

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01209-0146	1-01226-0039	1-01253-0088	
Address	36 WEST 96 STREET	106 WEST 96 STREET	324 WEST 96 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	11	23	24	
Year Built	1910	1900	1900	
Gross SqFt	5,355	9,785	16,134	
Estimated Gross Income	\$147,000	\$263,880	\$440,160	
Gross Income per SqFt	\$27.45	\$26.97	\$27.28	
Estimated Expense	\$49,891	\$87,507	\$167,261	
Expense SqFt	\$9.32	\$8.94	\$10.37	
Net Operating Income	\$97,109	\$176,373	\$272,899	
Full Market Value	\$733,000	\$1,332,000	\$1,351,000	
Market Value per SqFt	\$136.88	\$136.13	\$83.74	
Distance from Cooperative in miles		0.17	0.48	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01210-0005	1-01216-0051	1-01199-0055	1-01241-0061
Address	171 WEST 79 STREET	144 WEST 86 STREET	40 WEST 86 STREET	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	D3-ELEVATOR	D3-ELEVATOR
Total Units	63	66	61	90
Year Built	1924	1929	1931	1925
Gross SqFt	94,659	96,546	92,065	91,494
Estimated Gross Income	\$2,456,401	\$2,696,392	\$2,289,097	\$2,373,981
Gross Income per SqFt	\$25.95	\$27.93	\$24.86	\$25.95
Estimated Expense	\$834,892	\$994,320	\$932,770	\$807,154
Expense SqFt	\$8.82	\$10.30	\$10.13	\$8.82
Net Operating Income	\$1,621,509	\$1,702,072	\$1,356,327	\$1,566,827
Full Market Value	\$12,242,000	\$12,851,000	\$10,181,000	\$11,830,000
Market Value per SqFt	\$129.33	\$133.11	\$110.58	\$129.30
Distance from Cooperative in miles		0.30	0.34	0.74

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01210-0009	1-01247-0010	1-01245-0088	1-01229-0006
Address	157 WEST 79 STREET	355 WEST 85 STREET	324 WEST 84 STREET	265 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	D9-ELEVATOR	D3-ELEVATOR
Total Units	60	73	48	36
Year Built	1911	1910	1914	1900
Gross SqFt	51,453	40,937	38,016	41,137
Estimated Gross Income	\$1,404,152	\$1,286,506	\$1,037,585	\$1,110,354
Gross Income per SqFt	\$27.29	\$31.43	\$27.29	\$26.99
Estimated Expense	\$502,696	\$438,886	\$371,523	\$354,820
Expense SqFt	\$9.77	\$10.72	\$9.77	\$8.63
Net Operating Income	\$901,456	\$847,620	\$666,062	\$755,534
Full Market Value	\$6,806,000	\$6,400,000	\$5,029,000	\$5,704,000
Market Value per SqFt	\$132.28	\$156.34	\$132.29	\$138.66
Distance from Cooperative in miles		0.45	0.38	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01210-0015	1-01210-0012	1-01200-0005	
Address	145 WEST 79 STREET	147 WEST 79 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	D3-ELEVATOR	D3-ELEVATOR	
Total Units	67	61	83	
Year Built	1928	1926	1927	
Gross SqFt	59,544	76,193	70,144	
Estimated Gross Income	\$1,816,687	\$2,376,429	\$2,091,762	
Gross Income per SqFt	\$30.51	\$31.19	\$29.82	
Estimated Expense	\$719,887	\$864,067	\$900,865	
Expense SqFt	\$12.09	\$11.34	\$12.84	
Net Operating Income	\$1,096,800	\$1,512,362	\$1,190,897	
Full Market Value	\$8,281,000	\$11,418,000	\$8,991,000	
Market Value per SqFt	\$139.07	\$149.86	\$128.18	
Distance from Cooperative in miles		0.00	0.39	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01210-0017	1-01186-0009	1-01182-0029	
Address	135 WEST 79 STREET	325 WEST 77 STREET	225 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	53	48	43	
Year Built	1914	1920	1910	
Gross SqFt	53,370	41,931	44,838	
Estimated Gross Income	\$1,263,268	\$1,038,837	\$1,011,545	
Gross Income per SqFt	\$23.67	\$24.77	\$22.56	
Estimated Expense	\$448,842	\$394,758	\$331,996	
Expense SqFt	\$8.41	\$9.41	\$7.40	
Net Operating Income	\$814,426	\$644,079	\$679,549	
Full Market Value	\$6,067,000	\$4,832,000	\$5,025,000	
Market Value per SqFt	\$113.68	\$115.24	\$112.07	
Distance from Cooperative in miles		0.33	0.56	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01210-0019	1-01200-0015	1-01150-0041	
Address	127 WEST 79 STREET	27 WEST 86 STREET	120 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	D3-ELEVATOR	
Total Units	132	64	64	
Year Built	1926	1926	1926	
Gross SqFt	123,898	126,045	114,696	
Estimated Gross Income	\$3,555,873	\$3,583,167	\$3,323,219	
Gross Income per SqFt	\$28.70	\$28.43	\$28.97	
Estimated Expense	\$1,209,244	\$1,218,277	\$1,129,894	
Expense SqFt	\$9.76	\$9.67	\$9.85	
Net Operating Income	\$2,346,629	\$2,364,890	\$2,193,325	
Full Market Value	\$17,717,000	\$17,855,000	\$16,560,000	
Market Value per SqFt	\$143.00	\$141.66	\$144.38	
Distance from Cooperative in miles		0.39	0.06	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01210-0037	1-01229-0006	1-01227-0061	1-01186-0009
Address	102 WEST 80 STREET	265 WEST 81 STREET	412 WEST END AVENUE	325 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	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	65	36	37	48
Year Built	1901	1900	1900	1920
Gross SqFt	40,916	41,137	49,840	41,931
Estimated Gross Income	\$1,013,489	\$1,110,354	\$817,725	\$1,038,837
Gross Income per SqFt	\$24.77	\$26.99	\$16.41	\$24.77
Estimated Expense	\$385,020	\$354,820	\$336,427	\$394,758
Expense SqFt	\$9.41	\$8.63	\$6.75	\$9.41
Net Operating Income	\$628,469	\$755,534	\$481,298	\$644,079
Full Market Value	\$4,716,000	\$5,704,000	\$3,314,000	\$4,832,000
Market Value per SqFt	\$115.26	\$138.66	\$66.49	\$115.24
Distance from Cooperative in miles		0.24	0.22	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01211-0013	1-01211-0010	1-01233-0024	1-01211-0006
Address	153 WEST 80 STREET	159 WEST 80 STREET	211 WEST 85 STREET	167 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	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	13	20
Year Built	1910	1910	1910	1910
Gross SqFt	14,100	14,100	13,015	11,390
Estimated Gross Income	\$414,258	\$503,519	\$382,316	\$330,110
Gross Income per SqFt	\$29.38	\$35.71	\$29.38	\$28.98
Estimated Expense	\$87,984	\$81,018	\$81,257	\$118,704
Expense SqFt	\$6.24	\$5.75	\$6.24	\$10.42
Net Operating Income	\$326,274	\$422,501	\$301,059	\$211,406
Full Market Value	\$2,463,000	\$3,190,000	\$2,273,000	\$766,000
Market Value per SqFt	\$174.68	\$226.24	\$174.64	\$67.25
Distance from Cooperative in miles		0.00	0.28	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01211-0026	1-01211-0010	1-01150-0011	1-01229-0042
Address	123 WEST 80 STREET	159 WEST 80 STREET	151 WEST 78 STREET	214 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	23	20	18	20
Year Built	1890	1910	1900	1900
Gross SqFt	11,700	14,100	10,224	12,015
Estimated Gross Income	\$411,489	\$503,519	\$359,545	\$353,535
Gross Income per SqFt	\$35.17	\$35.71	\$35.17	\$29.42
Estimated Expense	\$139,932	\$81,018	\$122,245	\$85,310
Expense SqFt	\$11.96	\$5.75	\$11.96	\$7.10
Net Operating Income	\$271,557	\$422,501	\$237,300	\$268,225
Full Market Value	\$2,050,000	\$3,190,000	\$1,792,000	\$2,025,000
Market Value per SqFt	\$175.21	\$226.24	\$175.27	\$168.54
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	1-01211-0029	1-01228-0013	1-01199-0001	1-01128-0061
Address	418 COLUMBUS AVENUE	2242 BROADWAY	519 COLUMBUS AVENUE	331 COLUMBUS AVENUE
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	D6-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	63	49	38	57
Year Built	1900	1905	1907	1900
Gross SqFt	47,487	45,640	47,765	62,434
Estimated Gross Income	\$1,685,314	\$1,651,278	\$1,694,982	\$2,149,581
Gross Income per SqFt	\$35.49	\$36.18	\$35.49	\$34.43
Estimated Expense	\$367,549	\$559,072	\$369,475	\$546,448
Expense SqFt	\$7.74	\$12.25	\$7.74	\$8.75
Net Operating Income	\$1,317,765	\$1,092,206	\$1,325,507	\$1,603,133
Full Market Value	\$9,600,000	\$8,246,000	\$10,008,000	\$12,104,000
Market Value per SqFt	\$202.16	\$180.67	\$209.53	\$193.87
Distance from Cooperative in miles		0.13	0.30	0.31

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01211-0034	1-01213-0036	1-01196-0004	1-01215-0064
Address	430 COLUMBUS AVENUE	476 COLUMBUS AVENUE	467 COLUMBUS AVENUE	509 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	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	16	13	13
Year Built	1900	1900	1900	1900
Gross SqFt	12,628	10,346	11,922	10,330
Estimated Gross Income	\$444,127	\$400,107	\$335,146	\$363,298
Gross Income per SqFt	\$35.17	\$38.67	\$28.11	\$35.17
Estimated Expense	\$179,191	\$84,902	\$113,950	\$146,617
Expense SqFt	\$14.19	\$8.21	\$9.56	\$14.19
Net Operating Income	\$264,936	\$315,205	\$221,196	\$216,681
Full Market Value	\$2,000,000	\$2,380,000	\$1,670,000	\$1,222,000
Market Value per SqFt	\$158.38	\$230.04	\$140.08	\$118.30
Distance from Cooperative in miles		0.10	0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01211-0042	1-01185-0063	1-01217-0017	
Address	118 WEST 81 STREET	309 WEST 76 STREET	137 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	11	12	14	
Year Built	1900	1900	1900	
Gross SqFt	6,150	8,611	9,202	
Estimated Gross Income	\$208,977	\$308,346	\$295,790	
Gross Income per SqFt	\$33.98	\$35.81	\$32.14	
Estimated Expense	\$65,559	\$89,420	\$100,569	
Expense SqFt	\$10.66	\$10.38	\$10.93	
Net Operating Income	\$143,418	\$218,926	\$195,221	
Full Market Value	\$1,083,000	\$1,653,000	\$1,474,000	
Market Value per SqFt	\$176.10	\$191.96	\$160.18	
Distance from Cooperative in miles		0.38	0.31	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01211-0056	1-01211-0052	1-01186-0009	1-01229-0006
Address	170 WEST 81 STREET	158 WEST 81 STREET	325 WEST 77 STREET	265 WEST 81 STREET
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	D3-ELEVATOR	D3-ELEVATOR
Total Units	49	38	48	36
Year Built	1927	1930	1920	1900
Gross SqFt	43,896	37,251	41,931	41,137
Estimated Gross Income	\$1,106,618	\$938,918	\$1,038,837	\$1,110,354
Gross Income per SqFt	\$25.21	\$25.21	\$24.77	\$26.99
Estimated Expense	\$420,524	\$356,789	\$394,758	\$354,820
Expense SqFt	\$9.58	\$9.58	\$9.41	\$8.63
Net Operating Income	\$686,094	\$582,129	\$644,079	\$755,534
Full Market Value	\$5,162,000	\$4,379,000	\$4,832,000	\$5,704,000
Market Value per SqFt	\$117.60	\$117.55	\$115.24	\$138.66
Distance from Cooperative in miles		0.00	0.35	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01211-0135	1-01227-0063	1-01518-0039	1-01228-0037
Address	100 WEST 81 STREET	410 WEST END AVENUE	1600 3 AVENUE	202 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	17	42	35	25
Year Built	1920	1920	1920	1920
Gross SqFt	29,540	20,972	24,942	15,735
Estimated Gross Income	\$836,277	\$526,230	\$854,402	\$445,395
Gross Income per SqFt	\$28.31	\$25.09	\$34.26	\$28.31
Estimated Expense	\$284,175	\$199,967	\$319,995	\$151,434
Expense SqFt	\$9.62	\$9.53	\$12.83	\$9.62
Net Operating Income	\$552,102	\$326,263	\$534,407	\$293,961
Full Market Value	\$4,168,000	\$2,453,000	\$4,035,000	\$2,219,000
Market Value per SqFt	\$141.10	\$116.97	\$161.78	\$141.02
Distance from Cooperative in miles		0.23	1.22	0.13

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01212-0047	1-01199-0052	1-01128-0039	1-01197-0027
Address	134 WEST 82 STREET	34 WEST 86 STREET	8 WEST 76 STREET	3 WEST 83 STREET
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	D9-ELEVATOR	D1-ELEVATOR
Total Units	20	18	16	26
Year Built	1900	1900	1900	1900
Gross SqFt	10,568	9,205	9,810	13,839
Estimated Gross Income	\$339,973	\$296,086	\$418,488	\$376,252
Gross Income per SqFt	\$32.17	\$32.17	\$42.66	\$27.19
Estimated Expense	\$98,811	\$86,058	\$142,993	\$142,976
Expense SqFt	\$9.35	\$9.35	\$14.58	\$10.33
Net Operating Income	\$241,162	\$210,028	\$275,495	\$233,276
Full Market Value	\$1,821,000	\$1,586,000	\$2,080,000	\$1,761,000
Market Value per SqFt	\$172.31	\$172.30	\$212.03	\$127.25
Distance from Cooperative in miles		0.26	0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01212-0052	1-01231-0059	1-01228-0037	1-01185-0030
Address	146 WEST 82 STREET	268 WEST 84 STREET	202 WEST 81 STREET	306 WEST 76 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	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	28	25	14
Year Built	1900	1940	1920	1925
Gross SqFt	11,863	13,793	15,735	11,700
Estimated Gross Income	\$343,671	\$404,707	\$445,395	\$338,999
Gross Income per SqFt	\$28.97	\$29.34	\$28.31	\$28.97
Estimated Expense	\$116,851	\$111,959	\$151,434	\$115,260
Expense SqFt	\$9.85	\$8.12	\$9.62	\$9.85
Net Operating Income	\$226,820	\$292,748	\$293,961	\$223,739
Full Market Value	\$1,712,000	\$2,210,000	\$2,219,000	\$1,689,000
Market Value per SqFt	\$144.31	\$160.23	\$141.02	\$144.36
Distance from Cooperative in miles		0.24	0.14	0.43

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01213-0009	1-01210-0012	1-01200-0005	1-01125-0009
Address	139 WEST 82 STREET	147 WEST 79 STREET	51 WEST 86 STREET	37 WEST 72 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	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	75	61	83	94
Year Built	1929	1926	1927	1929
Gross SqFt	77,188	76,193	70,144	80,281
Estimated Gross Income	\$2,301,746	\$2,376,429	\$2,091,762	\$2,280,130
Gross Income per SqFt	\$29.82	\$31.19	\$29.82	\$28.40
Estimated Expense	\$991,094	\$864,067	\$900,865	\$775,244
Expense SqFt	\$12.84	\$11.34	\$12.84	\$9.66
Net Operating Income	\$1,310,652	\$1,512,362	\$1,190,897	\$1,504,886
Full Market Value	\$9,895,000	\$11,418,000	\$8,991,000	\$11,362,000
Market Value per SqFt	\$128.19	\$149.86	\$128.18	\$141.53
Distance from Cooperative in miles		0.15	0.27	0.54

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01215-0056	1-01212-0053	1-01201-0058	1-01242-0001
Address	160 WEST 85 STREET	150 WEST 82 STREET	66 WEST 88 STREET	700 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	60	60	49	65
Year Built	1950	1926	1941	1925
Gross SqFt	56,023	49,977	48,555	55,840
Estimated Gross Income	\$1,122,141	\$1,381,307	\$972,413	\$1,108,314
Gross Income per SqFt	\$20.03	\$27.64	\$20.03	\$19.85
Estimated Expense	\$471,714	\$352,745	\$408,641	\$531,774
Expense SqFt	\$8.42	\$7.06	\$8.42	\$9.52
Net Operating Income	\$650,427	\$1,028,562	\$563,772	\$576,540
Full Market Value	\$4,700,000	\$7,766,000	\$5,545,000	\$1,875,000
Market Value per SqFt	\$83.89	\$155.39	\$114.20	\$33.58
Distance from Cooperative in miles		0.15	0.23	0.55

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01216-0016	1-01199-0013	1-01228-0037	1-01231-0059
Address	131 WEST 85 STREET	49 WEST 85 STREET	202 WEST 81 STREET	268 WEST 84 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	D9-ELEVATOR	D9-ELEVATOR
Total Units	41	25	25	28
Year Built	1900	1900	1920	1940
Gross SqFt	25,090	16,100	15,735	13,793
Estimated Gross Income	\$710,298	\$409,846	\$445,395	\$404,707
Gross Income per SqFt	\$28.31	\$25.46	\$28.31	\$29.34
Estimated Expense	\$241,366	\$155,741	\$151,434	\$111,959
Expense SqFt	\$9.62	\$9.67	\$9.62	\$8.12
Net Operating Income	\$468,932	\$254,105	\$293,961	\$292,748
Full Market Value	\$3,540,000	\$1,914,000	\$2,219,000	\$2,210,000
Market Value per SqFt	\$141.09	\$118.88	\$141.02	\$160.23
Distance from Cooperative in miles		0.17	0.28	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01216-0044	1-01200-0005	1-01239-0044	1-01240-0029
Address	130 WEST 86 STREET	51 WEST 86 STREET	2476 BROADWAY	201 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	D7-ELEVATOR	D7-ELEVATOR
Total Units	48	83	64	84
Year Built	1926	1927	1920	1934
Gross SqFt	69,125	70,144	67,954	68,841
Estimated Gross Income	\$2,008,081	\$2,091,762	\$1,796,090	\$2,000,095
Gross Income per SqFt	\$29.05	\$29.82	\$26.43	\$29.05
Estimated Expense	\$682,955	\$900,865	\$655,982	\$680,032
Expense SqFt	\$9.88	\$12.84	\$9.65	\$9.88
Net Operating Income	\$1,325,126	\$1,190,897	\$1,140,108	\$1,320,063
Full Market Value	\$10,005,000	\$8,991,000	\$8,608,000	\$8,695,000
Market Value per SqFt	\$144.74	\$128.18	\$126.67	\$126.31
Distance from Cooperative in miles		0.18	0.33	0.38

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01217-0014	1-01216-0051	1-01216-0060	1-01233-0029
Address	145 WEST 86 STREET	144 WEST 86 STREET	168 WEST 86 STREET	520 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	D3-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	67	66	50	87
Year Built	1925	1929	1923	1929
Gross SqFt	97,476	96,546	100,042	102,693
Estimated Gross Income	\$2,722,505	\$2,696,392	\$2,798,918	\$2,575,876
Gross Income per SqFt	\$27.93	\$27.93	\$27.98	\$25.08
Estimated Expense	\$1,004,003	\$994,320	\$951,632	\$985,456
Expense SqFt	\$10.30	\$10.30	\$9.51	\$9.60
Net Operating Income	\$1,718,502	\$1,702,072	\$1,847,286	\$1,590,420
Full Market Value	\$12,975,000	\$12,851,000	\$13,947,000	\$11,954,000
Market Value per SqFt	\$133.11	\$133.11	\$139.41	\$116.41
Distance from Cooperative in miles		0.06	0.06	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01217-0029	1-01200-0015	1-01148-0001	1-01200-0025
Address	105 WEST 86 STREET	27 WEST 86 STREET	341 AMSTERDAM AVENUE	5 WEST 86 STREET
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	D3-ELEVATOR
Total Units	130	64	103	85
Year Built	1929	1926	1925	1937
Gross SqFt	123,217	126,045	125,040	116,021
Estimated Gross Income	\$3,503,059	\$3,583,167	\$3,354,054	\$3,324,384
Gross Income per SqFt	\$28.43	\$28.43	\$26.82	\$28.65
Estimated Expense	\$1,191,508	\$1,218,277	\$1,274,541	\$1,387,554
Expense SqFt	\$9.67	\$9.67	\$10.19	\$11.96
Net Operating Income	\$2,311,551	\$2,364,890	\$2,079,513	\$1,936,830
Full Market Value	\$17,452,000	\$17,855,000	\$15,700,000	\$13,688,000
Market Value per SqFt	\$141.64	\$141.66	\$125.56	\$117.98
Distance from Cooperative in miles		0.17	0.52	0.17

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01217-0050	1-01210-0055	1-01252-0001	1-01216-0054
Address	150 WEST 87 STREET	150 WEST 80 STREET	200 RIVERSIDE DRIVE	156 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	41	38	59	38
Year Built	1914	1912	1906	1916
Gross SqFt	59,175	53,111	63,794	76,302
Estimated Gross Income	\$1,546,243	\$738,913	\$1,746,041	\$1,993,988
Gross Income per SqFt	\$26.13	\$13.91	\$27.37	\$26.13
Estimated Expense	\$587,608	\$383,484	\$479,080	\$757,715
Expense SqFt	\$9.93	\$7.22	\$7.51	\$9.93
Net Operating Income	\$958,635	\$355,429	\$1,266,961	\$1,236,273
Full Market Value	\$7,238,000	\$2,327,000	\$9,566,000	\$8,079,000
Market Value per SqFt	\$122.32	\$43.81	\$149.95	\$105.88
Distance from Cooperative in miles		0.36	0.43	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01217-0054	1-01210-0055	1-01252-0001	1-01216-0054
Address	160 WEST 87 STREET	150 WEST 80 STREET	200 RIVERSIDE DRIVE	156 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	40	38	59	38
Year Built	1914	1912	1906	1916
Gross SqFt	59,408	53,111	63,794	76,302
Estimated Gross Income	\$1,552,331	\$738,913	\$1,746,041	\$1,993,988
Gross Income per SqFt	\$26.13	\$13.91	\$27.37	\$26.13
Estimated Expense	\$589,921	\$383,484	\$479,080	\$757,715
Expense SqFt	\$9.93	\$7.22	\$7.51	\$9.93
Net Operating Income	\$962,410	\$355,429	\$1,266,961	\$1,236,273
Full Market Value	\$7,266,000	\$2,327,000	\$9,566,000	\$8,079,000
Market Value per SqFt	\$122.31	\$43.81	\$149.95	\$105.88
Distance from Cooperative in miles		0.36	0.43	0.06

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01217-0064	1-01169-0008	1-01148-0001	1-01210-0001
Address	541 AMSTERDAM AVENUE	2181 BROADWAY	341 AMSTERDAM AVENUE	401 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	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	89	115	103	80
Year Built	1918	1924	1925	1927
Gross SqFt	117,216	114,767	125,040	106,521
Estimated Gross Income	\$3,640,729	\$3,682,883	\$3,354,054	\$3,308,989
Gross Income per SqFt	\$31.06	\$32.09	\$26.82	\$31.06
Estimated Expense	\$1,287,032	\$1,252,180	\$1,274,541	\$1,169,408
Expense SqFt	\$10.98	\$10.91	\$10.19	\$10.98
Net Operating Income	\$2,353,697	\$2,430,703	\$2,079,513	\$2,139,581
Full Market Value	\$17,770,000	\$18,352,000	\$15,700,000	\$16,154,000
Market Value per SqFt	\$151.60	\$159.91	\$125.56	\$151.65
Distance from Cooperative in miles		0.52	0.52	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01222-9029	1-01595-0001	1-01202-0001	1-02043-0029
Address	100 WEST 92 STREET	20 LENOX AVENUE	69 WEST 88 STREET	2 BRADHURST AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	200	118	169	177
Year Built	1969	1920	1983	1980
Gross SqFt	193,107	142,639	152,765	198,624
Estimated Gross Income	\$3,842,829	\$3,356,974	\$3,039,799	\$3,709,834
Gross Income per SqFt	\$19.90	\$23.53	\$19.90	\$18.68
Estimated Expense	\$1,542,925	\$1,174,172	\$1,220,935	\$1,796,581
Expense SqFt	\$7.99	\$8.23	\$7.99	\$9.05
Net Operating Income	\$2,299,904	\$2,182,802	\$1,818,864	\$1,913,253
Full Market Value	\$16,600,000	\$16,247,000	\$13,123,000	\$13,616,000
Market Value per SqFt	\$85.96	\$113.90	\$85.90	\$68.55
Distance from Cooperative in miles		1.23	0.22	2.57

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01224-0001	1-01220-0001	1-01221-0001	1-01878-0012
Address	681 AMSTERDAM AVENUE	601 AMSTERDAM AVENUE	621 AMSTERDAM AVENUE	2760 BROADWAY
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	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	178	271	190	181
Year Built	1929	1997	1974	1928
Gross SqFt	238,456	237,045	233,880	249,756
Estimated Gross Income	\$6,156,934	\$9,770,819	\$6,039,391	\$5,316,667
Gross Income per SqFt	\$25.82	\$41.22	\$25.82	\$21.29
Estimated Expense	\$2,272,486	\$2,931,246	\$2,228,149	\$2,179,833
Expense SqFt	\$9.53	\$12.37	\$9.53	\$8.73
Net Operating Income	\$3,884,448	\$6,839,573	\$3,811,242	\$3,136,834
Full Market Value	\$29,328,000	\$51,639,000	\$28,771,000	\$22,945,000
Market Value per SqFt	\$122.99	\$217.84	\$123.02	\$91.87
Distance from Cooperative in miles		0.20	0.15	0.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01224-0013	1-01877-0022	1-01843-0034	1-01843-0040
Address	149 WEST 93 STREET	225 WEST 105 STREET	475 CENTRAL PARK WEST	8 WEST 108 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	31	53	56	24
Year Built	1926	1925	1913	1929
Gross SqFt	34,322	27,465	26,645	20,970
Estimated Gross Income	\$879,330	\$703,751	\$697,706	\$313,060
Gross Income per SqFt	\$25.62	\$25.62	\$26.19	\$14.93
Estimated Expense	\$280,754	\$224,642	\$291,869	\$124,643
Expense SqFt	\$8.18	\$8.18	\$10.95	\$5.94
Net Operating Income	\$598,576	\$479,109	\$405,837	\$188,417
Full Market Value	\$4,512,000	\$3,613,000	\$3,063,000	\$1,157,000
Market Value per SqFt	\$131.46	\$131.55	\$114.96	\$55.17
Distance from Cooperative in miles		0.62	0.74	0.74

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01224-0023	1-01233-0029	1-01205-0029	
Address	123 WEST 93 STREET	520 AMSTERDAM AVENUE	315 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	90	87	51	
Year Built	1926	1929	1911	
Gross SqFt	107,243	102,693	109,769	
Estimated Gross Income	\$2,478,386	\$2,575,876	\$2,319,693	
Gross Income per SqFt	\$23.11	\$25.08	\$21.13	
Estimated Expense	\$1,012,374	\$985,456	\$1,018,905	
Expense SqFt	\$9.44	\$9.60	\$9.28	
Net Operating Income	\$1,466,012	\$1,590,420	\$1,300,788	
Full Market Value	\$10,879,000	\$11,954,000	\$9,500,000	
Market Value per SqFt	\$101.44	\$116.41	\$86.55	
Distance from Cooperative in miles		0.43	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01224-0029	1-01226-0029	1-01202-0001	1-02043-0029
Address	100 WEST 94 STREET	720 COLUMBUS AVENUE	69 WEST 88 STREET	2 BRADHURST AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	172	171	169	177
Year Built	1966	1986	1983	1980
Gross SqFt	199,526	232,831	152,765	198,624
Estimated Gross Income	\$3,970,567	\$7,582,073	\$3,039,799	\$3,709,834
Gross Income per SqFt	\$19.90	\$32.56	\$19.90	\$18.68
Estimated Expense	\$1,594,213	\$2,206,340	\$1,220,935	\$1,796,581
Expense SqFt	\$7.99	\$9.48	\$7.99	\$9.05
Net Operating Income	\$2,376,354	\$5,375,733	\$1,818,864	\$1,913,253
Full Market Value	\$12,826,000	\$40,587,000	\$13,123,000	\$13,616,000
Market Value per SqFt	\$64.28	\$174.32	\$85.90	\$68.55
Distance from Cooperative in miles		0.10	0.30	2.47

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01224-0038	1-01242-0001	1-01243-0061	1-01201-0058
Address	110 WEST 94 STREET	700 WEST END AVENUE	736 WEST END AVENUE	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	37	65	57	49
Year Built	1936	1925	1927	1941
Gross SqFt	52,990	55,840	49,603	48,555
Estimated Gross Income	\$1,061,390	\$1,108,314	\$1,011,713	\$972,413
Gross Income per SqFt	\$20.03	\$19.85	\$20.40	\$20.03
Estimated Expense	\$446,176	\$531,774	\$429,127	\$408,641
Expense SqFt	\$8.42	\$9.52	\$8.65	\$8.42
Net Operating Income	\$615,214	\$576,540	\$582,586	\$563,772
Full Market Value	\$4,445,000	\$1,875,000	\$4,225,000	\$5,545,000
Market Value per SqFt	\$83.88	\$33.58	\$85.18	\$114.20
Distance from Cooperative in miles		0.22	0.24	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01225-0001	1-01221-0029	1-01775-0006	1-01832-0001
Address	701 AMSTERDAM AVENUE	620 COLUMBUS AVENUE	107 EAST 126 STREET	741 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	202	238	255	221
Year Built	1967	1986	1980	1971
Gross SqFt	323,484	239,598	264,386	303,585
Estimated Gross Income	\$6,000,628	\$7,830,911	\$4,905,519	\$4,968,781
Gross Income per SqFt	\$18.55	\$32.68	\$18.55	\$16.37
Estimated Expense	\$1,892,381	\$2,474,109	\$1,546,576	\$2,237,491
Expense SqFt	\$5.85	\$10.33	\$5.85	\$7.37
Net Operating Income	\$4,108,247	\$5,356,802	\$3,358,943	\$2,731,290
Full Market Value	\$29,176,000	\$40,444,000	\$23,865,000	\$18,798,000
Market Value per SqFt	\$90.19	\$168.80	\$90.27	\$61.92
Distance from Cooperative in miles		0.20	1.94	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01225-0023	1-01201-0058	1-01243-0061	1-01253-0045
Address	109 WEST 94 STREET	66 WEST 88 STREET	736 WEST END AVENUE	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	D3-ELEVATOR	D1-ELEVATOR
Total Units	50	49	57	24
Year Built	1936	1941	1927	1940
Gross SqFt	44,094	48,555	49,603	41,000
Estimated Gross Income	\$899,518	\$972,413	\$1,011,713	\$912,280
Gross Income per SqFt	\$20.40	\$20.03	\$20.40	\$22.25
Estimated Expense	\$381,413	\$408,641	\$429,127	\$346,666
Expense SqFt	\$8.65	\$8.42	\$8.65	\$8.46
Net Operating Income	\$518,105	\$563,772	\$582,586	\$565,614
Full Market Value	\$3,759,000	\$5,545,000	\$4,225,000	\$4,172,000
Market Value per SqFt	\$85.25	\$114.20	\$85.18	\$101.76
Distance from Cooperative in miles		0.39	0.22	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01225-0029	1-01226-0029	1-00931-0001	1-01775-0006
Address	700 COLUMBUS AVENUE	720 COLUMBUS AVENUE	444 2 AVENUE	107 EAST 126 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	KIPS BAY	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	201	171	411	255
Year Built	1968	1986	1970	1980
Gross SqFt	493,395	232,831	435,548	264,386
Estimated Gross Income	\$10,356,361	\$7,582,073	\$9,143,278	\$4,905,519
Gross Income per SqFt	\$20.99	\$32.56	\$20.99	\$18.55
Estimated Expense	\$4,248,131	\$2,206,340	\$3,748,744	\$1,546,576
Expense SqFt	\$8.61	\$9.48	\$8.61	\$5.85
Net Operating Income	\$6,108,230	\$5,375,733	\$5,394,534	\$3,358,943
Full Market Value	\$44,553,000	\$40,587,000	\$39,347,000	\$23,865,000
Market Value per SqFt	\$90.30	\$174.32	\$90.34	\$90.27
Distance from Cooperative in miles		0.05	3.69	1.94

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01225-0052	1-01205-0022	1-01212-0053	1-01248-0037
Address	150 WEST 95 STREET	5 WEST 91 STREET	150 WEST 82 STREET	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	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	40	48	60	54
Year Built	1925	1972	1926	1914
Gross SqFt	55,404	48,972	49,977	47,067
Estimated Gross Income	\$1,249,914	\$937,657	\$1,381,307	\$1,061,766
Gross Income per SqFt	\$22.56	\$19.15	\$27.64	\$22.56
Estimated Expense	\$512,487	\$439,005	\$352,745	\$435,324
Expense SqFt	\$9.25	\$8.96	\$7.06	\$9.25
Net Operating Income	\$737,427	\$498,652	\$1,028,562	\$626,442
Full Market Value	\$5,452,000	\$3,569,000	\$7,766,000	\$4,632,000
Market Value per SqFt	\$98.40	\$72.88	\$155.39	\$98.41
Distance from Cooperative in miles		0.22	0.66	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01225-0055	1-01252-0001	1-01242-0001	
Address	160 WEST 95 STREET	200 RIVERSIDE DRIVE	700 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	37	59	65	
Year Built	1914	1906	1925	
Gross SqFt	61,800	63,794	55,840	
Estimated Gross Income	\$1,459,098	\$1,746,041	\$1,108,314	
Gross Income per SqFt	\$23.61	\$27.37	\$19.85	
Estimated Expense	\$526,536	\$479,080	\$531,774	
Expense SqFt	\$8.52	\$7.51	\$9.52	
Net Operating Income	\$932,562	\$1,266,961	\$576,540	
Full Market Value	\$6,945,000	\$9,566,000	\$1,875,000	
Market Value per SqFt	\$112.38	\$149.95	\$33.58	
Distance from Cooperative in miles		0.32	0.22	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01226-0043	1-01868-0040	1-01238-0054	1-01246-0057
Address	126 WEST 96 STREET	226 WEST 97 STREET	252 WEST 91 STREET	127 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	34	35	23
Year Built	1910	1920	1920	1910
Gross SqFt	19,450	22,275	20,496	17,325
Estimated Gross Income	\$485,278	\$555,727	\$544,000	\$431,651
Gross Income per SqFt	\$24.95	\$24.95	\$26.54	\$24.91
Estimated Expense	\$222,314	\$254,580	\$206,720	\$151,712
Expense SqFt	\$11.43	\$11.43	\$10.09	\$8.76
Net Operating Income	\$262,964	\$301,147	\$337,280	\$279,939
Full Market Value	\$1,975,000	\$2,262,000	\$2,546,000	\$2,102,000
Market Value per SqFt	\$101.54	\$101.55	\$124.22	\$121.33
Distance from Cooperative in miles		0.14	0.33	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01226-0045	1-01595-0001	1-01202-0001	1-02043-0029
Address	132 WEST 96 STREET	20 LENOX AVENUE	69 WEST 88 STREET	2 BRADHURST AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	212	118	169	177
Year Built	1967	1920	1983	1980
Gross SqFt	196,650	142,639	152,765	198,624
Estimated Gross Income	\$3,913,335	\$3,356,974	\$3,039,799	\$3,709,834
Gross Income per SqFt	\$19.90	\$23.53	\$19.90	\$18.68
Estimated Expense	\$1,571,234	\$1,174,172	\$1,220,935	\$1,796,581
Expense SqFt	\$7.99	\$8.23	\$7.99	\$9.05
Net Operating Income	\$2,342,101	\$2,182,802	\$1,818,864	\$1,913,253
Full Market Value	\$16,904,000	\$16,247,000	\$13,123,000	\$13,616,000
Market Value per SqFt	\$85.96	\$113.90	\$85.90	\$68.55
Distance from Cooperative in miles		1.07	0.39	2.37

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01227-0001	1-01226-0001	1-01962-0019	1-01200-0015
Address	400 WEST END AVENUE	169 WEST 95 STREET	88 MORNINGSIDE DRIVE	27 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	95	235	288	64
Year Built	1931	1971	1925	1926
Gross SqFt	190,359	235,426	189,905	126,045
Estimated Gross Income	\$5,407,309	\$4,626,101	\$4,739,123	\$3,583,167
Gross Income per SqFt	\$28.41	\$19.65	\$24.96	\$28.43
Estimated Expense	\$1,946,631	\$2,076,986	\$1,800,867	\$1,218,277
Expense SqFt	\$10.23	\$8.82	\$9.48	\$9.67
Net Operating Income	\$3,460,678	\$2,549,115	\$2,938,256	\$2,364,890
Full Market Value	\$26,128,000	\$18,344,000	\$22,072,000	\$17,855,000
Market Value per SqFt	\$137.26	\$77.92	\$116.23	\$141.66
Distance from Cooperative in miles		0.84	1.98	0.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01229-0001	1-01226-0001	1-01200-0015	
Address	440 WEST END AVENUE	169 WEST 95 STREET	27 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	99	235	64	
Year Built	1928	1971	1926	
Gross SqFt	162,075	235,426	126,045	
Estimated Gross Income	\$4,045,025	\$4,626,101	\$3,583,167	
Gross Income per SqFt	\$24.96	\$19.65	\$28.43	
Estimated Expense	\$1,537,110	\$2,076,986	\$1,218,277	
Expense SqFt	\$9.48	\$8.82	\$9.67	
Net Operating Income	\$2,507,915	\$2,549,115	\$2,364,890	
Full Market Value	\$18,840,000	\$18,344,000	\$17,855,000	
Market Value per SqFt	\$116.24	\$77.92	\$141.66	
Distance from Cooperative in miles		0.74	0.47	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01229-0054	1-01150-0001	1-01231-0007	1-01163-0053
Address	2273 BROADWAY	173 WEST 78 STREET	2301 BROADWAY	244 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	41	90	37	92
Year Built	1910	1929	1910	1928
Gross SqFt	84,367	96,992	61,250	87,150
Estimated Gross Income	\$2,175,825	\$2,501,543	\$2,257,097	\$2,441,018
Gross Income per SqFt	\$25.79	\$25.79	\$36.85	\$28.01
Estimated Expense	\$826,797	\$950,586	\$436,544	\$829,946
Expense SqFt	\$9.80	\$9.80	\$7.13	\$9.52
Net Operating Income	\$1,349,028	\$1,550,957	\$1,820,553	\$1,611,072
Full Market Value	\$10,184,000	\$11,704,000	\$13,745,000	\$12,164,000
Market Value per SqFt	\$120.71	\$120.67	\$224.41	\$139.58
Distance from Cooperative in miles		0.27	0.10	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01229-0061	1-01200-0015	1-01832-0016	1-01186-0083
Address	450 WEST END AVENUE	27 WEST 86 STREET	27 WEST 96 STREET	393 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	56	64	92	114
Year Built	1931	1926	1927	1927
Gross SqFt	150,285	126,045	133,915	134,183
Estimated Gross Income	\$3,491,121	\$3,583,167	\$3,110,868	\$2,831,699
Gross Income per SqFt	\$23.23	\$28.43	\$23.23	\$21.10
Estimated Expense	\$1,327,017	\$1,218,277	\$1,182,130	\$1,183,275
Expense SqFt	\$8.83	\$9.67	\$8.83	\$8.82
Net Operating Income	\$2,164,104	\$2,364,890	\$1,928,738	\$1,648,424
Full Market Value	\$16,073,000	\$17,855,000	\$14,329,000	\$12,035,000
Market Value per SqFt	\$106.95	\$141.66	\$107.00	\$89.69
Distance from Cooperative in miles		0.47	0.86	0.18

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01230-0061	1-01150-0041	1-01210-0012	1-01251-0063
Address	470 WEST END AVENUE	120 WEST 79 STREET	147 WEST 79 STREET	302 WEST 92 STREET
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	108	64	61	100
Year Built	1928	1926	1926	1912
Gross SqFt	207,126	114,696	76,193	64,598
Estimated Gross Income	\$6,401,218	\$3,323,219	\$2,376,429	\$2,683,514
Gross Income per SqFt	\$30.90	\$28.97	\$31.19	\$41.54
Estimated Expense	\$2,048,390	\$1,129,894	\$864,067	\$773,367
Expense SqFt	\$9.89	\$9.85	\$11.34	\$11.97
Net Operating Income	\$4,352,828	\$2,193,325	\$1,512,362	\$1,910,147
Full Market Value	\$32,864,000	\$16,560,000	\$11,418,000	\$14,422,000
Market Value per SqFt	\$158.67	\$144.38	\$149.86	\$223.26
Distance from Cooperative in miles		0.30	0.27	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01231-0001	1-01150-0041	1-01186-0083	1-01868-0001
Address	480 WEST END AVENUE	120 WEST 79 STREET	393 WEST END AVENUE	740 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	69	64	114	107
Year Built	1913	1926	1927	1915
Gross SqFt	140,076	114,696	134,183	135,463
Estimated Gross Income	\$2,955,604	\$3,323,219	\$2,831,699	\$2,856,037
Gross Income per SqFt	\$21.10	\$28.97	\$21.10	\$21.08
Estimated Expense	\$1,235,470	\$1,129,894	\$1,183,275	\$1,170,975
Expense SqFt	\$8.82	\$9.85	\$8.82	\$8.64
Net Operating Income	\$1,720,134	\$2,193,325	\$1,648,424	\$1,685,062
Full Market Value	\$12,558,000	\$16,560,000	\$12,035,000	\$12,301,000
Market Value per SqFt	\$89.65	\$144.38	\$89.69	\$90.81
Distance from Cooperative in miles		0.34	0.27	0.67

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01232-0027	1-01211-0010	1-01250-0045	1-01235-0039
Address	205 WEST 84 STREET	159 WEST 80 STREET	312 WEST 89 STREET	206 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	C4-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	19	20	20	15
Year Built	1910	1910	1900	1905
Gross SqFt	11,825	14,100	12,008	9,675
Estimated Gross Income	\$409,145	\$503,519	\$415,486	\$305,519
Gross Income per SqFt	\$34.60	\$35.71	\$34.60	\$31.58
Estimated Expense	\$128,420	\$81,018	\$130,397	\$103,876
Expense SqFt	\$10.86	\$5.75	\$10.86	\$10.74
Net Operating Income	\$280,725	\$422,501	\$285,089	\$201,643
Full Market Value	\$2,119,000	\$3,190,000	\$2,152,000	\$1,522,000
Market Value per SqFt	\$179.20	\$226.24	\$179.21	\$157.31
Distance from Cooperative in miles		0.24	0.29	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01232-0037	1-01226-0037	1-01185-0041	
Address	202 WEST 85 STREET	104 WEST 96 STREET	330 WEST 76 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	55	31	11	
Year Built	1910	1920	1900	
Gross SqFt	77,620	20,857	7,505	
Estimated Gross Income	\$2,547,205	\$714,522	\$226,800	
Gross Income per SqFt	\$32.82	\$34.26	\$30.22	
Estimated Expense	\$783,833	\$247,332	\$80,271	
Expense SqFt	\$10.10	\$11.86	\$10.70	
Net Operating Income	\$1,763,372	\$467,190	\$146,529	
Full Market Value	\$13,313,000	\$3,527,000	\$1,106,000	
Market Value per SqFt	\$171.52	\$169.10	\$147.37	
Distance from Cooperative in miles		0.57	0.49	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01232-0057	1-01247-0010	1-01252-0001	1-01210-0055
Address	252 WEST 85 STREET	355 WEST 85 STREET	200 RIVERSIDE DRIVE	150 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	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	73	59	38
Year Built	1914	1910	1906	1912
Gross SqFt	59,119	40,937	63,794	53,111
Estimated Gross Income	\$1,618,087	\$1,286,506	\$1,746,041	\$738,913
Gross Income per SqFt	\$27.37	\$31.43	\$27.37	\$13.91
Estimated Expense	\$443,984	\$438,886	\$479,080	\$383,484
Expense SqFt	\$7.51	\$10.72	\$7.51	\$7.22
Net Operating Income	\$1,174,103	\$847,620	\$1,266,961	\$355,429
Full Market Value	\$8,865,000	\$6,400,000	\$9,566,000	\$2,327,000
Market Value per SqFt	\$149.95	\$156.34	\$149.95	\$43.81
Distance from Cooperative in miles		0.12	0.42	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01232-0061	1-01200-0005	1-01887-0058	1-01216-0054
Address	512 WEST END AVENUE	51 WEST 86 STREET	777 WEST END AVENUE	156 WEST 86 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	D3-ELEVATOR
Total Units	46	83	59	38
Year Built	1923	1927	1920	1916
Gross SqFt	68,072	70,144	69,590	76,302
Estimated Gross Income	\$1,778,721	\$2,091,762	\$1,561,102	\$1,993,988
Gross Income per SqFt	\$26.13	\$29.82	\$22.43	\$26.13
Estimated Expense	\$675,955	\$900,865	\$607,763	\$757,715
Expense SqFt	\$9.93	\$12.84	\$8.73	\$9.93
Net Operating Income	\$1,102,766	\$1,190,897	\$953,339	\$1,236,273
Full Market Value	\$8,326,000	\$8,991,000	\$7,042,000	\$8,079,000
Market Value per SqFt	\$122.31	\$128.18	\$101.19	\$105.88
Distance from Cooperative in miles		0.40	0.67	0.23

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01233-0002	1-01226-0040	1-01216-0054	1-01210-0012
Address	522 WEST END AVENUE	110 WEST 96 STREET	156 WEST 86 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	60	60	38	61
Year Built	1924	1926	1916	1926
Gross SqFt	80,328	81,030	76,302	76,193
Estimated Gross Income	\$2,098,971	\$1,817,992	\$1,993,988	\$2,376,429
Gross Income per SqFt	\$26.13	\$22.44	\$26.13	\$31.19
Estimated Expense	\$797,657	\$505,299	\$757,715	\$864,067
Expense SqFt	\$9.93	\$6.24	\$9.93	\$11.34
Net Operating Income	\$1,301,314	\$1,312,693	\$1,236,273	\$1,512,362
Full Market Value	\$9,825,000	\$9,699,000	\$8,079,000	\$11,418,000
Market Value per SqFt	\$122.31	\$119.70	\$105.88	\$149.86
Distance from Cooperative in miles		0.55	0.22	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01233-0033	1-01164-0005	1-01230-0043	1-01167-0011
Address	530 AMSTERDAM AVENUE	253 WEST 72 STREET	2290 BROADWAY	2139 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	233	265	125	224
Year Built	1931	1926	1924	1901
Gross SqFt	352,821	218,851	165,452	224,803
Estimated Gross Income	\$10,500,717	\$6,233,995	\$4,837,731	\$10,521,554
Gross Income per SqFt	\$29.76	\$28.49	\$29.24	\$46.80
Estimated Expense	\$3,990,272	\$2,119,558	\$1,644,829	\$3,100,852
Expense SqFt	\$11.31	\$9.68	\$9.94	\$13.79
Net Operating Income	\$6,510,445	\$4,114,437	\$3,192,902	\$7,420,702
Full Market Value	\$49,154,000	\$31,064,000	\$24,106,000	\$56,026,000
Market Value per SqFt	\$139.32	\$141.94	\$145.70	\$249.22
Distance from Cooperative in miles		0.66	0.15	0.51

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01234-0007	1-01252-0001	1-01216-0054	
Address	257 WEST 86 STREET	200 RIVERSIDE DRIVE	156 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	40	59	38	
Year Built	1907	1906	1916	
Gross SqFt	67,142	63,794	76,302	
Estimated Gross Income	\$1,796,049	\$1,746,041	\$1,993,988	
Gross Income per SqFt	\$26.75	\$27.37	\$26.13	
Estimated Expense	\$585,478	\$479,080	\$757,715	
Expense SqFt	\$8.72	\$7.51	\$9.93	
Net Operating Income	\$1,210,571	\$1,266,961	\$1,236,273	
Full Market Value	\$9,140,000	\$9,566,000	\$8,079,000	
Market Value per SqFt	\$136.13	\$149.95	\$105.88	
Distance from Cooperative in miles		0.32	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01235-0002	1-01200-0005	1-01216-0054	
Address	562 WEST END AVENUE	51 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	D3-ELEVATOR	D3-ELEVATOR	
Total Units	86	83	38	
Year Built	1913	1927	1916	
Gross SqFt	71,126	70,144	76,302	
Estimated Gross Income	\$1,990,105	\$2,091,762	\$1,993,988	
Gross Income per SqFt	\$27.98	\$29.82	\$26.13	
Estimated Expense	\$810,125	\$900,865	\$757,715	
Expense SqFt	\$11.39	\$12.84	\$9.93	
Net Operating Income	\$1,179,980	\$1,190,897	\$1,236,273	
Full Market Value	\$8,909,000	\$8,991,000	\$8,079,000	
Market Value per SqFt	\$125.26	\$128.18	\$105.88	
Distance from Cooperative in miles		0.39	0.24	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01235-0026	1-01239-0058	1-01252-0022	1-01247-0013
Address	203 WEST 87 STREET	292 WEST 92 STREET	306 WEST 93 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	D1-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
Total Units	39	24	48	36
Year Built	1940	1920	1927	1920
Gross SqFt	24,560	25,056	25,794	24,192
Estimated Gross Income	\$639,542	\$692,426	\$644,782	\$630,055
Gross Income per SqFt	\$26.04	\$27.64	\$25.00	\$26.04
Estimated Expense	\$158,658	\$275,394	\$245,017	\$239,421
Expense SqFt	\$6.46	\$10.99	\$9.50	\$9.90
Net Operating Income	\$480,884	\$417,032	\$399,765	\$390,634
Full Market Value	\$3,631,000	\$3,149,000	\$3,003,000	\$2,946,000
Market Value per SqFt	\$147.84	\$125.68	\$116.42	\$121.78
Distance from Cooperative in miles		0.22	0.31	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01236-0003	1-01252-0001	1-01887-0058	1-01200-0005
Address	584 WEST END AVENUE	200 RIVERSIDE DRIVE	777 WEST END AVENUE	51 WEST 86 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	D3-ELEVATOR
Total Units	67	59	59	83
Year Built	1922	1906	1920	1927
Gross SqFt	64,865	63,794	69,590	70,144
Estimated Gross Income	\$1,775,355	\$1,746,041	\$1,561,102	\$2,091,762
Gross Income per SqFt	\$27.37	\$27.37	\$22.43	\$29.82
Estimated Expense	\$487,136	\$479,080	\$607,763	\$900,865
Expense SqFt	\$7.51	\$7.51	\$8.73	\$12.84
Net Operating Income	\$1,288,219	\$1,266,961	\$953,339	\$1,190,897
Full Market Value	\$9,726,000	\$9,566,000	\$7,042,000	\$8,991,000
Market Value per SqFt	\$149.94	\$149.95	\$101.19	\$128.18
Distance from Cooperative in miles		0.22	0.46	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01236-0061	1-01216-0060	1-01216-0051	
Address	590 WEST END AVENUE	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	88	50	66	
Year Built	1916	1923	1929	
Gross SqFt	97,685	100,042	96,546	
Estimated Gross Income	\$2,731,273	\$2,798,918	\$2,696,392	
Gross Income per SqFt	\$27.96	\$27.98	\$27.93	
Estimated Expense	\$968,058	\$951,632	\$994,320	
Expense SqFt	\$9.91	\$9.51	\$10.30	
Net Operating Income	\$1,763,215	\$1,847,286	\$1,702,072	
Full Market Value	\$13,312,000	\$13,947,000	\$12,851,000	
Market Value per SqFt	\$136.27	\$139.41	\$133.11	
Distance from Cooperative in miles		0.27	0.27	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01237-0017	1-01218-0001	1-01045-0029	1-01872-0043
Address	2420 BROADWAY	567 AMSTERDAM AVENUE	911 8 AVENUE	2644 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MIDTOWN WEST	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	164	272	360	176
Year Built	1920	1975	1964	1926
Gross SqFt	313,563	288,418	325,163	259,607
Estimated Gross Income	\$9,109,005	\$9,388,994	\$9,446,635	\$5,956,436
Gross Income per SqFt	\$29.05	\$32.55	\$29.05	\$22.94
Estimated Expense	\$3,098,002	\$3,004,478	\$3,211,856	\$2,477,408
Expense SqFt	\$9.88	\$10.42	\$9.88	\$9.54
Net Operating Income	\$6,011,003	\$6,384,516	\$6,234,779	\$3,479,028
Full Market Value	\$45,383,000	\$48,203,000	\$47,073,000	\$25,797,000
Market Value per SqFt	\$144.73	\$167.13	\$144.77	\$99.37
Distance from Cooperative in miles		0.16	1.79	0.55

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01237-0029	1-01237-0033	1-01236-0010	
Address	600 AMSTERDAM AVENUE	618 AMSTERDAM AVENUE	2401 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	121	116	79	
Year Built	1925	1925	1924	
Gross SqFt	161,425	161,422	164,530	
Estimated Gross Income	\$4,235,792	\$4,434,645	\$4,113,043	
Gross Income per SqFt	\$26.24	\$27.47	\$25.00	
Estimated Expense	\$1,628,778	\$1,722,033	\$1,562,956	
Expense SqFt	\$10.09	\$10.67	\$9.50	
Net Operating Income	\$2,607,014	\$2,712,612	\$2,550,087	
Full Market Value	\$19,683,000	\$20,480,000	\$19,159,000	
Market Value per SqFt	\$121.93	\$126.87	\$116.45	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01238-0010	1-01232-0055	1-01150-0001	1-01233-0029
Address	255 WEST 90 STREET	2333 BROADWAY	173 WEST 78 STREET	520 AMSTERDAM 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	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	43	128	90	87
Year Built	1920	1922	1929	1929
Gross SqFt	96,627	111,811	96,992	102,693
Estimated Gross Income	\$2,492,010	\$3,857,917	\$2,501,543	\$2,575,876
Gross Income per SqFt	\$25.79	\$34.50	\$25.79	\$25.08
Estimated Expense	\$946,945	\$1,157,375	\$950,586	\$985,456
Expense SqFt	\$9.80	\$10.35	\$9.80	\$9.60
Net Operating Income	\$1,545,065	\$2,700,542	\$1,550,957	\$1,590,420
Full Market Value	\$11,664,000	\$20,389,000	\$11,704,000	\$11,954,000
Market Value per SqFt	\$120.71	\$182.35	\$120.67	\$116.41
Distance from Cooperative in miles		0.31	0.65	0.28

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01239-0023	1-01237-0033	1-01240-0010	1-01236-0010
Address	2460 BROADWAY	618 AMSTERDAM AVENUE	2481 BROADWAY	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	D7-ELEVATOR	D6-ELEVATOR
Total Units	96	116	91	79
Year Built	1917	1925	1925	1924
Gross SqFt	150,033	161,422	132,975	164,530
Estimated Gross Income	\$3,836,344	\$4,434,645	\$3,400,000	\$4,113,043
Gross Income per SqFt	\$25.57	\$27.47	\$25.57	\$25.00
Estimated Expense	\$1,303,787	\$1,722,033	\$1,156,000	\$1,562,956
Expense SqFt	\$8.69	\$10.67	\$8.69	\$9.50
Net Operating Income	\$2,532,557	\$2,712,612	\$2,244,000	\$2,550,087
Full Market Value	\$19,093,000	\$20,480,000	\$16,918,000	\$19,159,000
Market Value per SqFt	\$127.26	\$126.87	\$127.23	\$116.45
Distance from Cooperative in miles		0.10	0.10	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01240-0024	1-01164-0005	1-01221-0001	
Address	2480 BROADWAY	253 WEST 72 STREET	621 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	155	265	190	
Year Built	1922	1926	1974	
Gross SqFt	209,379	218,851	233,880	
Estimated Gross Income	\$5,686,734	\$6,233,995	\$6,039,391	
Gross Income per SqFt	\$27.16	\$28.49	\$25.82	
Estimated Expense	\$2,012,132	\$2,119,558	\$2,228,149	
Expense SqFt	\$9.61	\$9.68	\$9.53	
Net Operating Income	\$3,674,602	\$4,114,437	\$3,811,242	
Full Market Value	\$27,743,000	\$31,064,000	\$28,771,000	
Market Value per SqFt	\$132.50	\$141.94	\$123.02	
Distance from Cooperative in miles		1.02	0.16	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01240-0061	1-01244-0090	1-01889-0001	
Address	670 WEST END AVENUE	98 RIVERSIDE DRIVE	280 RIVERSIDE DRIVE	
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	95	133	125	
Year Built	1926	1929	1940	
Gross SqFt	199,483	198,375	211,041	
Estimated Gross Income	\$4,376,657	\$4,291,868	\$4,693,451	
Gross Income per SqFt	\$21.94	\$21.64	\$22.24	
Estimated Expense	\$1,731,512	\$1,630,910	\$1,927,310	
Expense SqFt	\$8.68	\$8.22	\$9.13	
Net Operating Income	\$2,645,145	\$2,660,958	\$2,766,141	
Full Market Value	\$19,457,000	\$19,531,000	\$20,402,000	
Market Value per SqFt	\$97.54	\$98.45	\$96.67	
Distance from Cooperative in miles		0.56	0.41	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01241-0052	1-01242-9055	1-01872-0043	
Address	2511 BROADWAY	2527 BROADWAY	2644 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	150	295	176	
Year Built	1925	1999	1926	
Gross SqFt	280,809	307,500	259,607	
Estimated Gross Income	\$8,017,097	\$10,504,539	\$5,956,436	
Gross Income per SqFt	\$28.55	\$34.16	\$22.94	
Estimated Expense	\$2,737,888	\$3,060,988	\$2,477,408	
Expense SqFt	\$9.75	\$9.95	\$9.54	
Net Operating Income	\$5,279,209	\$7,443,551	\$3,479,028	
Full Market Value	\$39,858,000	\$56,199,000	\$25,797,000	
Market Value per SqFt	\$141.94	\$182.76	\$99.37	
Distance from Cooperative in miles		0.05	0.37	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01242-0009	1-01226-0037	1-01185-0041	
Address	259 WEST 95 STREET	104 WEST 96 STREET	330 WEST 76 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	61	31	11	
Year Built	1921	1920	1900	
Gross SqFt	38,800	20,857	7,505	
Estimated Gross Income	\$1,250,000	\$714,522	\$226,800	
Gross Income per SqFt	\$32.22	\$34.26	\$30.22	
Estimated Expense	\$371,515	\$247,332	\$80,271	
Expense SqFt	\$9.58	\$11.86	\$10.70	
Net Operating Income	\$878,485	\$467,190	\$146,529	
Full Market Value	\$6,633,000	\$3,527,000	\$1,106,000	
Market Value per SqFt	\$170.95	\$169.10	\$147.37	
Distance from Cooperative in miles		0.22	0.97	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01242-0062	1-01241-0061	1-01216-0051	1-01888-0015
Address	706 WEST END AVENUE	698 WEST END AVENUE	144 WEST 86 STREET	781 WEST END AVENUE
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	D3-ELEVATOR	D3-ELEVATOR
Total Units	93	90	66	80
Year Built	1928	1925	1929	1927
Gross SqFt	99,494	91,494	96,546	91,615
Estimated Gross Income	\$2,581,869	\$2,373,981	\$2,696,392	\$2,012,456
Gross Income per SqFt	\$25.95	\$25.95	\$27.93	\$21.97
Estimated Expense	\$877,537	\$807,154	\$994,320	\$799,022
Expense SqFt	\$8.82	\$8.82	\$10.30	\$8.72
Net Operating Income	\$1,704,332	\$1,566,827	\$1,702,072	\$1,213,434
Full Market Value	\$12,868,000	\$11,830,000	\$12,851,000	\$8,930,000
Market Value per SqFt	\$129.33	\$129.30	\$133.11	\$97.47
Distance from Cooperative in miles		0.05	0.51	0.23

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01243-0008	1-01252-0025	1-01252-0024	
Address	255 WEST 95 STREET	310 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	36	48	
Year Built	1908	1910	1927	
Gross SqFt	25,272	32,490	25,890	
Estimated Gross Income	\$712,670	\$933,901	\$715,915	
Gross Income per SqFt	\$28.20	\$28.74	\$27.65	
Estimated Expense	\$256,258	\$317,526	\$272,048	
Expense SqFt	\$10.14	\$9.77	\$10.51	
Net Operating Income	\$456,412	\$616,375	\$443,867	
Full Market Value	\$3,446,000	\$4,654,000	\$3,351,000	
Market Value per SqFt	\$136.36	\$143.24	\$129.43	
Distance from Cooperative in miles		0.17	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01243-0010	1-01253-0035	1-01873-0042	
Address	2541 BROADWAY	310 WEST 95 STREET	2670 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	22	45	39	
Year Built	1925	1925	1920	
Gross SqFt	43,404	37,674	45,209	
Estimated Gross Income	\$1,593,361	\$1,550,000	\$1,458,932	
Gross Income per SqFt	\$36.71	\$41.14	\$32.27	
Estimated Expense	\$488,295	\$434,000	\$496,037	
Expense SqFt	\$11.25	\$11.52	\$10.97	
Net Operating Income	\$1,105,066	\$1,116,000	\$962,895	
Full Market Value	\$8,343,000	\$8,426,000	\$7,270,000	
Market Value per SqFt	\$192.22	\$223.66	\$160.81	
Distance from Cooperative in miles		0.12	0.32	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01243-0028	1-01878-0042	1-01870-0056	
Address	205 WEST 95 STREET	220 WEST 107 STREET	250 WEST 99 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	54	59	43	
Year Built	1948	1925	1925	
Gross SqFt	56,778	50,820	54,520	
Estimated Gross Income	\$1,460,898	\$1,346,113	\$1,361,008	
Gross Income per SqFt	\$25.73	\$26.49	\$24.96	
Estimated Expense	\$576,864	\$511,523	\$558,013	
Expense SqFt	\$10.16	\$10.07	\$10.24	
Net Operating Income	\$884,034	\$834,590	\$802,995	
Full Market Value	\$6,671,000	\$6,301,000	\$6,031,000	
Market Value per SqFt	\$117.49	\$123.99	\$110.62	
Distance from Cooperative in miles		0.57	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01244-0001	1-01216-0060	1-01216-0051	1-01231-0026
Address	70 RIVERSIDE DRIVE	168 WEST 86 STREET	144 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	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	57	50	66	113
Year Built	1951	1923	1929	1927
Gross SqFt	92,976	100,042	96,546	82,916
Estimated Gross Income	\$2,596,820	\$2,798,918	\$2,696,392	\$2,093,314
Gross Income per SqFt	\$27.93	\$27.98	\$27.93	\$25.25
Estimated Expense	\$957,653	\$951,632	\$994,320	\$795,459
Expense SqFt	\$10.30	\$9.51	\$10.30	\$9.59
Net Operating Income	\$1,639,167	\$1,847,286	\$1,702,072	\$1,297,855
Full Market Value	\$12,376,000	\$13,947,000	\$12,851,000	\$9,765,000
Market Value per SqFt	\$133.11	\$139.41	\$133.11	\$117.77
Distance from Cooperative in miles		0.42	0.42	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01244-0012	1-01252-0001	1-01216-0054	1-01245-0075
Address	401 WEST END AVENUE	200 RIVERSIDE DRIVE	156 WEST 86 STREET	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	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	76	59	38	128
Year Built	1900	1906	1916	1907
Gross SqFt	65,522	63,794	76,302	83,154
Estimated Gross Income	\$1,712,090	\$1,746,041	\$1,993,988	\$2,063,048
Gross Income per SqFt	\$26.13	\$27.37	\$26.13	\$24.81
Estimated Expense	\$650,633	\$479,080	\$757,715	\$783,958
Expense SqFt	\$9.93	\$7.51	\$9.93	\$9.43
Net Operating Income	\$1,061,457	\$1,266,961	\$1,236,273	\$1,279,090
Full Market Value	\$8,014,000	\$9,566,000	\$8,079,000	\$9,598,000
Market Value per SqFt	\$122.31	\$149.95	\$105.88	\$115.42
Distance from Cooperative in miles		0.66	0.42	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01244-0019	1-01200-0015	1-01144-0056	
Address	411 WEST END AVENUE	27 WEST 86 STREET	160 WEST 73 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	104	64	148	
Year Built	1936	1926	1929	
Gross SqFt	147,289	126,045	126,513	
Estimated Gross Income	\$3,779,436	\$3,583,167	\$2,896,261	
Gross Income per SqFt	\$25.66	\$28.43	\$22.89	
Estimated Expense	\$1,353,586	\$1,218,277	\$1,100,579	
Expense SqFt	\$9.19	\$9.67	\$8.70	
Net Operating Income	\$2,425,850	\$2,364,890	\$1,795,682	
Full Market Value	\$18,299,000	\$17,855,000	\$13,311,000	
Market Value per SqFt	\$124.24	\$141.66	\$105.21	
Distance from Cooperative in miles		0.59	0.47	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01244-0044	1-01245-0088	1-01186-0009	1-01182-0029
Address	425 WEST END AVENUE	324 WEST 84 STREET	325 WEST 77 STREET	225 WEST END 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	D9-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	30	48	48	43
Year Built	1920	1914	1920	1910
Gross SqFt	45,774	38,016	41,931	44,838
Estimated Gross Income	\$1,133,822	\$1,037,585	\$1,038,837	\$1,011,545
Gross Income per SqFt	\$24.77	\$27.29	\$24.77	\$22.56
Estimated Expense	\$430,733	\$371,523	\$394,758	\$331,996
Expense SqFt	\$9.41	\$9.77	\$9.41	\$7.40
Net Operating Income	\$703,089	\$666,062	\$644,079	\$679,549
Full Market Value	\$5,276,000	\$5,029,000	\$4,832,000	\$5,025,000
Market Value per SqFt	\$115.26	\$132.29	\$115.24	\$112.07
Distance from Cooperative in miles		0.15	0.16	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01244-0063	1-01852-0031	1-01198-0029	
Address	90 RIVERSIDE DRIVE	120 WEST 100 STREET	241 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	107	287	140	
Year Built	1927	1958	1931	
Gross SqFt	282,295	257,760	253,749	
Estimated Gross Income	\$6,924,696	\$5,206,947	\$7,319,409	
Gross Income per SqFt	\$24.53	\$20.20	\$28.85	
Estimated Expense	\$2,563,239	\$2,134,848	\$2,504,390	
Expense SqFt	\$9.08	\$8.28	\$9.87	
Net Operating Income	\$4,361,457	\$3,072,099	\$4,815,019	
Full Market Value	\$32,695,000	\$21,944,000	\$36,353,000	
Market Value per SqFt	\$115.82	\$85.13	\$143.26	
Distance from Cooperative in miles		0.91	0.49	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01244-0085	1-01233-0024	1-01211-0006	1-01229-0041
Address	316 WEST 82 STREET	211 WEST 85 STREET	167 WEST 80 STREET	212 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	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	11	13	20	20
Year Built	1910	1910	1910	1900
Gross SqFt	11,850	13,015	11,390	12,015
Estimated Gross Income	\$346,613	\$382,316	\$330,110	\$351,491
Gross Income per SqFt	\$29.25	\$29.38	\$28.98	\$29.25
Estimated Expense	\$94,208	\$81,257	\$118,704	\$95,473
Expense SqFt	\$7.95	\$6.24	\$10.42	\$7.95
Net Operating Income	\$252,405	\$301,059	\$211,406	\$256,018
Full Market Value	\$1,906,000	\$2,273,000	\$766,000	\$1,933,000
Market Value per SqFt	\$160.84	\$174.64	\$67.25	\$160.88
Distance from Cooperative in miles		0.26	0.30	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0003	1-01203-0033	1-01244-0090	
Address	100 RIVERSIDE DRIVE	295 CENTRAL PARK WEST	98 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	136	133	
Year Built	1940	1941	1929	
Gross SqFt	168,982	145,476	198,375	
Estimated Gross Income	\$4,376,634	\$4,386,164	\$4,291,868	
Gross Income per SqFt	\$25.90	\$30.15	\$21.64	
Estimated Expense	\$1,605,329	\$1,567,371	\$1,630,910	
Expense SqFt	\$9.50	\$10.77	\$8.22	
Net Operating Income	\$2,771,305	\$2,818,793	\$2,660,958	
Full Market Value	\$20,923,000	\$21,282,000	\$19,531,000	
Market Value per SqFt	\$123.82	\$146.29	\$98.45	
Distance from Cooperative in miles		0.59	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0019	1-01249-0036	1-01216-0060	1-01252-0005
Address	465 WEST END AVENUE	575 WEST END AVENUE	168 WEST 86 STREET	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	D3-ELEVATOR	D3-ELEVATOR
Total Units	41	54	50	90
Year Built	1911	1915	1923	1905
Gross SqFt	100,400	104,942	100,042	102,791
Estimated Gross Income	\$2,809,192	\$3,255,293	\$2,798,918	\$2,252,293
Gross Income per SqFt	\$27.98	\$31.02	\$27.98	\$21.91
Estimated Expense	\$954,804	\$1,290,498	\$951,632	\$886,108
Expense SqFt	\$9.51	\$12.30	\$9.51	\$8.62
Net Operating Income	\$1,854,388	\$1,964,795	\$1,847,286	\$1,366,185
Full Market Value	\$14,001,000	\$14,834,000	\$13,947,000	\$10,046,000
Market Value per SqFt	\$139.45	\$141.35	\$139.41	\$97.73
Distance from Cooperative in miles		0.26	0.34	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0025	1-01216-0060	1-01216-0051	1-01199-0045
Address	300 WEST 83 STREET	168 WEST 86 STREET	144 WEST 86 STREET	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	D3-ELEVATOR	D3-ELEVATOR
Total Units	48	50	66	64
Year Built	1929	1923	1929	1929
Gross SqFt	99,435	100,042	96,546	103,112
Estimated Gross Income	\$2,782,191	\$2,798,918	\$2,696,392	\$2,999,909
Gross Income per SqFt	\$27.98	\$27.98	\$27.93	\$29.09
Estimated Expense	\$945,627	\$951,632	\$994,320	\$1,062,163
Expense SqFt	\$9.51	\$9.51	\$10.30	\$10.30
Net Operating Income	\$1,836,564	\$1,847,286	\$1,702,072	\$1,937,746
Full Market Value	\$13,866,000	\$13,947,000	\$12,851,000	\$14,630,000
Market Value per SqFt	\$139.45	\$139.41	\$133.11	\$141.88
Distance from Cooperative in miles		0.34	0.34	0.50

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0034	1-01211-0052	1-01245-0088	1-01186-0009
Address	320 WEST 83 STREET	158 WEST 81 STREET	324 WEST 84 STREET	325 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	D3-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	50	38	48	48
Year Built	1940	1930	1914	1920
Gross SqFt	38,623	37,251	38,016	41,931
Estimated Gross Income	\$973,686	\$938,918	\$1,037,585	\$1,038,837
Gross Income per SqFt	\$25.21	\$25.21	\$27.29	\$24.77
Estimated Expense	\$370,008	\$356,789	\$371,523	\$394,758
Expense SqFt	\$9.58	\$9.58	\$9.77	\$9.41
Net Operating Income	\$603,678	\$582,129	\$666,062	\$644,079
Full Market Value	\$4,542,000	\$4,379,000	\$5,029,000	\$4,832,000
Market Value per SqFt	\$117.60	\$117.55	\$132.29	\$115.24
Distance from Cooperative in miles		0.32	0.05	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0037	1-01169-0042	1-01247-0013	1-01247-0015
Address	324 WEST 83 STREET	226 WEST 78 STREET	349 WEST 85 STREET	343 WEST 85 STREET
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	D1-ELEVATOR	D2-ELEVATOR	D2-ELEVATOR
Total Units	25	42	36	47
Year Built	1930	1925	1920	1920
Gross SqFt	27,986	27,100	24,192	24,216
Estimated Gross Income	\$839,580	\$905,280	\$630,055	\$726,537
Gross Income per SqFt	\$30.00	\$33.41	\$26.04	\$30.00
Estimated Expense	\$242,359	\$307,795	\$239,421	\$209,711
Expense SqFt	\$8.66	\$11.36	\$9.90	\$8.66
Net Operating Income	\$597,221	\$597,485	\$390,634	\$516,826
Full Market Value	\$4,509,000	\$4,511,000	\$2,946,000	\$3,902,000
Market Value per SqFt	\$161.12	\$166.46	\$121.78	\$161.13
Distance from Cooperative in miles		0.31	0.15	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0039	1-01247-0013	1-01246-0057	1-01184-0089
Address	326 WEST 83 STREET	349 WEST 85 STREET	127 RIVERSIDE DRIVE	306 WEST 75 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	D2-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	36	23	30
Year Built	1920	1920	1910	1920
Gross SqFt	19,362	24,192	17,325	20,130
Estimated Gross Income	\$504,186	\$630,055	\$431,651	\$556,325
Gross Income per SqFt	\$26.04	\$26.04	\$24.91	\$27.64
Estimated Expense	\$125,079	\$239,421	\$151,712	\$191,424
Expense SqFt	\$6.46	\$9.90	\$8.76	\$9.51
Net Operating Income	\$379,107	\$390,634	\$279,939	\$364,901
Full Market Value	\$2,862,000	\$2,946,000	\$2,102,000	\$2,755,000
Market Value per SqFt	\$147.82	\$121.78	\$121.33	\$136.86
Distance from Cooperative in miles		0.15	0.10	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0047	1-01200-0015	1-01200-0025	
Address	110 RIVERSIDE DRIVE	27 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	170	64	85	
Year Built	1929	1926	1937	
Gross SqFt	396,076	126,045	116,021	
Estimated Gross Income	\$10,734,677	\$3,583,167	\$3,324,384	
Gross Income per SqFt	\$27.10	\$28.43	\$28.65	
Estimated Expense	\$4,112,453	\$1,218,277	\$1,387,554	
Expense SqFt	\$10.38	\$9.67	\$11.96	
Net Operating Income	\$6,622,224	\$2,364,890	\$1,936,830	
Full Market Value	\$49,998,000	\$17,855,000	\$13,688,000	
Market Value per SqFt	\$126.23	\$141.66	\$117.98	
Distance from Cooperative in miles		0.51	0.51	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0058	1-01244-0022	1-01244-0020	1-01241-0038
Address	325 WEST 83 STREET	310 WEST 80 STREET	306 WEST 80 STREET	204 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	D5-ELEVATOR	D1-ELEVATOR
Total Units	24	36	30	30
Year Built	1910	1910	1910	1910
Gross SqFt	18,078	22,728	22,740	17,760
Estimated Gross Income	\$535,651	\$846,267	\$673,878	\$481,519
Gross Income per SqFt	\$29.63	\$37.23	\$29.63	\$27.11
Estimated Expense	\$158,725	\$206,268	\$199,609	\$195,522
Expense SqFt	\$8.78	\$9.08	\$8.78	\$11.01
Net Operating Income	\$376,926	\$639,999	\$474,269	\$285,997
Full Market Value	\$2,846,000	\$4,832,000	\$3,581,000	\$2,159,000
Market Value per SqFt	\$157.43	\$212.60	\$157.48	\$121.57
Distance from Cooperative in miles		0.20	0.20	0.54

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0080	1-01245-0088	1-01211-0052	
Address	316 WEST 84 STREET	324 WEST 84 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	D9-ELEVATOR	D3-ELEVATOR	
Total Units	41	48	38	
Year Built	1949	1914	1930	
Gross SqFt	51,450	38,016	37,251	
Estimated Gross Income	\$1,350,563	\$1,037,585	\$938,918	
Gross Income per SqFt	\$26.25	\$27.29	\$25.21	
Estimated Expense	\$498,036	\$371,523	\$356,789	
Expense SqFt	\$9.68	\$9.77	\$9.58	
Net Operating Income	\$852,527	\$666,062	\$582,129	
Full Market Value	\$6,437,000	\$5,029,000	\$4,379,000	
Market Value per SqFt	\$125.11	\$132.29	\$117.55	
Distance from Cooperative in miles		0.00	0.35	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0086	1-01244-0081	1-01244-0020	1-01244-0022
Address	320 WEST 84 STREET	308 WEST 82 STREET	306 WEST 80 STREET	310 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	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	36	49	30	36
Year Built	1900	1906	1910	1910
Gross SqFt	24,941	29,100	22,740	22,728
Estimated Gross Income	\$739,002	\$831,476	\$673,878	\$846,267
Gross Income per SqFt	\$29.63	\$28.57	\$29.63	\$37.23
Estimated Expense	\$218,982	\$282,702	\$199,609	\$206,268
Expense SqFt	\$8.78	\$9.71	\$8.78	\$9.08
Net Operating Income	\$520,020	\$548,774	\$474,269	\$639,999
Full Market Value	\$3,926,000	\$3,825,000	\$3,581,000	\$4,832,000
Market Value per SqFt	\$157.41	\$131.44	\$157.48	\$212.60
Distance from Cooperative in miles		0.10	0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01246-0029	1-01195-0014	1-01249-0036	1-01150-0041
Address	505 WEST END AVENUE	25 WEST 81 STREET	575 WEST END AVENUE	120 WEST 79 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	D3-ELEVATOR
Total Units	68	64	54	64
Year Built	1922	1927	1915	1926
Gross SqFt	112,000	109,896	104,942	114,696
Estimated Gross Income	\$3,474,240	\$3,629,906	\$3,255,293	\$3,323,219
Gross Income per SqFt	\$31.02	\$33.03	\$31.02	\$28.97
Estimated Expense	\$1,377,600	\$1,234,168	\$1,290,498	\$1,129,894
Expense SqFt	\$12.30	\$11.23	\$12.30	\$9.85
Net Operating Income	\$2,096,640	\$2,395,738	\$1,964,795	\$2,193,325
Full Market Value	\$15,830,000	\$18,088,000	\$14,834,000	\$16,560,000
Market Value per SqFt	\$141.34	\$164.59	\$141.35	\$144.38
Distance from Cooperative in miles		0.52	0.16	0.45

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01246-0036	1-01200-0015	1-01876-0061	
Address	511 WEST END AVENUE	27 WEST 86 STREET	908 WEST END AVENUE	
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	64	64	90	
Year Built	1926	1926	1925	
Gross SqFt	123,411	126,045	120,542	
Estimated Gross Income	\$3,181,536	\$3,583,167	\$2,786,401	
Gross Income per SqFt	\$25.78	\$28.43	\$23.12	
Estimated Expense	\$1,151,425	\$1,218,277	\$1,082,712	
Expense SqFt	\$9.33	\$9.67	\$8.98	
Net Operating Income	\$2,030,111	\$2,364,890	\$1,703,689	
Full Market Value	\$15,325,000	\$17,855,000	\$12,648,000	
Market Value per SqFt	\$124.18	\$141.66	\$104.93	
Distance from Cooperative in miles		0.51	1.01	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01246-0039	1-01246-0053	1-01245-0088	1-01229-0006
Address	310 WEST 85 STREET	350 WEST 85 STREET	324 WEST 84 STREET	265 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	D2-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	36	54	48	36
Year Built	1923	1908	1914	1900
Gross SqFt	48,184	35,094	38,016	41,137
Estimated Gross Income	\$1,314,941	\$1,016,897	\$1,037,585	\$1,110,354
Gross Income per SqFt	\$27.29	\$28.98	\$27.29	\$26.99
Estimated Expense	\$470,758	\$345,745	\$371,523	\$354,820
Expense SqFt	\$9.77	\$9.85	\$9.77	\$8.63
Net Operating Income	\$844,183	\$671,152	\$666,062	\$755,534
Full Market Value	\$6,374,000	\$5,067,000	\$5,029,000	\$5,704,000
Market Value per SqFt	\$132.28	\$144.38	\$132.29	\$138.66
Distance from Cooperative in miles		0.00	0.05	0.18

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01246-0046	1-01244-0022	1-01244-0020	1-01241-0038
Address	332 WEST 85 STREET	310 WEST 80 STREET	306 WEST 80 STREET	204 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	D5-ELEVATOR	D1-ELEVATOR
Total Units	20	36	30	30
Year Built	1910	1910	1910	1910
Gross SqFt	18,840	22,728	22,740	17,760
Estimated Gross Income	\$558,229	\$846,267	\$673,878	\$481,519
Gross Income per SqFt	\$29.63	\$37.23	\$29.63	\$27.11
Estimated Expense	\$165,415	\$206,268	\$199,609	\$195,522
Expense SqFt	\$8.78	\$9.08	\$8.78	\$11.01
Net Operating Income	\$392,814	\$639,999	\$474,269	\$285,997
Full Market Value	\$2,966,000	\$4,832,000	\$3,581,000	\$2,159,000
Market Value per SqFt	\$157.43	\$212.60	\$157.48	\$121.57
Distance from Cooperative in miles		0.25	0.25	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01246-0058	1-01247-0013	1-01247-0015	1-01239-0058
Address	126 RIVERSIDE DRIVE	349 WEST 85 STREET	343 WEST 85 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	D2-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	27	36	47	24
Year Built	1920	1920	1920	1920
Gross SqFt	25,288	24,192	24,216	25,056
Estimated Gross Income	\$698,960	\$630,055	\$726,537	\$692,426
Gross Income per SqFt	\$27.64	\$26.04	\$30.00	\$27.64
Estimated Expense	\$277,915	\$239,421	\$209,711	\$275,394
Expense SqFt	\$10.99	\$9.90	\$8.66	\$10.99
Net Operating Income	\$421,045	\$390,634	\$516,826	\$417,032
Full Market Value	\$3,179,000	\$2,946,000	\$3,902,000	\$3,149,000
Market Value per SqFt	\$125.71	\$121.78	\$161.13	\$125.68
Distance from Cooperative in miles		0.05	0.05	0.38

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01247-0001	1-01876-0061	1-01252-0005	1-01888-0043
Address	131 RIVERSIDE DRIVE	908 WEST END AVENUE	202 RIVERSIDE DRIVE	270 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	55	90	90	57
Year Built	1909	1925	1905	1920
Gross SqFt	124,208	120,542	102,791	119,315
Estimated Gross Income	\$2,721,397	\$2,786,401	\$2,252,293	\$2,542,004
Gross Income per SqFt	\$21.91	\$23.12	\$21.91	\$21.30
Estimated Expense	\$1,070,673	\$1,082,712	\$886,108	\$1,042,222
Expense SqFt	\$8.62	\$8.98	\$8.62	\$8.74
Net Operating Income	\$1,650,724	\$1,703,689	\$1,366,185	\$1,499,782
Full Market Value	\$12,139,000	\$12,648,000	\$10,046,000	\$10,971,000
Market Value per SqFt	\$97.73	\$104.93	\$97.73	\$91.95
Distance from Cooperative in miles		0.97	0.36	0.72

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01247-0037	1-01200-0005	1-01216-0054	
Address	302 WEST 86 STREET	51 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	D3-ELEVATOR	D3-ELEVATOR	
Total Units	37	83	38	
Year Built	1917	1927	1916	
Gross SqFt	74,817	70,144	76,302	
Estimated Gross Income	\$2,093,380	\$2,091,762	\$1,993,988	
Gross Income per SqFt	\$27.98	\$29.82	\$26.13	
Estimated Expense	\$852,166	\$900,865	\$757,715	
Expense SqFt	\$11.39	\$12.84	\$9.93	
Net Operating Income	\$1,241,214	\$1,190,897	\$1,236,273	
Full Market Value	\$9,371,000	\$8,991,000	\$8,079,000	
Market Value per SqFt	\$125.25	\$128.18	\$105.88	
Distance from Cooperative in miles		0.51	0.33	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01247-0047	1-01247-0010	1-01245-0088	1-01201-0058
Address	328 WEST 86 STREET	355 WEST 85 STREET	324 WEST 84 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	D9-ELEVATOR	D1-ELEVATOR
Total Units	46	73	48	49
Year Built	1924	1910	1914	1941
Gross SqFt	52,194	40,937	38,016	48,555
Estimated Gross Income	\$1,424,374	\$1,286,506	\$1,037,585	\$972,413
Gross Income per SqFt	\$27.29	\$31.43	\$27.29	\$20.03
Estimated Expense	\$509,935	\$438,886	\$371,523	\$408,641
Expense SqFt	\$9.77	\$10.72	\$9.77	\$8.42
Net Operating Income	\$914,439	\$847,620	\$666,062	\$563,772
Full Market Value	\$6,904,000	\$6,400,000	\$5,029,000	\$5,545,000
Market Value per SqFt	\$132.28	\$156.34	\$132.29	\$114.20
Distance from Cooperative in miles		0.00	0.10	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01247-0050	1-01249-0057	1-01228-0001	1-01241-0061
Address	332 WEST 86 STREET	155 RIVERSIDE DRIVE	420 WEST END AVENUE	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	D3-ELEVATOR	D3-ELEVATOR
Total Units	47	64	38	90
Year Built	1924	1930	1916	1925
Gross SqFt	87,573	87,129	85,942	91,494
Estimated Gross Income	\$2,272,519	\$2,433,924	\$1,751,987	\$2,373,981
Gross Income per SqFt	\$25.95	\$27.93	\$20.39	\$25.95
Estimated Expense	\$772,394	\$827,534	\$802,091	\$807,154
Expense SqFt	\$8.82	\$9.50	\$9.33	\$8.82
Net Operating Income	\$1,500,125	\$1,606,390	\$949,896	\$1,566,827
Full Market Value	\$11,326,000	\$12,128,000	\$6,888,000	\$11,830,000
Market Value per SqFt	\$129.33	\$139.20	\$80.15	\$129.30
Distance from Cooperative in miles		0.11	0.27	0.43

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0001	1-01865-0040	1-01151-0017	
Address	140 RIVERSIDE DRIVE	1 MORNINGSIDE DRIVE	517 WEST 59 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	255	295	467	
Year Built	1939	2008	1973	
Gross SqFt	372,186	358,800	402,707	
Estimated Gross Income	\$8,906,411	\$10,128,692	\$7,903,303	
Gross Income per SqFt	\$23.93	\$28.23	\$19.63	
Estimated Expense	\$3,104,031	\$3,883,265	\$2,353,866	
Expense SqFt	\$8.34	\$10.82	\$5.85	
Net Operating Income	\$5,802,380	\$6,245,427	\$5,549,437	
Full Market Value	\$43,305,000	\$47,153,000	\$39,930,000	
Market Value per SqFt	\$116.35	\$131.42	\$99.15	
Distance from Cooperative in miles		1.30	1.38	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0019	1-01249-0057	1-01226-0040	1-01245-0075
Address	323 WEST 86 STREET	155 RIVERSIDE DRIVE	110 WEST 96 STREET	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	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	50	64	60	128
Year Built	1926	1930	1926	1907
Gross SqFt	82,655	87,129	81,030	83,154
Estimated Gross Income	\$2,050,671	\$2,433,924	\$1,817,992	\$2,063,048
Gross Income per SqFt	\$24.81	\$27.93	\$22.44	\$24.81
Estimated Expense	\$779,437	\$827,534	\$505,299	\$783,958
Expense SqFt	\$9.43	\$9.50	\$6.24	\$9.43
Net Operating Income	\$1,271,234	\$1,606,390	\$1,312,693	\$1,279,090
Full Market Value	\$9,542,000	\$12,128,000	\$9,699,000	\$9,598,000
Market Value per SqFt	\$115.44	\$139.20	\$119.70	\$115.42
Distance from Cooperative in miles		0.05	0.56	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0022	1-01216-0060	1-01249-0036	1-01216-0051
Address	313 WEST 86 STREET	168 WEST 86 STREET	575 WEST END AVENUE	144 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	95	50	54	66
Year Built	1927	1923	1915	1929
Gross SqFt	100,137	100,042	104,942	96,546
Estimated Gross Income	\$2,801,833	\$2,798,918	\$3,255,293	\$2,696,392
Gross Income per SqFt	\$27.98	\$27.98	\$31.02	\$27.93
Estimated Expense	\$952,303	\$951,632	\$1,290,498	\$994,320
Expense SqFt	\$9.51	\$9.51	\$12.30	\$10.30
Net Operating Income	\$1,849,530	\$1,847,286	\$1,964,795	\$1,702,072
Full Market Value	\$13,964,000	\$13,947,000	\$14,834,000	\$12,851,000
Market Value per SqFt	\$139.45	\$139.41	\$141.35	\$133.11
Distance from Cooperative in miles		0.34	0.05	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0025	1-01245-0088	1-01247-0010	1-01246-0053
Address	309 WEST 86 STREET	324 WEST 84 STREET	355 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	D9-ELEVATOR	D3-ELEVATOR	D2-ELEVATOR
Total Units	26	48	73	54
Year Built	1920	1914	1910	1908
Gross SqFt	39,843	38,016	40,937	35,094
Estimated Gross Income	\$1,154,650	\$1,037,585	\$1,286,506	\$1,016,897
Gross Income per SqFt	\$28.98	\$27.29	\$31.43	\$28.98
Estimated Expense	\$392,454	\$371,523	\$438,886	\$345,745
Expense SqFt	\$9.85	\$9.77	\$10.72	\$9.85
Net Operating Income	\$762,196	\$666,062	\$847,620	\$671,152
Full Market Value	\$5,755,000	\$5,029,000	\$6,400,000	\$5,067,000
Market Value per SqFt	\$144.44	\$132.29	\$156.34	\$144.38
Distance from Cooperative in miles		0.15	0.06	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0027	1-01252-0001	1-01200-0005	1-01887-0058
Address	305 WEST 86 STREET	200 RIVERSIDE DRIVE	51 WEST 86 STREET	777 WEST END AVENUE
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	D3-ELEVATOR	D3-ELEVATOR
Total Units	49	59	83	59
Year Built	1926	1906	1927	1920
Gross SqFt	64,968	63,794	70,144	69,590
Estimated Gross Income	\$1,778,174	\$1,746,041	\$2,091,762	\$1,561,102
Gross Income per SqFt	\$27.37	\$27.37	\$29.82	\$22.43
Estimated Expense	\$487,910	\$479,080	\$900,865	\$607,763
Expense SqFt	\$7.51	\$7.51	\$12.84	\$8.73
Net Operating Income	\$1,290,264	\$1,266,961	\$1,190,897	\$953,339
Full Market Value	\$9,742,000	\$9,566,000	\$8,991,000	\$7,042,000
Market Value per SqFt	\$149.95	\$149.95	\$128.18	\$101.19
Distance from Cooperative in miles		0.31	0.50	0.56

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0029	1-01200-0015	1-01832-0016	
Address	545 WEST END AVENUE	27 WEST 86 STREET	27 WEST 96 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	96	64	92	
Year Built	1925	1926	1927	
Gross SqFt	141,426	126,045	133,915	
Estimated Gross Income	\$3,653,034	\$3,583,167	\$3,110,868	
Gross Income per SqFt	\$25.83	\$28.43	\$23.23	
Estimated Expense	\$1,308,191	\$1,218,277	\$1,182,130	
Expense SqFt	\$9.25	\$9.67	\$8.83	
Net Operating Income	\$2,344,843	\$2,364,890	\$1,928,738	
Full Market Value	\$17,704,000	\$17,855,000	\$14,329,000	
Market Value per SqFt	\$125.18	\$141.66	\$107.00	
Distance from Cooperative in miles		0.50	0.72	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0041	1-01247-0010	1-01252-0001	1-01245-0088
Address	320 WEST 87 STREET	355 WEST 85 STREET	200 RIVERSIDE DRIVE	324 WEST 84 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	36	73	59	48
Year Built	1912	1910	1906	1914
Gross SqFt	57,516	40,937	63,794	38,016
Estimated Gross Income	\$1,574,213	\$1,286,506	\$1,746,041	\$1,037,585
Gross Income per SqFt	\$27.37	\$31.43	\$27.37	\$27.29
Estimated Expense	\$431,945	\$438,886	\$479,080	\$371,523
Expense SqFt	\$7.51	\$10.72	\$7.51	\$9.77
Net Operating Income	\$1,142,268	\$847,620	\$1,266,961	\$666,062
Full Market Value	\$8,624,000	\$6,400,000	\$9,566,000	\$5,029,000
Market Value per SqFt	\$149.94	\$156.34	\$149.95	\$132.29
Distance from Cooperative in miles		0.06	0.31	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0049	1-01186-0009	1-01243-0061	1-01245-0088
Address	334 WEST 87 STREET	325 WEST 77 STREET	736 WEST END AVENUE	324 WEST 84 STREET
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	D9-ELEVATOR
Total Units	38	48	57	48
Year Built	1927	1920	1927	1914
Gross SqFt	44,876	41,931	49,603	38,016
Estimated Gross Income	\$1,111,579	\$1,038,837	\$1,011,713	\$1,037,585
Gross Income per SqFt	\$24.77	\$24.77	\$20.40	\$27.29
Estimated Expense	\$422,283	\$394,758	\$429,127	\$371,523
Expense SqFt	\$9.41	\$9.41	\$8.65	\$9.77
Net Operating Income	\$689,296	\$644,079	\$582,586	\$666,062
Full Market Value	\$5,173,000	\$4,832,000	\$4,225,000	\$5,029,000
Market Value per SqFt	\$115.27	\$115.24	\$85.18	\$132.29
Distance from Cooperative in miles		0.46	0.47	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01249-0022	1-01247-0010	1-01243-0061	1-01186-0009
Address	317 WEST 87 STREET	355 WEST 85 STREET	736 WEST END AVENUE	325 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	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	47	73	57	48
Year Built	1927	1910	1927	1920
Gross SqFt	44,256	40,937	49,603	41,931
Estimated Gross Income	\$1,096,221	\$1,286,506	\$1,011,713	\$1,038,837
Gross Income per SqFt	\$24.77	\$31.43	\$20.40	\$24.77
Estimated Expense	\$416,449	\$438,886	\$429,127	\$394,758
Expense SqFt	\$9.41	\$10.72	\$8.65	\$9.41
Net Operating Income	\$679,772	\$847,620	\$582,586	\$644,079
Full Market Value	\$5,101,000	\$6,400,000	\$4,225,000	\$4,832,000
Market Value per SqFt	\$115.26	\$156.34	\$85.18	\$115.24
Distance from Cooperative in miles		0.11	0.42	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01249-0029	1-01203-0033	1-01832-0016	1-01186-0083
Address	565 WEST END AVENUE	295 CENTRAL PARK WEST	27 WEST 96 STREET	393 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	100	136	92	114
Year Built	1938	1941	1927	1927
Gross SqFt	155,906	145,476	133,915	134,183
Estimated Gross Income	\$3,621,696	\$4,386,164	\$3,110,868	\$2,831,699
Gross Income per SqFt	\$23.23	\$30.15	\$23.23	\$21.10
Estimated Expense	\$1,376,650	\$1,567,371	\$1,182,130	\$1,183,275
Expense SqFt	\$8.83	\$10.77	\$8.83	\$8.82
Net Operating Income	\$2,245,046	\$2,818,793	\$1,928,738	\$1,648,424
Full Market Value	\$16,674,000	\$21,282,000	\$14,329,000	\$12,035,000
Market Value per SqFt	\$106.95	\$146.29	\$107.00	\$89.69
Distance from Cooperative in miles		0.51	0.68	0.46

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01249-0037	1-01200-0152	1-01185-0063	
Address	304 WEST 88 STREET	46 WEST 87 STREET	309 WEST 76 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP	
Total Units	20	13	12	
Year Built	1921	1910	1900	
Gross SqFt	12,090	8,861	8,611	
Estimated Gross Income	\$436,449	\$322,466	\$308,346	
Gross Income per SqFt	\$36.10	\$36.39	\$35.81	
Estimated Expense	\$133,474	\$103,654	\$89,420	
Expense SqFt	\$11.04	\$11.70	\$10.38	
Net Operating Income	\$302,975	\$218,812	\$218,926	
Full Market Value	\$2,287,000	\$1,652,000	\$1,653,000	
Market Value per SqFt	\$189.16	\$186.43	\$191.96	
Distance from Cooperative in miles		0.50	0.56	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0001	1-01200-0015	1-01832-0016	1-01144-0056
Address	160 RIVERSIDE DRIVE	27 WEST 86 STREET	27 WEST 96 STREET	160 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	70	64	92	148
Year Built	1923	1926	1927	1929
Gross SqFt	139,009	126,045	133,915	126,513
Estimated Gross Income	\$3,229,179	\$3,583,167	\$3,110,868	\$2,896,261
Gross Income per SqFt	\$23.23	\$28.43	\$23.23	\$22.89
Estimated Expense	\$1,227,449	\$1,218,277	\$1,182,130	\$1,100,579
Expense SqFt	\$8.83	\$9.67	\$8.83	\$8.70
Net Operating Income	\$2,001,730	\$2,364,890	\$1,928,738	\$1,795,682
Full Market Value	\$14,867,000	\$17,855,000	\$14,329,000	\$13,311,000
Market Value per SqFt	\$106.95	\$141.66	\$107.00	\$105.21
Distance from Cooperative in miles		0.51	0.65	0.88

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0006	1-01228-0001	1-01249-0057	1-01245-0075
Address	345 WEST 88 STREET	420 WEST END AVENUE	155 RIVERSIDE DRIVE	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	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	52	38	64	128
Year Built	1915	1916	1930	1907
Gross SqFt	84,026	85,942	87,129	83,154
Estimated Gross Income	\$2,084,685	\$1,751,987	\$2,433,924	\$2,063,048
Gross Income per SqFt	\$24.81	\$20.39	\$27.93	\$24.81
Estimated Expense	\$792,365	\$802,091	\$827,534	\$783,958
Expense SqFt	\$9.43	\$9.33	\$9.50	\$9.43
Net Operating Income	\$1,292,320	\$949,896	\$1,606,390	\$1,279,090
Full Market Value	\$9,700,000	\$6,888,000	\$12,128,000	\$9,598,000
Market Value per SqFt	\$115.44	\$80.15	\$139.20	\$115.42
Distance from Cooperative in miles		0.42	0.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0039	1-01238-0054	1-01247-0013	1-01247-0015
Address	599 WEST END AVENUE	252 WEST 91 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)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR	D2-ELEVATOR
Total Units	28	35	36	47
Year Built	1923	1920	1920	1920
Gross SqFt	19,320	20,496	24,192	24,216
Estimated Gross Income	\$512,753	\$544,000	\$630,055	\$726,537
Gross Income per SqFt	\$26.54	\$26.54	\$26.04	\$30.00
Estimated Expense	\$194,939	\$206,720	\$239,421	\$209,711
Expense SqFt	\$10.09	\$10.09	\$9.90	\$8.66
Net Operating Income	\$317,814	\$337,280	\$390,634	\$516,826
Full Market Value	\$2,400,000	\$2,546,000	\$2,946,000	\$3,902,000
Market Value per SqFt	\$124.22	\$124.22	\$121.78	\$161.13
Distance from Cooperative in miles		0.15	0.16	0.16

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0067	1-01865-0040	1-01208-0029	
Address	173 RIVERSIDE DRIVE	1 MORNINGSIDE DRIVE	350 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	167	295	174	
Year Built	1926	2008	1929	
Gross SqFt	380,920	358,800	323,690	
Estimated Gross Income	\$9,359,204	\$10,128,692	\$6,766,250	
Gross Income per SqFt	\$24.57	\$28.23	\$20.90	
Estimated Expense	\$3,694,924	\$3,883,265	\$2,774,163	
Expense SqFt	\$9.70	\$10.82	\$8.57	
Net Operating Income	\$5,664,280	\$6,245,427	\$3,992,087	
Full Market Value	\$42,467,000	\$47,153,000	\$29,088,000	
Market Value per SqFt	\$111.49	\$131.42	\$89.86	
Distance from Cooperative in miles		1.15	0.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0091	1-01870-0056	1-01873-0001	1-01243-0061
Address	601 WEST END AVENUE	250 WEST 99 STREET	840 WEST END AVENUE	736 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	26	43	39	57
Year Built	1916	1925	1910	1927
Gross SqFt	47,354	54,520	47,832	49,603
Estimated Gross Income	\$1,093,877	\$1,361,008	\$1,104,804	\$1,011,713
Gross Income per SqFt	\$23.10	\$24.96	\$23.10	\$20.40
Estimated Expense	\$416,715	\$558,013	\$420,930	\$429,127
Expense SqFt	\$8.80	\$10.24	\$8.80	\$8.65
Net Operating Income	\$677,162	\$802,995	\$683,874	\$582,586
Full Market Value	\$5,025,000	\$6,031,000	\$5,074,000	\$4,225,000
Market Value per SqFt	\$106.12	\$110.62	\$106.08	\$85.18
Distance from Cooperative in miles		0.47	0.62	0.32

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0094	1-01200-0005	1-01216-0054	1-01245-0075
Address	607 WEST END AVENUE	51 WEST 86 STREET	156 WEST 86 STREET	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	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	31	83	38	128
Year Built	1925	1927	1916	1907
Gross SqFt	73,987	70,144	76,302	83,154
Estimated Gross Income	\$1,933,280	\$2,091,762	\$1,993,988	\$2,063,048
Gross Income per SqFt	\$26.13	\$29.82	\$26.13	\$24.81
Estimated Expense	\$734,691	\$900,865	\$757,715	\$783,958
Expense SqFt	\$9.93	\$12.84	\$9.93	\$9.43
Net Operating Income	\$1,198,589	\$1,190,897	\$1,236,273	\$1,279,090
Full Market Value	\$9,049,000	\$8,991,000	\$8,079,000	\$9,598,000
Market Value per SqFt	\$122.31	\$128.18	\$105.88	\$115.42
Distance from Cooperative in miles		0.50	0.38	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0100	1-01870-0056	1-01873-0001	1-01243-0061
Address	617 WEST END AVENUE	250 WEST 99 STREET	840 WEST END AVENUE	736 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	33	43	39	57
Year Built	1924	1925	1910	1927
Gross SqFt	51,925	54,520	47,832	49,603
Estimated Gross Income	\$1,199,468	\$1,361,008	\$1,104,804	\$1,011,713
Gross Income per SqFt	\$23.10	\$24.96	\$23.10	\$20.40
Estimated Expense	\$456,940	\$558,013	\$420,930	\$429,127
Expense SqFt	\$8.80	\$10.24	\$8.80	\$8.65
Net Operating Income	\$742,528	\$802,995	\$683,874	\$582,586
Full Market Value	\$5,510,000	\$6,031,000	\$5,074,000	\$4,225,000
Market Value per SqFt	\$106.11	\$110.62	\$106.08	\$85.18
Distance from Cooperative in miles		0.47	0.62	0.32

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0110	1-01211-0052	1-01245-0088	1-01253-0064
Address	322 WEST 90 STREET	158 WEST 81 STREET	324 WEST 84 STREET	311 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	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	76	38	48	32
Year Built	1936	1930	1914	1931
Gross SqFt	39,192	37,251	38,016	31,360
Estimated Gross Income	\$1,069,550	\$938,918	\$1,037,585	\$994,273
Gross Income per SqFt	\$27.29	\$25.21	\$27.29	\$31.71
Estimated Expense	\$382,906	\$356,789	\$371,523	\$318,167
Expense SqFt	\$9.77	\$9.58	\$9.77	\$10.15
Net Operating Income	\$686,644	\$582,129	\$666,062	\$676,106
Full Market Value	\$5,184,000	\$4,379,000	\$5,029,000	\$5,105,000
Market Value per SqFt	\$132.27	\$117.55	\$132.29	\$162.79
Distance from Cooperative in miles		0.55	0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01251-0001	1-01962-0019	1-01889-0001	
Address	180 RIVERSIDE DRIVE	88 MORNINGSIDE DRIVE	280 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (79-96)	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	90	288	125	
Year Built	1922	1925	1940	
Gross SqFt	203,436	189,905	211,041	
Estimated Gross Income	\$4,801,090	\$4,739,123	\$4,693,451	
Gross Income per SqFt	\$23.60	\$24.96	\$22.24	
Estimated Expense	\$1,893,989	\$1,800,867	\$1,927,310	
Expense SqFt	\$9.31	\$9.48	\$9.13	
Net Operating Income	\$2,907,101	\$2,938,256	\$2,766,141	
Full Market Value	\$21,648,000	\$22,072,000	\$20,402,000	
Market Value per SqFt	\$106.41	\$116.23	\$96.67	
Distance from Cooperative in miles		1.44	0.50	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01251-0008	1-01247-0010	1-01878-0042	1-01870-0056
Address	321 WEST 90 STREET	355 WEST 85 STREET	220 WEST 107 STREET	250 WEST 99 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	54	73	59	43
Year Built	1929	1910	1925	1925
Gross SqFt	46,800	40,937	50,820	54,520
Estimated Gross Income	\$1,239,732	\$1,286,506	\$1,346,113	\$1,361,008
Gross Income per SqFt	\$26.49	\$31.43	\$26.49	\$24.96
Estimated Expense	\$471,276	\$438,886	\$511,523	\$558,013
Expense SqFt	\$10.07	\$10.72	\$10.07	\$10.24
Net Operating Income	\$768,456	\$847,620	\$834,590	\$802,995
Full Market Value	\$5,802,000	\$6,400,000	\$6,301,000	\$6,031,000
Market Value per SqFt	\$123.97	\$156.34	\$123.99	\$110.62
Distance from Cooperative in miles		0.26	0.83	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01251-0037	1-01200-0015	1-01832-0016	1-01252-0057
Address	186 RIVERSIDE DRIVE	27 WEST 86 STREET	27 WEST 96 STREET	697 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	95	64	92	99
Year Built	1928	1926	1927	1929
Gross SqFt	152,016	126,045	133,915	148,873
Estimated Gross Income	\$3,531,332	\$3,583,167	\$3,110,868	\$2,970,721
Gross Income per SqFt	\$23.23	\$28.43	\$23.23	\$19.95
Estimated Expense	\$1,342,301	\$1,218,277	\$1,182,130	\$1,217,996
Expense SqFt	\$8.83	\$9.67	\$8.83	\$8.18
Net Operating Income	\$2,189,031	\$2,364,890	\$1,928,738	\$1,752,725
Full Market Value	\$16,258,000	\$17,855,000	\$14,329,000	\$12,658,000
Market Value per SqFt	\$106.95	\$141.66	\$107.00	\$85.03
Distance from Cooperative in miles		0.51	0.56	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01251-0054	1-01249-0057	1-01241-0061	1-01888-0015
Address	639 WEST END AVENUE	155 RIVERSIDE DRIVE	698 WEST END AVENUE	781 WEST END AVENUE
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	D3-ELEVATOR	D3-ELEVATOR
Total Units	63	64	90	80
Year Built	1927	1930	1925	1927
Gross SqFt	88,396	87,129	91,494	91,615
Estimated Gross Income	\$2,293,876	\$2,433,924	\$2,373,981	\$2,012,456
Gross Income per SqFt	\$25.95	\$27.93	\$25.95	\$21.97
Estimated Expense	\$779,653	\$827,534	\$807,154	\$799,022
Expense SqFt	\$8.82	\$9.50	\$8.82	\$8.72
Net Operating Income	\$1,514,223	\$1,606,390	\$1,566,827	\$1,213,434
Full Market Value	\$11,432,000	\$12,128,000	\$11,830,000	\$8,930,000
Market Value per SqFt	\$129.33	\$139.20	\$129.30	\$97.47
Distance from Cooperative in miles		0.20	0.13	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01251-0071	1-01245-0075	1-01216-0054	
Address	194 RIVERSIDE DRIVE	495 WEST END AVENUE	156 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	41	128	38	
Year Built	1901	1907	1916	
Gross SqFt	78,725	83,154	76,302	
Estimated Gross Income	\$2,005,126	\$2,063,048	\$1,993,988	
Gross Income per SqFt	\$25.47	\$24.81	\$26.13	
Estimated Expense	\$762,058	\$783,958	\$757,715	
Expense SqFt	\$9.68	\$9.43	\$9.93	
Net Operating Income	\$1,243,068	\$1,279,090	\$1,236,273	
Full Market Value	\$9,366,000	\$9,598,000	\$8,079,000	
Market Value per SqFt	\$118.97	\$115.42	\$105.88	
Distance from Cooperative in miles		0.41	0.43	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01252-0017	1-01226-0040	1-01249-0057	1-01241-0061
Address	675 WEST END AVENUE	110 WEST 96 STREET	155 RIVERSIDE DRIVE	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	D3-ELEVATOR	D3-ELEVATOR
Total Units	62	60	64	90
Year Built	1925	1926	1930	1925
Gross SqFt	81,066	81,030	87,129	91,494
Estimated Gross Income	\$2,103,663	\$1,817,992	\$2,433,924	\$2,373,981
Gross Income per SqFt	\$25.95	\$22.44	\$27.93	\$25.95
Estimated Expense	\$715,002	\$505,299	\$827,534	\$807,154
Expense SqFt	\$8.82	\$6.24	\$9.50	\$8.82
Net Operating Income	\$1,388,661	\$1,312,693	\$1,606,390	\$1,566,827
Full Market Value	\$10,484,000	\$9,699,000	\$12,128,000	\$11,830,000
Market Value per SqFt	\$129.33	\$119.70	\$139.20	\$129.30
Distance from Cooperative in miles		0.34	0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01252-0020	1-01252-0001	1-01870-0056	1-01887-0058
Address	677 WEST END AVENUE	200 RIVERSIDE DRIVE	250 WEST 99 STREET	777 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	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	65	59	43	59
Year Built	1927	1906	1925	1920
Gross SqFt	67,953	63,794	54,520	69,590
Estimated Gross Income	\$1,696,107	\$1,746,041	\$1,361,008	\$1,561,102
Gross Income per SqFt	\$24.96	\$27.37	\$24.96	\$22.43
Estimated Expense	\$695,839	\$479,080	\$558,013	\$607,763
Expense SqFt	\$10.24	\$7.51	\$10.24	\$8.73
Net Operating Income	\$1,000,268	\$1,266,961	\$802,995	\$953,339
Full Market Value	\$7,514,000	\$9,566,000	\$6,031,000	\$7,042,000
Market Value per SqFt	\$110.58	\$149.95	\$110.62	\$101.19
Distance from Cooperative in miles		0.00	0.32	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01252-0034	1-01876-0061	1-01252-0005	
Address	210 RIVERSIDE DRIVE	908 WEST END AVENUE	202 RIVERSIDE DRIVE	
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	89	90	90	
Year Built	1910	1925	1905	
Gross SqFt	121,313	120,542	102,791	
Estimated Gross Income	\$2,731,969	\$2,786,401	\$2,252,293	
Gross Income per SqFt	\$22.52	\$23.12	\$21.91	
Estimated Expense	\$1,067,554	\$1,082,712	\$886,108	
Expense SqFt	\$8.80	\$8.98	\$8.62	
Net Operating Income	\$1,664,415	\$1,703,689	\$1,366,185	
Full Market Value	\$12,303,000	\$12,648,000	\$10,046,000	
Market Value per SqFt	\$101.42	\$104.93	\$97.73	
Distance from Cooperative in miles		0.55	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01252-0065	1-01252-0025	1-01252-0027	1-01253-0007
Address	310 WEST 94 STREET	310 WEST 93 STREET	312 WEST 93 STREET	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	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	36	109	30
Year Built	1910	1910	1910	1930
Gross SqFt	31,760	32,490	31,690	30,960
Estimated Gross Income	\$770,815	\$933,901	\$726,674	\$751,316
Gross Income per SqFt	\$24.27	\$28.74	\$22.93	\$24.27
Estimated Expense	\$292,827	\$317,526	\$276,136	\$285,500
Expense SqFt	\$9.22	\$9.77	\$8.71	\$9.22
Net Operating Income	\$477,988	\$616,375	\$450,538	\$465,816
Full Market Value	\$3,577,000	\$4,654,000	\$3,341,000	\$3,484,000
Market Value per SqFt	\$112.63	\$143.24	\$105.43	\$112.53
Distance from Cooperative in miles		0.05	0.05	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01252-0072	1-01239-0058	1-01241-0038	
Address	316 WEST 94 STREET	292 WEST 92 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	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	24	30	
Year Built	1910	1920	1910	
Gross SqFt	26,928	25,056	17,760	
Estimated Gross Income	\$737,289	\$692,426	\$481,519	
Gross Income per SqFt	\$27.38	\$27.64	\$27.11	
Estimated Expense	\$296,208	\$275,394	\$195,522	
Expense SqFt	\$11.00	\$10.99	\$11.01	
Net Operating Income	\$441,081	\$417,032	\$285,997	
Full Market Value	\$3,330,000	\$3,149,000	\$2,159,000	
Market Value per SqFt	\$123.66	\$125.68	\$121.57	
Distance from Cooperative in miles		0.14	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01253-0004	1-01239-0058	1-01239-0059	1-01252-0022
Address	224 RIVERSIDE DRIVE	292 WEST 92 STREET	294 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	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	24	24	48
Year Built	1910	1920	1920	1927
Gross SqFt	25,270	25,056	24,400	25,794
Estimated Gross Income	\$631,750	\$692,426	\$572,100	\$644,782
Gross Income per SqFt	\$25.00	\$27.64	\$23.45	\$25.00
Estimated Expense	\$240,065	\$275,394	\$239,283	\$245,017
Expense SqFt	\$9.50	\$10.99	\$9.81	\$9.50
Net Operating Income	\$391,685	\$417,032	\$332,817	\$399,765
Full Market Value	\$2,943,000	\$3,149,000	\$2,476,000	\$3,003,000
Market Value per SqFt	\$116.46	\$125.68	\$101.48	\$116.42
Distance from Cooperative in miles		0.18	0.18	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01270-0020	1-01309-0050	1-01336-0040	
Address	17 WEST 54 STREET	136 EAST 55 STREET	310 EAST 44 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN CBD	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	215	200	328	
Year Built	1935	1957	1929	
Gross SqFt	200,000	204,269	206,598	
Estimated Gross Income	\$6,583,846	\$7,083,301	\$7,492,113	
Gross Income per SqFt	\$32.92	\$34.68	\$36.26	
Estimated Expense	\$1,773,425	\$2,004,200	\$2,247,634	
Expense SqFt	\$8.87	\$9.81	\$10.88	
Net Operating Income	\$4,810,421	\$5,079,101	\$5,244,479	
Full Market Value	\$36,319,000	\$38,347,000	\$39,596,000	
Market Value per SqFt	\$181.60	\$187.73	\$191.66	
Distance from Cooperative in miles		0.43	0.87	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01294-0033	1-01314-0021	1-01422-0021	1-01298-0041
Address	480 PARK AVENUE	747 2 AVENUE	1283 2 AVENUE	150 EAST 44 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	142	276	181	362
Year Built	1929	1972	1973	2000
Gross SqFt	375,239	387,761	348,130	352,725
Estimated Gross Income	\$12,821,917	\$12,622,903	\$11,896,670	\$13,016,812
Gross Income per SqFt	\$34.17	\$32.55	\$34.17	\$36.90
Estimated Expense	\$4,300,239	\$4,039,329	\$3,987,882	\$3,559,303
Expense SqFt	\$11.46	\$10.42	\$11.46	\$10.09
Net Operating Income	\$8,521,678	\$8,583,574	\$7,908,788	\$9,457,509
Full Market Value	\$64,339,000	\$64,806,000	\$59,711,000	\$71,404,000
Market Value per SqFt	\$171.46	\$167.13	\$171.52	\$202.44
Distance from Cooperative in miles		0.95	0.54	0.77

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01303-0041	1-01320-0018	1-01307-0029	
Address	150 EAST 49 STREET	235 EAST 46 STREET	155 EAST 52 STREET	
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN CBD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	49	63	113	
Year Built	1923	1938	1929	
Gross SqFt	57,000	49,914	66,386	
Estimated Gross Income	\$2,004,690	\$1,689,642	\$2,422,148	
Gross Income per SqFt	\$35.17	\$33.85	\$36.49	
Estimated Expense	\$627,570	\$655,676	\$589,812	
Expense SqFt	\$11.01	\$13.14	\$8.88	
Net Operating Income	\$1,377,120	\$1,033,966	\$1,832,336	
Full Market Value	\$10,397,000	\$7,806,000	\$13,834,000	
Market Value per SqFt	\$182.40	\$156.39	\$208.39	
Distance from Cooperative in miles		0.15	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01303-0045	1-00918-0007	1-01344-0036	1-01271-0012
Address	146 EAST 49 STREET	207 EAST 37 STREET	330 EAST 52 STREET	51 WEST 55 STREET
Neighborhood	MIDTOWN CBD	MURRAY HILL	MIDTOWN EAST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	40	48	41	37
Year Built	1920	1925	1927	1916
Gross SqFt	33,800	36,020	28,570	38,704
Estimated Gross Income	\$1,142,778	\$1,217,990	\$971,010	\$1,073,507
Gross Income per SqFt	\$33.81	\$33.81	\$33.99	\$27.74
Estimated Expense	\$298,116	\$317,609	\$241,811	\$336,482
Expense SqFt	\$8.82	\$8.82	\$8.46	\$8.69
Net Operating Income	\$844,662	\$900,381	\$729,199	\$737,025
Full Market Value	\$6,377,000	\$6,798,000	\$5,505,000	\$5,565,000
Market Value per SqFt	\$188.67	\$188.73	\$192.68	\$143.78
Distance from Cooperative in miles		0.55	0.30	0.55

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01303-0046	1-00918-0007	1-01344-0036	1-01346-0023
Address	142 EAST 49 STREET	207 EAST 37 STREET	330 EAST 52 STREET	965 1 AVENUE
Neighborhood	MIDTOWN CBD	MURRAY HILL	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	47	48	41	42
Year Built	1924	1925	1927	1934
Gross SqFt	34,900	36,020	28,570	38,934
Estimated Gross Income	\$1,186,251	\$1,217,990	\$971,010	\$1,339,127
Gross Income per SqFt	\$33.99	\$33.81	\$33.99	\$34.39
Estimated Expense	\$295,254	\$317,609	\$241,811	\$459,707
Expense SqFt	\$8.46	\$8.82	\$8.46	\$11.81
Net Operating Income	\$890,997	\$900,381	\$729,199	\$879,420
Full Market Value	\$6,727,000	\$6,798,000	\$5,505,000	\$6,640,000
Market Value per SqFt	\$192.75	\$188.73	\$192.68	\$170.55
Distance from Cooperative in miles		0.55	0.30	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01304-0029	1-00893-0066	1-00892-0049	1-01320-0018
Address	155 EAST 49 STREET	305 LEXINGTON AVENUE	156 EAST 37 STREET	235 EAST 46 STREET
Neighborhood	MIDTOWN CBD	MURRAY HILL	MURRAY HILL	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	71	50	39	63
Year Built	1924	1925	1924	1938
Gross SqFt	43,796	42,231	41,306	49,914
Estimated Gross Income	\$1,026,140	\$1,096,868	\$954,424	\$1,689,642
Gross Income per SqFt	\$23.43	\$25.97	\$23.11	\$33.85
Estimated Expense	\$437,522	\$416,810	\$291,316	\$655,676
Expense SqFt	\$9.99	\$9.87	\$7.05	\$13.14
Net Operating Income	\$588,618	\$680,058	\$663,108	\$1,033,966
Full Market Value	\$4,378,000	\$5,127,000	\$4,923,000	\$7,806,000
Market Value per SqFt	\$99.96	\$121.40	\$119.18	\$156.39
Distance from Cooperative in miles		0.59	0.64	0.19

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01310-0059	1-01309-0050	1-01312-0033	1-01318-0022
Address	136 EAST 56 STREET	136 EAST 55 STREET	157 EAST 57 STREET	825 2 AVENUE
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	155	200	118	249
Year Built	1962	1957	1960	1964
Gross SqFt	187,972	204,269	173,168	210,810
Estimated Gross Income	\$6,829,596	\$7,083,301	\$5,074,038	\$9,074,812
Gross Income per SqFt	\$36.33	\$34.68	\$29.30	\$43.05
Estimated Expense	\$3,281,621	\$2,004,200	\$1,241,763	\$2,413,472
Expense SqFt	\$17.46	\$9.81	\$7.17	\$11.45
Net Operating Income	\$3,547,975	\$5,079,101	\$3,832,275	\$6,661,340
Full Market Value	\$26,787,000	\$38,347,000	\$28,934,000	\$50,293,000
Market Value per SqFt	\$142.51	\$187.73	\$167.09	\$238.57
Distance from Cooperative in miles		0.10	0.14	0.58

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01311-0065	1-01344-0030		
Address	110 EAST 57 STREET	939 1 AVENUE		
Neighborhood	MIDTOWN CBD	MIDTOWN EAST		
Building Classification	D4-ELEVATOR	D6-ELEVATOR		
Total Units	112	142		
Year Built	1957	1962		
Gross SqFt	155,000	146,072		
Estimated Gross Income	\$4,836,000	\$4,557,169		
Gross Income per SqFt	\$31.20	\$31.20		
Estimated Expense	\$1,644,550	\$1,549,437		
Expense SqFt	\$10.61	\$10.61		
Net Operating Income	\$3,191,450	\$3,007,732		
Full Market Value	\$24,096,000	\$22,708,000		
Market Value per SqFt	\$155.46	\$155.46		
Distance from Cooperative in miles		0.42		

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01312-0028	1-01559-0033	1-01344-0030	1-01317-0030
Address	153 EAST 57 STREET	420 EAST 80 STREET	939 1 AVENUE	230 EAST 44 STREET
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (79-96)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	191	157	142	166
Year Built	1960	1961	1962	1963
Gross SqFt	135,841	137,238	146,072	135,315
Estimated Gross Income	\$4,238,239	\$4,208,403	\$4,557,169	\$4,553,547
Gross Income per SqFt	\$31.20	\$30.66	\$31.20	\$33.65
Estimated Expense	\$1,441,273	\$1,430,857	\$1,549,437	\$1,123,290
Expense SqFt	\$10.61	\$10.43	\$10.61	\$8.30
Net Operating Income	\$2,796,966	\$2,777,546	\$3,007,732	\$3,430,257
Full Market Value	\$21,117,000	\$20,971,000	\$22,708,000	\$25,899,000
Market Value per SqFt	\$155.45	\$152.81	\$155.46	\$191.40
Distance from Cooperative in miles		1.17	0.39	0.71

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01312-0069	1-01343-0049	1-01011-0013	1-01526-0021
Address	475 PARK AVENUE	956 2 AVENUE	145 WEST 58 STREET	1543 2 AVENUE
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	64	121	111	117
Year Built	1908	1959	1928	1959
Gross SqFt	122,801	115,860	122,813	123,524
Estimated Gross Income	\$3,944,368	\$3,914,387	\$3,945,042	\$3,196,691
Gross Income per SqFt	\$32.12	\$33.79	\$32.12	\$25.88
Estimated Expense	\$1,332,391	\$1,396,513	\$1,332,749	\$1,409,055
Expense SqFt	\$10.85	\$12.05	\$10.85	\$11.41
Net Operating Income	\$2,611,977	\$2,517,874	\$2,612,293	\$1,787,636
Full Market Value	\$19,720,000	\$19,010,000	\$19,723,000	\$13,474,000
Market Value per SqFt	\$160.59	\$164.08	\$160.59	\$109.08
Distance from Cooperative in miles		0.49	0.52	1.17

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01313-0001	1-01007-0001	1-01305-0023	1-01331-0039
Address	485 PARK AVENUE	841 7 AVENUE	135 EAST 50 STREET	210 EAST 58 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	25	59	107	109
Year Built	1922	1923	1924	1959
Gross SqFt	82,644	85,309	70,836	84,000
Estimated Gross Income	\$3,119,811	\$3,220,587	\$2,850,495	\$3,033,288
Gross Income per SqFt	\$37.75	\$37.75	\$40.24	\$36.11
Estimated Expense	\$904,952	\$933,970	\$1,013,033	\$885,761
Expense SqFt	\$10.95	\$10.95	\$14.30	\$10.54
Net Operating Income	\$2,214,859	\$2,286,617	\$1,837,462	\$2,147,527
Full Market Value	\$16,722,000	\$17,264,000	\$13,873,000	\$16,214,000
Market Value per SqFt	\$202.34	\$202.37	\$195.85	\$193.02
Distance from Cooperative in miles		0.56	0.41	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01321-0011	1-01346-0023	1-01343-0024	
Address	225 EAST 47 STREET	965 1 AVENUE	891 1 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	64	42	51	
Year Built	1939	1934	1940	
Gross SqFt	42,000	38,934	50,000	
Estimated Gross Income	\$1,354,500	\$1,339,127	\$1,505,131	
Gross Income per SqFt	\$32.25	\$34.39	\$30.10	
Estimated Expense	\$447,720	\$459,707	\$475,030	
Expense SqFt	\$10.66	\$11.81	\$9.50	
Net Operating Income	\$906,780	\$879,420	\$1,030,101	
Full Market Value	\$6,846,000	\$6,640,000	\$7,777,000	
Market Value per SqFt	\$163.00	\$170.55	\$155.54	
Distance from Cooperative in miles		0.33	0.20	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01321-0042	1-01320-0018	1-00893-0066	1-00887-0014
Address	212 EAST 48 STREET	235 EAST 46 STREET	305 LEXINGTON AVENUE	121 EAST 31 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	46	63	50	96
Year Built	1924	1938	1925	1930
Gross SqFt	51,576	49,914	42,231	58,321
Estimated Gross Income	\$1,745,848	\$1,689,642	\$1,096,868	\$2,005,565
Gross Income per SqFt	\$33.85	\$33.85	\$25.97	\$34.39
Estimated Expense	\$677,709	\$655,676	\$416,810	\$641,781
Expense SqFt	\$13.14	\$13.14	\$9.87	\$11.00
Net Operating Income	\$1,068,139	\$1,033,966	\$680,058	\$1,363,784
Full Market Value	\$8,064,000	\$7,806,000	\$5,127,000	\$10,297,000
Market Value per SqFt	\$156.35	\$156.39	\$121.40	\$176.56
Distance from Cooperative in miles		0.05	0.51	0.82

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01323-0015	1-01307-0029	1-01321-0034	1-01319-0029
Address	235 EAST 49 STREET	155 EAST 52 STREET	230 EAST 48 STREET	847 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	80	113	68	92
Year Built	1927	1929	1928	1939
Gross SqFt	73,800	66,386	68,564	70,592
Estimated Gross Income	\$2,451,636	\$2,422,148	\$2,114,218	\$2,345,181
Gross Income per SqFt	\$33.22	\$36.49	\$30.84	\$33.22
Estimated Expense	\$833,940	\$589,812	\$830,978	\$797,362
Expense SqFt	\$11.30	\$8.88	\$12.12	\$11.30
Net Operating Income	\$1,617,696	\$1,832,336	\$1,283,240	\$1,547,819
Full Market Value	\$12,214,000	\$13,834,000	\$9,688,000	\$11,686,000
Market Value per SqFt	\$165.50	\$208.39	\$141.30	\$165.54
Distance from Cooperative in miles		0.19	0.10	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01323-0036	1-01320-0018	1-00887-0014	1-00893-0066
Address	230 EAST 50 STREET	235 EAST 46 STREET	121 EAST 31 STREET	305 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	43	63	96	50
Year Built	1927	1938	1930	1925
Gross SqFt	53,694	49,914	58,321	42,231
Estimated Gross Income	\$1,817,542	\$1,689,642	\$2,005,565	\$1,096,868
Gross Income per SqFt	\$33.85	\$33.85	\$34.39	\$25.97
Estimated Expense	\$705,539	\$655,676	\$641,781	\$416,810
Expense SqFt	\$13.14	\$13.14	\$11.00	\$9.87
Net Operating Income	\$1,112,003	\$1,033,966	\$1,363,784	\$680,058
Full Market Value	\$8,396,000	\$7,806,000	\$10,297,000	\$5,127,000
Market Value per SqFt	\$156.37	\$156.39	\$176.56	\$121.40
Distance from Cooperative in miles		0.15	0.92	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01324-0009	1-01347-0042	1-01347-0014	1-01342-0045
Address	221 EAST 50 STREET	316 EAST 55 STREET	333 EAST 54 STREET	320 EAST 50 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	47	41	49	36
Year Built	1957	1958	1950	1960
Gross SqFt	35,840	25,040	26,810	23,442
Estimated Gross Income	\$1,151,898	\$486,861	\$898,697	\$753,433
Gross Income per SqFt	\$32.14	\$19.44	\$33.52	\$32.14
Estimated Expense	\$299,622	\$199,613	\$214,583	\$195,886
Expense SqFt	\$8.36	\$7.97	\$8.00	\$8.36
Net Operating Income	\$852,276	\$287,248	\$684,114	\$557,547
Full Market Value	\$6,435,000	\$2,062,000	\$5,165,000	\$4,209,000
Market Value per SqFt	\$179.55	\$82.35	\$192.65	\$179.55
Distance from Cooperative in miles		0.24	0.24	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01324-0011	1-01380-0014	1-01346-0010	1-01323-0030
Address	223 EAST 50 STREET	19 EAST 65 STREET	319 EAST 53 STREET	242 EAST 50 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	25	19	31	25
Year Built	1928	1928	1926	1900
Gross SqFt	14,852	16,000	25,040	21,150
Estimated Gross Income	\$582,050	\$559,528	\$1,063,208	\$828,910
Gross Income per SqFt	\$39.19	\$34.97	\$42.46	\$39.19
Estimated Expense	\$221,146	\$162,759	\$167,289	\$314,986
Expense SqFt	\$14.89	\$10.17	\$6.68	\$14.89
Net Operating Income	\$360,904	\$396,769	\$895,919	\$513,924
Full Market Value	\$2,725,000	\$2,916,000	\$6,764,000	\$3,880,000
Market Value per SqFt	\$183.48	\$182.25	\$270.13	\$183.45
Distance from Cooperative in miles		0.84	0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01324-0030	1-01324-0013	1-01332-0016	
Address	246 EAST 51 STREET	227 EAST 50 STREET	231 EAST 58 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	25	25	18	
Year Built	1926	1910	1930	
Gross SqFt	15,210	18,263	14,608	
Estimated Gross Income	\$501,626	\$551,285	\$522,469	
Gross Income per SqFt	\$32.98	\$30.19	\$35.77	
Estimated Expense	\$143,582	\$187,437	\$125,777	
Expense SqFt	\$9.44	\$10.26	\$8.61	
Net Operating Income	\$358,044	\$363,848	\$396,692	
Full Market Value	\$2,703,000	\$2,747,000	\$2,995,000	
Market Value per SqFt	\$177.71	\$150.41	\$205.02	
Distance from Cooperative in miles		0.00	0.40	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01325-0024	1-01336-0040	1-01349-0049	
Address	963 2 AVENUE	310 EAST 44 STREET	1076 2 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	195	328	166	
Year Built	1960	1929	1948	
Gross SqFt	206,945	206,598	180,000	
Estimated Gross Income	\$7,441,742	\$7,492,113	\$6,417,229	
Gross Income per SqFt	\$35.96	\$36.26	\$35.65	
Estimated Expense	\$2,232,937	\$2,247,634	\$1,925,169	
Expense SqFt	\$10.79	\$10.88	\$10.70	
Net Operating Income	\$5,208,805	\$5,244,479	\$4,492,060	
Full Market Value	\$39,327,000	\$39,596,000	\$33,915,000	
Market Value per SqFt	\$190.04	\$191.66	\$188.42	
Distance from Cooperative in miles		0.42	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01327-0037	1-01271-0007	1-00919-0034	1-00892-0001
Address	220 EAST 54 STREET	57 WEST 55 STREET	713 2 AVENUE	41 PARK AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	148	105	172	119
Year Built	1962	1962	1955	1950
Gross SqFt	115,020	112,000	111,570	115,221
Estimated Gross Income	\$4,212,032	\$3,800,926	\$4,538,577	\$4,218,932
Gross Income per SqFt	\$36.62	\$33.94	\$40.68	\$36.62
Estimated Expense	\$1,273,271	\$1,437,794	\$978,078	\$1,274,958
Expense SqFt	\$11.07	\$12.84	\$8.77	\$11.07
Net Operating Income	\$2,938,761	\$2,363,132	\$3,560,499	\$2,943,974
Full Market Value	\$22,188,000	\$17,842,000	\$26,882,000	\$22,227,000
Market Value per SqFt	\$192.91	\$159.30	\$240.94	\$192.91
Distance from Cooperative in miles		0.56	0.74	0.87

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01328-0017	1-01325-0035	1-01345-0034	1-01320-0121
Address	231 EAST 54 STREET	240 EAST 52 STREET	340 EAST 53 STREET	241 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	15	15	15	16
Year Built	1900	1900	1901	1900
Gross SqFt	6,040	9,090	8,380	6,572
Estimated Gross Income	\$239,788	\$360,840	\$243,817	\$294,079
Gross Income per SqFt	\$39.70	\$39.70	\$29.10	\$44.75
Estimated Expense	\$70,789	\$106,569	\$92,838	\$60,934
Expense SqFt	\$11.72	\$11.72	\$11.08	\$9.27
Net Operating Income	\$168,999	\$254,271	\$150,979	\$233,145
Full Market Value	\$1,276,000	\$1,721,000	\$1,140,000	\$1,760,000
Market Value per SqFt	\$211.26	\$189.33	\$136.04	\$267.80
Distance from Cooperative in miles		0.15	0.17	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01328-0018	1-01325-0035	1-01345-0034	1-01320-0121
Address	233 EAST 54 STREET	240 EAST 52 STREET	340 EAST 53 STREET	241 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	13	15	15	16
Year Built	1900	1900	1901	1900
Gross SqFt	6,040	9,090	8,380	6,572
Estimated Gross Income	\$239,788	\$360,840	\$243,817	\$294,079
Gross Income per SqFt	\$39.70	\$39.70	\$29.10	\$44.75
Estimated Expense	\$70,789	\$106,569	\$92,838	\$60,934
Expense SqFt	\$11.72	\$11.72	\$11.08	\$9.27
Net Operating Income	\$168,999	\$254,271	\$150,979	\$233,145
Full Market Value	\$1,276,000	\$1,721,000	\$1,140,000	\$1,760,000
Market Value per SqFt	\$211.26	\$189.33	\$136.04	\$267.80
Distance from Cooperative in miles		0.15	0.17	0.39

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01328-0019	1-01325-0035	1-01345-0034	1-01320-0121
Address	235 EAST 54 STREET	240 EAST 52 STREET	340 EAST 53 STREET	241 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	16	15	15	16
Year Built	1900	1900	1901	1900
Gross SqFt	6,040	9,090	8,380	6,572
Estimated Gross Income	\$239,788	\$360,840	\$243,817	\$294,079
Gross Income per SqFt	\$39.70	\$39.70	\$29.10	\$44.75
Estimated Expense	\$70,789	\$106,569	\$92,838	\$60,934
Expense SqFt	\$11.72	\$11.72	\$11.08	\$9.27
Net Operating Income	\$168,999	\$254,271	\$150,979	\$233,145
Full Market Value	\$1,276,000	\$1,721,000	\$1,140,000	\$1,760,000
Market Value per SqFt	\$211.26	\$189.33	\$136.04	\$267.80
Distance from Cooperative in miles		0.15	0.17	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01328-0020	1-01325-0035	1-01345-0034	1-01320-0121
Address	237 EAST 54 STREET	240 EAST 52 STREET	340 EAST 53 STREET	241 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	16	15	15	16
Year Built	1900	1900	1901	1900
Gross SqFt	6,040	9,090	8,380	6,572
Estimated Gross Income	\$239,788	\$360,840	\$243,817	\$294,079
Gross Income per SqFt	\$39.70	\$39.70	\$29.10	\$44.75
Estimated Expense	\$70,789	\$106,569	\$92,838	\$60,934
Expense SqFt	\$11.72	\$11.72	\$11.08	\$9.27
Net Operating Income	\$168,999	\$254,271	\$150,979	\$233,145
Full Market Value	\$1,276,000	\$1,721,000	\$1,140,000	\$1,760,000
Market Value per SqFt	\$211.26	\$189.33	\$136.04	\$267.80
Distance from Cooperative in miles		0.15	0.17	0.39

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01328-0021	1-01365-0009	1-01314-0021	1-01366-0001
Address	1035 2 AVENUE	415 EAST 53 STREET	747 2 AVENUE	984 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	454	324	276	403
Year Built	1977	1982	1972	1930
Gross SqFt	406,179	413,233	387,761	436,842
Estimated Gross Income	\$13,221,126	\$21,316,794	\$12,622,903	\$9,569,510
Gross Income per SqFt	\$32.55	\$51.59	\$32.55	\$21.91
Estimated Expense	\$4,232,385	\$5,329,199	\$4,039,329	\$3,636,414
Expense SqFt	\$10.42	\$12.90	\$10.42	\$8.32
Net Operating Income	\$8,988,741	\$15,987,595	\$8,583,574	\$5,933,096
Full Market Value	\$67,865,000	\$120,707,000	\$64,806,000	\$43,645,000
Market Value per SqFt	\$167.08	\$292.10	\$167.13	\$99.91
Distance from Cooperative in miles		0.28	0.70	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01328-0030	1-01343-0005	1-01437-0041	1-01441-0031
Address	238 EAST 55 STREET	307 EAST 50 STREET	330 EAST 63 STREET	342 EAST 67 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	99	111	90	60
Year Built	1963	1962	1949	1964
Gross SqFt	68,225	71,137	70,992	59,020
Estimated Gross Income	\$2,162,050	\$2,254,523	\$2,280,464	\$1,660,785
Gross Income per SqFt	\$31.69	\$31.69	\$32.12	\$28.14
Estimated Expense	\$734,783	\$765,815	\$711,786	\$564,667
Expense SqFt	\$10.77	\$10.77	\$10.03	\$9.57
Net Operating Income	\$1,427,267	\$1,488,708	\$1,568,678	\$1,096,118
Full Market Value	\$10,776,000	\$11,240,000	\$11,844,000	\$8,276,000
Market Value per SqFt	\$157.95	\$158.00	\$166.84	\$140.22
Distance from Cooperative in miles		0.24	0.42	0.61

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01330-0004	1-01366-0001	1-01365-0009	1-01314-0021
Address	935 3 AVENUE	984 1 AVENUE	415 EAST 53 STREET	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	202	403	324	276
Year Built	1960	1930	1982	1972
Gross SqFt	431,730	436,842	413,233	387,761
Estimated Gross Income	\$14,052,812	\$9,569,510	\$21,316,794	\$12,622,903
Gross Income per SqFt	\$32.55	\$21.91	\$51.59	\$32.55
Estimated Expense	\$4,498,627	\$3,636,414	\$5,329,199	\$4,039,329
Expense SqFt	\$10.42	\$8.32	\$12.90	\$10.42
Net Operating Income	\$9,554,185	\$5,933,096	\$15,987,595	\$8,583,574
Full Market Value	\$72,134,000	\$43,645,000	\$120,707,000	\$64,806,000
Market Value per SqFt	\$167.08	\$99.91	\$292.10	\$167.13
Distance from Cooperative in miles		0.29	0.32	0.79

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01330-0007	1-01344-0041	1-01343-0036	1-01425-0017
Address	209 EAST 56 STREET	320 EAST 52 STREET	340 EAST 51 STREET	225 EAST 70 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	120	87	116	91
Year Built	1960	1960	1965	1961
Gross SqFt	87,100	88,300	88,658	83,220
Estimated Gross Income	\$2,991,885	\$2,408,012	\$3,045,014	\$2,872,242
Gross Income per SqFt	\$34.35	\$27.27	\$34.35	\$34.51
Estimated Expense	\$842,257	\$915,045	\$857,012	\$919,117
Expense SqFt	\$9.67	\$10.36	\$9.67	\$11.04
Net Operating Income	\$2,149,628	\$1,492,967	\$2,188,002	\$1,953,125
Full Market Value	\$16,230,000	\$11,272,000	\$16,519,000	\$14,746,000
Market Value per SqFt	\$186.34	\$127.66	\$186.32	\$177.19
Distance from Cooperative in miles		0.28	0.33	0.69

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01330-0038	1-01343-0049	1-01338-0035	1-01036-0029
Address	220 EAST 57 STREET	956 2 AVENUE	330 EAST 46 STREET	717 8 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	164	121	206	182
Year Built	1970	1959	1961	1966
Gross SqFt	124,060	115,860	133,828	126,778
Estimated Gross Income	\$4,667,137	\$3,914,387	\$5,130,420	\$4,769,073
Gross Income per SqFt	\$37.62	\$33.79	\$38.34	\$37.62
Estimated Expense	\$1,522,216	\$1,396,513	\$1,577,836	\$1,555,999
Expense SqFt	\$12.27	\$12.05	\$11.79	\$12.27
Net Operating Income	\$3,144,921	\$2,517,874	\$3,552,584	\$3,213,074
Full Market Value	\$23,744,000	\$19,010,000	\$26,822,000	\$24,259,000
Market Value per SqFt	\$191.39	\$164.08	\$200.42	\$191.35
Distance from Cooperative in miles		0.33	0.56	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01331-0014	1-01311-0028	1-01415-0021	
Address	227 EAST 57 STREET	141 EAST 56 STREET	1143 2 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	120	115	108	
Year Built	1931	1940	1940	
Gross SqFt	93,153	107,485	103,304	
Estimated Gross Income	\$3,124,352	\$4,120,417	\$2,968,449	
Gross Income per SqFt	\$33.54	\$38.33	\$28.74	
Estimated Expense	\$976,243	\$1,201,270	\$1,009,273	
Expense SqFt	\$10.48	\$11.18	\$9.77	
Net Operating Income	\$2,148,109	\$2,919,147	\$1,959,176	
Full Market Value	\$16,218,000	\$22,040,000	\$14,792,000	
Market Value per SqFt	\$174.10	\$205.05	\$143.19	
Distance from Cooperative in miles		0.13	0.15	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01331-0017	1-01311-0028	1-01415-0021	
Address	235 EAST 57 STREET	141 EAST 56 STREET	1143 2 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	96	115	108	
Year Built	1960	1940	1940	
Gross SqFt	105,749	107,485	103,304	
Estimated Gross Income	\$3,546,821	\$4,120,417	\$2,968,449	
Gross Income per SqFt	\$33.54	\$38.33	\$28.74	
Estimated Expense	\$1,108,250	\$1,201,270	\$1,009,273	
Expense SqFt	\$10.48	\$11.18	\$9.77	
Net Operating Income	\$2,438,571	\$2,919,147	\$1,959,176	
Full Market Value	\$18,411,000	\$22,040,000	\$14,792,000	
Market Value per SqFt	\$174.10	\$205.05	\$143.19	
Distance from Cooperative in miles		0.13	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01333-0001	1-01314-0021	1-01048-0020	1-01030-0058
Address	305 EAST 40 STREET	747 2 AVENUE	315 WEST 57 STREET	240 CENTRAL PARK SOUTH
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	306	276	372	340
Year Built	1963	1972	1965	1940
Gross SqFt	369,736	387,761	396,834	387,428
Estimated Gross Income	\$13,513,851	\$12,622,903	\$18,671,836	\$14,161,189
Gross Income per SqFt	\$36.55	\$32.55	\$47.05	\$36.55
Estimated Expense	\$4,418,345	\$4,039,329	\$4,518,296	\$4,631,599
Expense SqFt	\$11.95	\$10.42	\$11.39	\$11.95
Net Operating Income	\$9,095,506	\$8,583,574	\$14,153,540	\$9,529,590
Full Market Value	\$68,671,000	\$64,806,000	\$106,859,000	\$71,949,000
Market Value per SqFt	\$185.73	\$167.13	\$269.28	\$185.71
Distance from Cooperative in miles		0.12	1.45	1.34

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01333-0023	1-01468-0021	1-01314-0021	1-01030-0058
Address	1 TUDOR CITY PLACE	1385 YORK AVENUE	747 2 AVENUE	240 CENTRAL PARK SOUTH
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	776	293	276	340
Year Built	1930	1969	1972	1940
Gross SqFt	418,312	410,902	387,761	387,428
Estimated Gross Income	\$13,616,056	\$13,222,122	\$12,622,903	\$14,161,189
Gross Income per SqFt	\$32.55	\$32.18	\$32.55	\$36.55
Estimated Expense	\$4,358,811	\$3,849,654	\$4,039,329	\$4,631,599
Expense SqFt	\$10.42	\$9.37	\$10.42	\$11.95
Net Operating Income	\$9,257,245	\$9,372,468	\$8,583,574	\$9,529,590
Full Market Value	\$69,892,000	\$70,762,000	\$64,806,000	\$71,949,000
Market Value per SqFt	\$167.08	\$172.21	\$167.13	\$185.71
Distance from Cooperative in miles		1.64	0.19	1.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01333-0042	1-00882-0069	1-00894-0032	1-00731-0065
Address	304 EAST 41 STREET	90 LEXINGTON AVENUE	137 EAST 38 STREET	440 WEST 34 STREET
Neighborhood	MIDTOWN EAST	GRAMERCY	MURRAY HILL	JAVITS CENTER
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	200	107	108	134
Year Built	1928	1957	1936	1928
Gross SqFt	128,798	128,570	105,000	119,194
Estimated Gross Income	\$3,348,748	\$3,559,767	\$2,729,629	\$2,498,605
Gross Income per SqFt	\$26.00	\$27.69	\$26.00	\$20.96
Estimated Expense	\$1,272,524	\$1,455,023	\$1,037,259	\$1,098,572
Expense SqFt	\$9.88	\$11.32	\$9.88	\$9.22
Net Operating Income	\$2,076,224	\$2,104,744	\$1,692,370	\$1,400,033
Full Market Value	\$15,676,000	\$15,891,000	\$12,761,000	\$10,207,000
Market Value per SqFt	\$121.71	\$123.60	\$121.53	\$85.63
Distance from Cooperative in miles		0.76	0.26	1.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01334-0010	1-00894-0032	1-01362-0012	1-00731-0065
Address	325 EAST 41 STREET	137 EAST 38 STREET	20 BEEKMAN PLACE	440 WEST 34 STREET
Neighborhood	MIDTOWN EAST	MURRAY HILL	MIDTOWN EAST	JAVITS CENTER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	94	108	78	134
Year Built	1929	1936	1957	1928
Gross SqFt	110,934	105,000	98,808	119,194
Estimated Gross Income	\$2,884,284	\$2,729,629	\$2,571,253	\$2,498,605
Gross Income per SqFt	\$26.00	\$26.00	\$26.02	\$20.96
Estimated Expense	\$1,096,028	\$1,037,259	\$874,226	\$1,098,572
Expense SqFt	\$9.88	\$9.88	\$8.85	\$9.22
Net Operating Income	\$1,788,256	\$1,692,370	\$1,697,027	\$1,400,033
Full Market Value	\$13,501,000	\$12,761,000	\$12,797,000	\$10,207,000
Market Value per SqFt	\$121.70	\$121.53	\$129.51	\$85.63
Distance from Cooperative in miles		0.28	0.47	1.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01334-0013	1-01324-0042	1-00888-0055	1-00918-0051
Address	333 EAST 41 STREET	214 EAST 51 STREET	142 EAST 33 STREET	210 EAST 38 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	36	65	49	40
Year Built	1926	1927	1927	1920
Gross SqFt	29,040	28,458	26,280	22,820
Estimated Gross Income	\$1,022,498	\$1,211,345	\$943,500	\$803,565
Gross Income per SqFt	\$35.21	\$42.57	\$35.90	\$35.21
Estimated Expense	\$315,665	\$350,718	\$283,050	\$247,985
Expense SqFt	\$10.87	\$12.32	\$10.77	\$10.87
Net Operating Income	\$706,833	\$860,627	\$660,450	\$555,580
Full Market Value	\$5,337,000	\$6,498,000	\$4,986,000	\$4,195,000
Market Value per SqFt	\$183.78	\$228.34	\$189.73	\$183.83
Distance from Cooperative in miles		0.47	0.50	0.23

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01334-0022	1-01422-0048	1-01336-0040	1-01302-0033
Address	25 TUDOR CITY PLACE	210 EAST 68 STREET	310 EAST 44 STREET	760 3 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	443	217	328	310
Year Built	1928	1929	1929	1929
Gross SqFt	249,299	243,802	206,598	297,703
Estimated Gross Income	\$9,039,582	\$10,340,975	\$7,492,113	\$9,829,731
Gross Income per SqFt	\$36.26	\$42.42	\$36.26	\$33.02
Estimated Expense	\$2,712,373	\$2,895,473	\$2,247,634	\$3,452,361
Expense SqFt	\$10.88	\$11.88	\$10.88	\$11.60
Net Operating Income	\$6,327,209	\$7,445,502	\$5,244,479	\$6,377,370
Full Market Value	\$47,771,000	\$56,214,000	\$39,596,000	\$48,149,000
Market Value per SqFt	\$191.62	\$230.57	\$191.66	\$161.74
Distance from Cooperative in miles		1.30	0.11	0.43

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01334-0041	1-01488-0013	1-01201-0034	
Address	312 EAST 42 STREET	519 EAST 76 STREET	275 CENTRAL PARK WEST	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	459	210	114	
Year Built	1929	1964	1931	
Gross SqFt	261,401	258,394	248,962	
Estimated Gross Income	\$10,414,216	\$11,973,100	\$8,297,029	
Gross Income per SqFt	\$39.84	\$46.34	\$33.33	
Estimated Expense	\$3,411,283	\$3,692,950	\$2,940,237	
Expense SqFt	\$13.05	\$14.29	\$11.81	
Net Operating Income	\$7,002,933	\$8,280,150	\$5,356,792	
Full Market Value	\$52,872,000	\$62,515,000	\$40,444,000	
Market Value per SqFt	\$202.26	\$241.94	\$162.45	
Distance from Cooperative in miles		1.78	2.59	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01335-0022	1-01336-0040	1-01337-0006	1-01338-0049
Address	45 TUDOR CITY PLACE	310 EAST 44 STREET	307 EAST 44 STREET	300 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	406	328	318	185
Year Built	1927	1929	1929	1960
Gross SqFt	215,715	206,598	186,255	190,738
Estimated Gross Income	\$7,355,882	\$7,492,113	\$6,351,338	\$5,095,632
Gross Income per SqFt	\$34.10	\$36.26	\$34.10	\$26.72
Estimated Expense	\$2,500,137	\$2,247,634	\$2,159,455	\$2,057,922
Expense SqFt	\$11.59	\$10.88	\$11.59	\$10.79
Net Operating Income	\$4,855,745	\$5,244,479	\$4,191,883	\$3,037,710
Full Market Value	\$36,661,000	\$39,596,000	\$31,649,000	\$22,935,000
Market Value per SqFt	\$169.95	\$191.66	\$169.92	\$120.24
Distance from Cooperative in miles		0.07	0.11	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01336-0010	1-00894-0032	1-01362-0012	1-01366-0039
Address	315 EAST 43 STREET	137 EAST 38 STREET	20 BEEKMAN PLACE	412 EAST 55 STREET
Neighborhood	MIDTOWN EAST	MURRAY HILL	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	143	108	78	87
Year Built	1928	1936	1957	1956
Gross SqFt	94,516	105,000	98,808	89,400
Estimated Gross Income	\$2,457,416	\$2,729,629	\$2,571,253	\$2,315,034
Gross Income per SqFt	\$26.00	\$26.00	\$26.02	\$25.90
Estimated Expense	\$933,818	\$1,037,259	\$874,226	\$879,713
Expense SqFt	\$9.88	\$9.88	\$8.85	\$9.84
Net Operating Income	\$1,523,598	\$1,692,370	\$1,697,027	\$1,435,321
Full Market Value	\$11,503,000	\$12,761,000	\$12,797,000	\$10,820,000
Market Value per SqFt	\$121.70	\$121.53	\$129.51	\$121.03
Distance from Cooperative in miles		0.36	0.37	0.56

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01336-0015	1-01369-0045	1-01300-0050	1-01337-0006
Address	333 EAST 43 STREET	1058 1 AVENUE	140 EAST 46 STREET	307 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	217	130	202	318
Year Built	1928	1929	1924	1929
Gross SqFt	149,000	140,000	131,175	186,255
Estimated Gross Income	\$5,080,900	\$4,256,890	\$4,796,363	\$6,351,338
Gross Income per SqFt	\$34.10	\$30.41	\$36.56	\$34.10
Estimated Expense	\$1,726,910	\$1,447,343	\$1,367,403	\$2,159,455
Expense SqFt	\$11.59	\$10.34	\$10.42	\$11.59
Net Operating Income	\$3,353,990	\$2,809,547	\$3,428,960	\$4,191,883
Full Market Value	\$25,323,000	\$20,346,000	\$25,889,000	\$31,649,000
Market Value per SqFt	\$169.95	\$145.33	\$197.36	\$169.92
Distance from Cooperative in miles		0.71	0.27	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01338-0005	1-01030-0058	1-00863-0044	
Address	305 EAST 45 STREET	240 CENTRAL PARK SOUTH	66 EAST 34 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	348	340	370	
Year Built	1929	1940	1913	
Gross SqFt	387,094	387,428	341,950	
Estimated Gross Income	\$13,401,194	\$14,161,189	\$11,178,357	
Gross Income per SqFt	\$34.62	\$36.55	\$32.69	
Estimated Expense	\$4,455,452	\$4,631,599	\$3,783,408	
Expense SqFt	\$11.51	\$11.95	\$11.06	
Net Operating Income	\$8,945,742	\$9,529,590	\$7,394,949	
Full Market Value	\$67,541,000	\$71,949,000	\$55,832,000	
Market Value per SqFt	\$174.48	\$185.71	\$163.28	
Distance from Cooperative in miles		1.20	0.75	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01338-0012	1-01343-0005	1-00887-0014	
Address	321 EAST 45 STREET	307 EAST 50 STREET	121 EAST 31 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	112	111	96	
Year Built	1960	1962	1930	
Gross SqFt	58,500	71,137	58,321	
Estimated Gross Income	\$1,932,840	\$2,254,523	\$2,005,565	
Gross Income per SqFt	\$33.04	\$31.69	\$34.39	
Estimated Expense	\$637,065	\$765,815	\$641,781	
Expense SqFt	\$10.89	\$10.77	\$11.00	
Net Operating Income	\$1,295,775	\$1,488,708	\$1,363,784	
Full Market Value	\$9,783,000	\$11,240,000	\$10,297,000	
Market Value per SqFt	\$167.23	\$158.00	\$176.56	
Distance from Cooperative in miles		0.25	0.78	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01339-0012	1-01344-0030	1-01338-0035	1-01317-0030
Address	333 EAST 46 STREET	939 1 AVENUE	330 EAST 46 STREET	230 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	181	142	206	166
Year Built	1959	1962	1961	1963
Gross SqFt	154,000	146,072	133,828	135,315
Estimated Gross Income	\$5,182,100	\$4,557,169	\$5,130,420	\$4,553,547
Gross Income per SqFt	\$33.65	\$31.20	\$38.34	\$33.65
Estimated Expense	\$1,278,200	\$1,549,437	\$1,577,836	\$1,123,290
Expense SqFt	\$8.30	\$10.61	\$11.79	\$8.30
Net Operating Income	\$3,903,900	\$3,007,732	\$3,552,584	\$3,430,257
Full Market Value	\$29,475,000	\$22,708,000	\$26,822,000	\$25,899,000
Market Value per SqFt	\$191.40	\$155.46	\$200.42	\$191.40
Distance from Cooperative in miles		0.25	0.05	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01341-0001	1-01349-0014	1-01338-0040	1-01318-0022
Address	902 2 AVENUE	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	201	228	250	249
Year Built	1964	1982	1981	1964
Gross SqFt	243,425	239,874	253,256	210,810
Estimated Gross Income	\$10,479,446	\$10,257,897	\$10,906,643	\$9,074,812
Gross Income per SqFt	\$43.05	\$42.76	\$43.07	\$43.05
Estimated Expense	\$2,787,216	\$3,118,751	\$3,605,760	\$2,413,472
Expense SqFt	\$11.45	\$13.00	\$14.24	\$11.45
Net Operating Income	\$7,692,230	\$7,139,146	\$7,300,883	\$6,661,340
Full Market Value	\$58,076,000	\$53,901,000	\$55,122,000	\$50,293,000
Market Value per SqFt	\$238.58	\$224.71	\$217.65	\$238.57
Distance from Cooperative in miles		0.39	0.15	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01341-0044	1-01343-0005	1-00887-0014	
Address	310 EAST 49 STREET	307 EAST 50 STREET	121 EAST 31 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	102	111	96	
Year Built	1959	1962	1930	
Gross SqFt	60,043	71,137	58,321	
Estimated Gross Income	\$1,983,821	\$2,254,523	\$2,005,565	
Gross Income per SqFt	\$33.04	\$31.69	\$34.39	
Estimated Expense	\$653,868	\$765,815	\$641,781	
Expense SqFt	\$10.89	\$10.77	\$11.00	
Net Operating Income	\$1,329,953	\$1,488,708	\$1,363,784	
Full Market Value	\$10,041,000	\$11,240,000	\$10,297,000	
Market Value per SqFt	\$167.23	\$158.00	\$176.56	
Distance from Cooperative in miles		0.10	0.92	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01342-0023	1-01343-0049	1-00865-0032	
Address	349 EAST 49 STREET	956 2 AVENUE	20 PARK AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	113	121	102	
Year Built	1940	1959	1939	
Gross SqFt	106,000	115,860	101,306	
Estimated Gross Income	\$3,803,280	\$3,914,387	\$3,846,659	
Gross Income per SqFt	\$35.88	\$33.79	\$37.97	
Estimated Expense	\$1,291,080	\$1,396,513	\$1,246,931	
Expense SqFt	\$12.18	\$12.05	\$12.31	
Net Operating Income	\$2,512,200	\$2,517,874	\$2,599,728	
Full Market Value	\$18,967,000	\$19,010,000	\$19,628,000	
Market Value per SqFt	\$178.93	\$164.08	\$193.75	
Distance from Cooperative in miles		0.05	0.83	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01342-0037	1-01342-0045	1-01347-0007	
Address	336 EAST 50 STREET	320 EAST 50 STREET	315 EAST 54 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	24	36	39	
Year Built	1960	1960	1955	
Gross SqFt	13,872	23,442	20,000	
Estimated Gross Income	\$398,820	\$753,433	\$507,231	
Gross Income per SqFt	\$28.75	\$32.14	\$25.36	
Estimated Expense	\$124,848	\$195,886	\$192,748	
Expense SqFt	\$9.00	\$8.36	\$9.64	
Net Operating Income	\$273,972	\$557,547	\$314,483	
Full Market Value	\$2,068,000	\$4,209,000	\$2,368,000	
Market Value per SqFt	\$149.08	\$179.55	\$118.40	
Distance from Cooperative in miles		0.00	0.25	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01342-0042	1-01350-0038	1-01325-0036	
Address	324 EAST 50 STREET	326 EAST 58 STREET	234 EAST 52 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	
Total Units	24	30	28	
Year Built	1902	1904	1913	
Gross SqFt	17,076	18,252	14,256	
Estimated Gross Income	\$624,299	\$654,287	\$531,216	
Gross Income per SqFt	\$36.56	\$35.85	\$37.26	
Estimated Expense	\$207,815	\$210,940	\$182,161	
Expense SqFt	\$12.17	\$11.56	\$12.78	
Net Operating Income	\$416,484	\$443,347	\$349,055	
Full Market Value	\$3,144,000	\$3,347,000	\$2,635,000	
Market Value per SqFt	\$184.12	\$183.38	\$184.83	
Distance from Cooperative in miles		0.40	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01343-0016	1-01342-0045	1-01347-0007	1-01441-0014
Address	337 EAST 50 STREET	320 EAST 50 STREET	315 EAST 54 STREET	321 EAST 66 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	26	36	39	45
Year Built	1960	1960	1955	1959
Gross SqFt	20,400	23,442	20,000	27,210
Estimated Gross Income	\$594,864	\$753,433	\$507,231	\$793,540
Gross Income per SqFt	\$29.16	\$32.14	\$25.36	\$29.16
Estimated Expense	\$183,804	\$195,886	\$192,748	\$245,078
Expense SqFt	\$9.01	\$8.36	\$9.64	\$9.01
Net Operating Income	\$411,060	\$557,547	\$314,483	\$548,462
Full Market Value	\$3,104,000	\$4,209,000	\$2,368,000	\$4,141,000
Market Value per SqFt	\$152.16	\$179.55	\$118.40	\$152.19
Distance from Cooperative in miles		0.05	0.20	0.79

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01344-0018	1-01347-0007	1-01342-0045	1-01347-0014
Address	343 EAST 51 STREET	315 EAST 54 STREET	320 EAST 50 STREET	333 EAST 54 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	40	39	36	49
Year Built	1942	1955	1960	1950
Gross SqFt	21,000	20,000	23,442	26,810
Estimated Gross Income	\$674,940	\$507,231	\$753,433	\$898,697
Gross Income per SqFt	\$32.14	\$25.36	\$32.14	\$33.52
Estimated Expense	\$175,560	\$192,748	\$195,886	\$214,583
Expense SqFt	\$8.36	\$9.64	\$8.36	\$8.00
Net Operating Income	\$499,380	\$314,483	\$557,547	\$684,114
Full Market Value	\$3,770,000	\$2,368,000	\$4,209,000	\$5,165,000
Market Value per SqFt	\$179.52	\$118.40	\$179.55	\$192.65
Distance from Cooperative in miles		0.15	0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01345-0005	1-01347-0014	1-01342-0045	1-00940-0017
Address	301 EAST 52 STREET	333 EAST 54 STREET	320 EAST 50 STREET	327 EAST 34 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	16	49	36	29
Year Built	1979	1950	1960	1920
Gross SqFt	28,158	26,810	23,442	21,000
Estimated Gross Income	\$943,856	\$898,697	\$753,433	\$739,532
Gross Income per SqFt	\$33.52	\$33.52	\$32.14	\$35.22
Estimated Expense	\$225,264	\$214,583	\$195,886	\$256,725
Expense SqFt	\$8.00	\$8.00	\$8.36	\$12.23
Net Operating Income	\$718,592	\$684,114	\$557,547	\$482,807
Full Market Value	\$5,425,000	\$5,165,000	\$4,209,000	\$3,645,000
Market Value per SqFt	\$192.66	\$192.65	\$179.55	\$173.57
Distance from Cooperative in miles		0.10	0.15	0.89

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01345-0017	1-01362-0012	1-01343-0005	
Address	345 EAST 52 STREET	20 BEEKMAN PLACE	307 EAST 50 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	100	78	111	
Year Built	1959	1957	1962	
Gross SqFt	93,000	98,808	71,137	
Estimated Gross Income	\$2,683,980	\$2,571,253	\$2,254,523	
Gross Income per SqFt	\$28.86	\$26.02	\$31.69	
Estimated Expense	\$912,330	\$874,226	\$765,815	
Expense SqFt	\$9.81	\$8.85	\$10.77	
Net Operating Income	\$1,771,650	\$1,697,027	\$1,488,708	
Full Market Value	\$11,994,000	\$12,797,000	\$11,240,000	
Market Value per SqFt	\$128.97	\$129.51	\$158.00	
Distance from Cooperative in miles		0.15	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01345-0031	1-01437-0032	1-01347-0014	
Address	342 EAST 53 STREET	340 EAST 63 STREET	333 EAST 54 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	51	42	49	
Year Built	1939	1940	1950	
Gross SqFt	32,000	32,964	26,810	
Estimated Gross Income	\$972,160	\$898,058	\$898,697	
Gross Income per SqFt	\$30.38	\$27.24	\$33.52	
Estimated Expense	\$265,280	\$282,921	\$214,583	
Expense SqFt	\$8.29	\$8.58	\$8.00	
Net Operating Income	\$706,880	\$615,137	\$684,114	
Full Market Value	\$5,337,000	\$4,644,000	\$5,165,000	
Market Value per SqFt	\$166.78	\$140.88	\$192.65	
Distance from Cooperative in miles		0.50	0.10	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01345-0037	1-01337-0005	1-01325-0035	
Address	334 EAST 53 STREET	305 EAST 44 STREET	240 EAST 52 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	19	16	15	
Year Built	1910	1910	1900	
Gross SqFt	7,825	7,076	9,090	
Estimated Gross Income	\$270,823	\$208,801	\$360,840	
Gross Income per SqFt	\$34.61	\$29.51	\$39.70	
Estimated Expense	\$80,128	\$61,957	\$106,569	
Expense SqFt	\$10.24	\$8.76	\$11.72	
Net Operating Income	\$190,695	\$146,844	\$254,271	
Full Market Value	\$1,440,000	\$1,109,000	\$1,721,000	
Market Value per SqFt	\$184.03	\$156.73	\$189.33	
Distance from Cooperative in miles		0.40	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01345-0038	1-01325-0035	1-01337-0005	
Address	332 EAST 53 STREET	240 EAST 52 STREET	305 EAST 44 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	17	15	16	
Year Built	1910	1900	1910	
Gross SqFt	7,825	9,090	7,076	
Estimated Gross Income	\$270,823	\$360,840	\$208,801	
Gross Income per SqFt	\$34.61	\$39.70	\$29.51	
Estimated Expense	\$80,128	\$106,569	\$61,957	
Expense SqFt	\$10.24	\$11.72	\$8.76	
Net Operating Income	\$190,695	\$254,271	\$146,844	
Full Market Value	\$1,440,000	\$1,721,000	\$1,109,000	
Market Value per SqFt	\$184.03	\$189.33	\$156.73	
Distance from Cooperative in miles		0.15	0.40	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01346-0014	1-00894-0032	1-01362-0012	
Address	333 EAST 53 STREET	137 EAST 38 STREET	20 BEEKMAN PLACE	
Neighborhood	MIDTOWN EAST	MURRAY HILL	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	163	108	78	
Year Built	1930	1936	1957	
Gross SqFt	118,694	105,000	98,808	
Estimated Gross Income	\$3,087,231	\$2,729,629	\$2,571,253	
Gross Income per SqFt	\$26.01	\$26.00	\$26.02	
Estimated Expense	\$1,112,163	\$1,037,259	\$874,226	
Expense SqFt	\$9.37	\$9.88	\$8.85	
Net Operating Income	\$1,975,068	\$1,692,370	\$1,697,027	
Full Market Value	\$14,912,000	\$12,761,000	\$12,797,000	
Market Value per SqFt	\$125.63	\$121.53	\$129.51	
Distance from Cooperative in miles		0.79	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01346-0020	1-01346-0023	1-01309-0041	1-01344-0033
Address	347 EAST 53 STREET	965 1 AVENUE	160 EAST 55 STREET	340 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	44	42	46	67
Year Built	1961	1934	1955	1941
Gross SqFt	39,000	38,934	26,000	51,338
Estimated Gross Income	\$1,242,540	\$1,339,127	\$828,469	\$1,627,413
Gross Income per SqFt	\$31.86	\$34.39	\$31.86	\$31.70
Estimated Expense	\$305,370	\$459,707	\$203,573	\$492,389
Expense SqFt	\$7.83	\$11.81	\$7.83	\$9.59
Net Operating Income	\$937,170	\$879,420	\$624,896	\$1,135,024
Full Market Value	\$7,076,000	\$6,640,000	\$4,718,000	\$8,569,000
Market Value per SqFt	\$181.44	\$170.55	\$181.46	\$166.91
Distance from Cooperative in miles		0.00	0.26	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01346-0039	1-01327-0034	1-01347-0035	
Address	332 EAST 54 STREET	230 EAST 54 STREET	340 EAST 55 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP	
Total Units	20	20	20	
Year Built	1910	1900	1920	
Gross SqFt	7,550	9,010	10,035	
Estimated Gross Income	\$311,362	\$437,211	\$340,600	
Gross Income per SqFt	\$41.24	\$48.53	\$33.94	
Estimated Expense	\$83,201	\$113,638	\$94,513	
Expense SqFt	\$11.02	\$12.61	\$9.42	
Net Operating Income	\$228,161	\$323,573	\$246,087	
Full Market Value	\$1,723,000	\$2,443,000	\$1,858,000	
Market Value per SqFt	\$228.21	\$271.14	\$185.15	
Distance from Cooperative in miles		0.14	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01346-0049	1-01364-0034	1-01332-0029	
Address	300 EAST 54 STREET	422 EAST 53 STREET	240 EAST 59 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	367	295	167	
Year Built	1977	1974	1983	
Gross SqFt	300,080	312,417	324,212	
Estimated Gross Income	\$10,790,877	\$10,361,717	\$12,559,227	
Gross Income per SqFt	\$35.96	\$33.17	\$38.74	
Estimated Expense	\$3,276,874	\$3,315,749	\$3,642,176	
Expense SqFt	\$10.92	\$10.61	\$11.23	
Net Operating Income	\$7,514,003	\$7,045,968	\$8,917,051	
Full Market Value	\$56,731,000	\$53,197,000	\$67,324,000	
Market Value per SqFt	\$189.05	\$170.28	\$207.65	
Distance from Cooperative in miles		0.16	0.29	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01347-0009	1-01344-0033	1-01321-0034	1-01320-0018
Address	321 EAST 54 STREET	340 EAST 52 STREET	230 EAST 48 STREET	235 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	102	67	68	63
Year Built	1929	1941	1928	1938
Gross SqFt	58,377	51,338	68,564	49,914
Estimated Gross Income	\$1,850,551	\$1,627,413	\$2,114,218	\$1,689,642
Gross Income per SqFt	\$31.70	\$31.70	\$30.84	\$33.85
Estimated Expense	\$607,121	\$492,389	\$830,978	\$655,676
Expense SqFt	\$10.40	\$9.59	\$12.12	\$13.14
Net Operating Income	\$1,243,430	\$1,135,024	\$1,283,240	\$1,033,966
Full Market Value	\$9,388,000	\$8,569,000	\$9,688,000	\$7,806,000
Market Value per SqFt	\$160.82	\$166.91	\$141.30	\$156.39
Distance from Cooperative in miles		0.15	0.37	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01347-0018	1-01346-0023	1-01527-0009	
Address	345 EAST 54 STREET	965 1 AVENUE	219 EAST 81 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	59	42	53	
Year Built	1960	1934	1972	
Gross SqFt	37,732	38,934	36,720	
Estimated Gross Income	\$1,241,760	\$1,339,127	\$1,153,885	
Gross Income per SqFt	\$32.91	\$34.39	\$31.42	
Estimated Expense	\$348,266	\$459,707	\$243,792	
Expense SqFt	\$9.23	\$11.81	\$6.64	
Net Operating Income	\$893,494	\$879,420	\$910,093	
Full Market Value	\$6,746,000	\$6,640,000	\$6,871,000	
Market Value per SqFt	\$178.79	\$170.55	\$187.12	
Distance from Cooperative in miles		0.05	1.36	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01347-0044	1-01321-0034	1-01307-0029	1-01344-0033
Address	310 EAST 55 STREET	230 EAST 48 STREET	155 EAST 52 STREET	340 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	82	68	113	67
Year Built	1932	1928	1929	1941
Gross SqFt	62,287	68,564	66,386	51,338
Estimated Gross Income	\$1,974,498	\$2,114,218	\$2,422,148	\$1,627,413
Gross Income per SqFt	\$31.70	\$30.84	\$36.49	\$31.70
Estimated Expense	\$647,785	\$830,978	\$589,812	\$492,389
Expense SqFt	\$10.40	\$12.12	\$8.88	\$9.59
Net Operating Income	\$1,326,713	\$1,283,240	\$1,832,336	\$1,135,024
Full Market Value	\$10,017,000	\$9,688,000	\$13,834,000	\$8,569,000
Market Value per SqFt	\$160.82	\$141.30	\$208.39	\$166.91
Distance from Cooperative in miles		0.37	0.28	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01348-0016	1-01343-0049	1-01311-0028	
Address	333 EAST 55 STREET	956 2 AVENUE	141 EAST 56 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	114	121	115	
Year Built	1962	1959	1940	
Gross SqFt	108,131	115,860	107,485	
Estimated Gross Income	\$3,899,204	\$3,914,387	\$4,120,417	
Gross Income per SqFt	\$36.06	\$33.79	\$38.33	
Estimated Expense	\$1,256,482	\$1,396,513	\$1,201,270	
Expense SqFt	\$11.62	\$12.05	\$11.18	
Net Operating Income	\$2,642,722	\$2,517,874	\$2,919,147	
Full Market Value	\$19,953,000	\$19,010,000	\$22,040,000	
Market Value per SqFt	\$184.53	\$164.08	\$205.05	
Distance from Cooperative in miles		0.25	0.26	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01349-0008	1-01345-0034	1-01436-0007	1-01325-0035
Address	313 EAST 56 STREET	340 EAST 53 STREET	309 EAST 61 STREET	240 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	17	15	20	15
Year Built	1901	1901	1900	1900
Gross SqFt	11,125	8,380	9,050	9,090
Estimated Gross Income	\$387,818	\$243,817	\$315,447	\$360,840
Gross Income per SqFt	\$34.86	\$29.10	\$34.86	\$39.70
Estimated Expense	\$93,339	\$92,838	\$75,929	\$106,569
Expense SqFt	\$8.39	\$11.08	\$8.39	\$11.72
Net Operating Income	\$294,479	\$150,979	\$239,518	\$254,271
Full Market Value	\$2,223,000	\$1,140,000	\$1,808,000	\$1,721,000
Market Value per SqFt	\$199.82	\$136.04	\$199.78	\$189.33
Distance from Cooperative in miles		0.19	0.25	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01349-0009	1-01416-0012	1-01344-0033	1-01437-0022
Address	315 EAST 56 STREET	223 EAST 61 STREET	340 EAST 52 STREET	359 EAST 62 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	55	48	67	54
Year Built	1950	1942	1941	1930
Gross SqFt	45,000	39,510	51,338	46,856
Estimated Gross Income	\$1,280,700	\$1,085,920	\$1,627,413	\$1,333,340
Gross Income per SqFt	\$28.46	\$27.48	\$31.70	\$28.46
Estimated Expense	\$312,750	\$307,971	\$492,389	\$325,646
Expense SqFt	\$6.95	\$7.79	\$9.59	\$6.95
Net Operating Income	\$967,950	\$777,949	\$1,135,024	\$1,007,694
Full Market Value	\$7,308,000	\$5,874,000	\$8,569,000	\$7,608,000
Market Value per SqFt	\$162.40	\$148.67	\$166.91	\$162.37
Distance from Cooperative in miles		0.29	0.24	0.30

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01349-0041	1-01426-0029	1-01311-0028	1-01343-0036
Address	322 EAST 57 STREET	242 EAST 72 STREET	141 EAST 56 STREET	340 EAST 51 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	21	75	115	116
Year Built	1930	1930	1940	1965
Gross SqFt	93,096	98,150	107,485	88,658
Estimated Gross Income	\$3,197,848	\$3,031,249	\$4,120,417	\$3,045,014
Gross Income per SqFt	\$34.35	\$30.88	\$38.33	\$34.35
Estimated Expense	\$900,238	\$1,030,625	\$1,201,270	\$857,012
Expense SqFt	\$9.67	\$10.50	\$11.18	\$9.67
Net Operating Income	\$2,297,610	\$2,000,624	\$2,919,147	\$2,188,002
Full Market Value	\$17,347,000	\$15,105,000	\$22,040,000	\$16,519,000
Market Value per SqFt	\$186.33	\$153.90	\$205.05	\$186.32
Distance from Cooperative in miles		0.75	0.26	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01349-0044	1-01311-0028	1-01343-0049	
Address	320 EAST 57 STREET	141 EAST 56 STREET	956 2 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	96	115	121	
Year Built	1928	1940	1959	
Gross SqFt	110,000	107,485	115,860	
Estimated Gross Income	\$3,966,600	\$4,120,417	\$3,914,387	
Gross Income per SqFt	\$36.06	\$38.33	\$33.79	
Estimated Expense	\$1,278,200	\$1,201,270	\$1,396,513	
Expense SqFt	\$11.62	\$11.18	\$12.05	
Net Operating Income	\$2,688,400	\$2,919,147	\$2,517,874	
Full Market Value	\$20,297,000	\$22,040,000	\$19,010,000	
Market Value per SqFt	\$184.52	\$205.05	\$164.08	
Distance from Cooperative in miles		0.26	0.30	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01350-0001	1-01418-0021	1-01561-0021	1-01425-0005
Address	1084 2 AVENUE	1201 2 AVENUE	1533 YORK AVENUE	211 EAST 70 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	1,417	547	415	273
Year Built	1968	1963	1966	1975
Gross SqFt	539,027	566,083	502,595	488,474
Estimated Gross Income	\$19,086,946	\$21,193,812	\$12,715,886	\$17,296,654
Gross Income per SqFt	\$35.41	\$37.44	\$25.30	\$35.41
Estimated Expense	\$5,848,443	\$6,358,144	\$5,411,336	\$5,298,630
Expense SqFt	\$10.85	\$11.23	\$10.77	\$10.85
Net Operating Income	\$13,238,503	\$14,835,668	\$7,304,550	\$11,998,024
Full Market Value	\$99,951,000	\$112,010,000	\$54,975,000	\$90,585,000
Market Value per SqFt	\$185.43	\$197.87	\$109.38	\$185.44
Distance from Cooperative in miles		0.32	1.21	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01350-0014	1-01311-0028	1-01415-0021	1-01426-0029
Address	333 EAST 57 STREET	141 EAST 56 STREET	1143 2 AVENUE	242 EAST 72 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	37	115	108	75
Year Built	1928	1940	1940	1930
Gross SqFt	105,000	107,485	103,304	98,150
Estimated Gross Income	\$3,242,400	\$4,120,417	\$2,968,449	\$3,031,249
Gross Income per SqFt	\$30.88	\$38.33	\$28.74	\$30.88
Estimated Expense	\$1,102,500	\$1,201,270	\$1,009,273	\$1,030,625
Expense SqFt	\$10.50	\$11.18	\$9.77	\$10.50
Net Operating Income	\$2,139,900	\$2,919,147	\$1,959,176	\$2,000,624
Full Market Value	\$16,156,000	\$22,040,000	\$14,792,000	\$15,105,000
Market Value per SqFt	\$153.87	\$205.05	\$143.19	\$153.90
Distance from Cooperative in miles		0.26	0.20	0.70

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01350-0020	1-01343-0036	1-01426-0029	1-01331-0039
Address	345 EAST 57 STREET	340 EAST 51 STREET	242 EAST 72 STREET	210 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	60	116	75	109
Year Built	1928	1965	1930	1959
Gross SqFt	89,349	88,658	98,150	84,000
Estimated Gross Income	\$3,069,138	\$3,045,014	\$3,031,249	\$3,033,288
Gross Income per SqFt	\$34.35	\$34.35	\$30.88	\$36.11
Estimated Expense	\$864,005	\$857,012	\$1,030,625	\$885,761
Expense SqFt	\$9.67	\$9.67	\$10.50	\$10.54
Net Operating Income	\$2,205,133	\$2,188,002	\$2,000,624	\$2,147,527
Full Market Value	\$16,649,000	\$16,519,000	\$15,105,000	\$16,214,000
Market Value per SqFt	\$186.34	\$186.32	\$153.90	\$193.02
Distance from Cooperative in miles		0.35	0.70	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01350-0031	1-01417-0019	1-01417-0020	1-01346-0040
Address	346 EAST 58 STREET	245 EAST 62 STREET	247 EAST 62 STREET	330 EAST 54 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	24	22	20
Year Built	1910	1910	1910	1910
Gross SqFt	12,805	11,922	11,922	11,409
Estimated Gross Income	\$444,462	\$413,816	\$394,953	\$411,025
Gross Income per SqFt	\$34.71	\$34.71	\$33.13	\$36.03
Estimated Expense	\$104,105	\$96,870	\$68,541	\$141,834
Expense SqFt	\$8.13	\$8.13	\$5.75	\$12.43
Net Operating Income	\$340,357	\$316,946	\$326,412	\$269,191
Full Market Value	\$2,570,000	\$2,393,000	\$2,464,000	\$2,032,000
Market Value per SqFt	\$200.70	\$200.72	\$206.68	\$178.11
Distance from Cooperative in miles		0.28	0.28	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01351-0001	1-01332-0029	1-01455-0013	
Address	1110 2 AVENUE	240 EAST 59 STREET	421 EAST 60 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	
Total Units	233	167	234	
Year Built	1974	1983	2001	
Gross SqFt	315,078	324,212	307,000	
Estimated Gross Income	\$12,092,694	\$12,559,227	\$11,669,593	
Gross Income per SqFt	\$38.38	\$38.74	\$38.01	
Estimated Expense	\$3,387,089	\$3,642,176	\$3,149,724	
Expense SqFt	\$10.75	\$11.23	\$10.26	
Net Operating Income	\$8,705,605	\$8,917,051	\$8,519,869	
Full Market Value	\$65,727,000	\$67,324,000	\$64,325,000	
Market Value per SqFt	\$208.61	\$207.65	\$209.53	
Distance from Cooperative in miles		0.14	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01360-9001	1-00944-0010	1-01365-0009	1-01468-0021
Address	404 EAST 49 STREET	330 EAST 39 STREET	415 EAST 53 STREET	1385 YORK AVENUE
Neighborhood	MIDTOWN EAST	KIPS BAY	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	167	511	324	293
Year Built	1967	1980	1982	1969
Gross SqFt	443,522	438,635	413,233	410,902
Estimated Gross Income	\$17,386,062	\$17,193,966	\$21,316,794	\$13,222,122
Gross Income per SqFt	\$39.20	\$39.20	\$51.59	\$32.18
Estimated Expense	\$5,229,124	\$5,171,431	\$5,329,199	\$3,849,654
Expense SqFt	\$11.79	\$11.79	\$12.90	\$9.37
Net Operating Income	\$12,156,938	\$12,022,535	\$15,987,595	\$9,372,468
Full Market Value	\$91,785,000	\$90,770,000	\$120,707,000	\$70,762,000
Market Value per SqFt	\$206.95	\$206.94	\$292.10	\$172.21
Distance from Cooperative in miles		0.52	0.24	1.24

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01360-9002	1-00944-0010	1-01365-0009	1-01468-0021
Address	870 UNITED NATIONS PLAZA	330 EAST 39 STREET	415 EAST 53 STREET	1385 YORK AVENUE
Neighborhood	MIDTOWN EAST	KIPS BAY	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	167	511	324	293
Year Built	1967	1980	1982	1969
Gross SqFt	443,522	438,635	413,233	410,902
Estimated Gross Income	\$17,386,062	\$17,193,966	\$21,316,794	\$13,222,122
Gross Income per SqFt	\$39.20	\$39.20	\$51.59	\$32.18
Estimated Expense	\$5,229,124	\$5,171,431	\$5,329,199	\$3,849,654
Expense SqFt	\$11.79	\$11.79	\$12.90	\$9.37
Net Operating Income	\$12,156,938	\$12,022,535	\$15,987,595	\$9,372,468
Full Market Value	\$91,785,000	\$90,770,000	\$120,707,000	\$70,762,000
Market Value per SqFt	\$206.95	\$206.94	\$292.10	\$172.21
Distance from Cooperative in miles		0.52	0.24	1.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01361-0007	1-01321-0034	1-01307-0029	1-01319-0029
Address	10 MITCHELL PLACE	230 EAST 48 STREET	155 EAST 52 STREET	847 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	101	68	113	92
Year Built	1931	1928	1929	1939
Gross SqFt	67,000	68,564	66,386	70,592
Estimated Gross Income	\$2,225,740	\$2,114,218	\$2,422,148	\$2,345,181
Gross Income per SqFt	\$33.22	\$30.84	\$36.49	\$33.22
Estimated Expense	\$757,100	\$830,978	\$589,812	\$797,362
Expense SqFt	\$11.30	\$12.12	\$8.88	\$11.30
Net Operating Income	\$1,468,640	\$1,283,240	\$1,832,336	\$1,547,819
Full Market Value	\$11,088,000	\$9,688,000	\$13,834,000	\$11,686,000
Market Value per SqFt	\$165.49	\$141.30	\$208.39	\$165.54
Distance from Cooperative in miles		0.28	0.40	0.33

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01361-0012	1-00944-0001	1-01011-0013	1-01447-0005
Address	2 MITCHELL PLACE	710 2 AVENUE	145 WEST 58 STREET	311 EAST 72 STREET
Neighborhood	MIDTOWN EAST	KIPS BAY	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	98	157	111	131
Year Built	1931	1930	1928	1929
Gross SqFt	125,000	122,247	122,813	121,234
Estimated Gross Income	\$3,935,000	\$3,737,319	\$3,945,042	\$3,816,895
Gross Income per SqFt	\$31.48	\$30.57	\$32.12	\$31.48
Estimated Expense	\$1,337,500	\$1,029,911	\$1,332,749	\$1,297,744
Expense SqFt	\$10.70	\$8.42	\$10.85	\$10.70
Net Operating Income	\$2,597,500	\$2,707,408	\$2,612,293	\$2,519,151
Full Market Value	\$19,611,000	\$20,441,000	\$19,723,000	\$19,020,000
Market Value per SqFt	\$156.89	\$167.21	\$160.59	\$156.89
Distance from Cooperative in miles		0.56	1.08	1.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01361-0021	1-01337-0006	1-01349-0049	
Address	1 BEEKMAN PLACE	307 EAST 44 STREET	1076 2 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	140	318	166	
Year Built	1931	1929	1948	
Gross SqFt	195,000	186,255	180,000	
Estimated Gross Income	\$6,801,600	\$6,351,338	\$6,417,229	
Gross Income per SqFt	\$34.88	\$34.10	\$35.65	
Estimated Expense	\$2,174,250	\$2,159,455	\$1,925,169	
Expense SqFt	\$11.15	\$11.59	\$10.70	
Net Operating Income	\$4,627,350	\$4,191,883	\$4,492,060	
Full Market Value	\$34,937,000	\$31,649,000	\$33,915,000	
Market Value per SqFt	\$179.16	\$169.92	\$188.42	
Distance from Cooperative in miles		0.33	0.37	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01361-0031	1-00894-0038	1-01320-0121	
Address	7 BEEKMAN PLACE	151 EAST 38 STREET	241 EAST 46 STREET	
Neighborhood	MIDTOWN EAST	MURRAY HILL	MIDTOWN EAST	
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	
Total Units	11	11	16	
Year Built	1920	1920	1900	
Gross SqFt	6,000	6,357	6,572	
Estimated Gross Income	\$214,560	\$170,084	\$294,079	
Gross Income per SqFt	\$35.76	\$26.76	\$44.75	
Estimated Expense	\$58,380	\$64,763	\$60,934	
Expense SqFt	\$9.73	\$10.19	\$9.27	
Net Operating Income	\$156,180	\$105,321	\$233,145	
Full Market Value	\$1,179,000	\$543,000	\$1,760,000	
Market Value per SqFt	\$196.50	\$85.42	\$267.80	
Distance from Cooperative in miles		0.73	0.37	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01361-0032	1-01337-0005	1-01320-0121	1-01351-0015
Address	5 BEEKMAN PLACE	305 EAST 44 STREET	241 EAST 46 STREET	333 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	11	16	16	11
Year Built	1900	1910	1900	1900
Gross SqFt	6,440	7,076	6,572	6,525
Estimated Gross Income	\$190,044	\$208,801	\$294,079	\$169,192
Gross Income per SqFt	\$29.51	\$29.51	\$44.75	\$25.93
Estimated Expense	\$56,414	\$61,957	\$60,934	\$64,293
Expense SqFt	\$8.76	\$8.76	\$9.27	\$9.85
Net Operating Income	\$133,630	\$146,844	\$233,145	\$104,899
Full Market Value	\$1,009,000	\$1,109,000	\$1,760,000	\$791,000
Market Value per SqFt	\$156.68	\$156.73	\$267.80	\$121.23
Distance from Cooperative in miles		0.33	0.37	0.46

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01361-0039	1-01343-0036	1-01344-0041	
Address	12 BEEKMAN PLACE	340 EAST 51 STREET	320 EAST 52 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	69	116	87	
Year Built	1957	1965	1960	
Gross SqFt	90,089	88,658	88,300	
Estimated Gross Income	\$2,775,642	\$3,045,014	\$2,408,012	
Gross Income per SqFt	\$30.81	\$34.35	\$27.27	
Estimated Expense	\$902,692	\$857,012	\$915,045	
Expense SqFt	\$10.02	\$9.67	\$10.36	
Net Operating Income	\$1,872,950	\$2,188,002	\$1,492,967	
Full Market Value	\$14,141,000	\$16,519,000	\$11,272,000	
Market Value per SqFt	\$156.97	\$186.32	\$127.66	
Distance from Cooperative in miles		0.12	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01362-0041	1-01344-0030	1-00866-0035	1-01342-0012
Address	420 EAST 51 STREET	939 1 AVENUE	40 PARK AVENUE	333 EAST 49 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	110	142	160	204
Year Built	1962	1962	1950	1965
Gross SqFt	155,000	146,072	153,398	177,380
Estimated Gross Income	\$5,376,950	\$4,557,169	\$5,386,425	\$6,154,133
Gross Income per SqFt	\$34.69	\$31.20	\$35.11	\$34.69
Estimated Expense	\$1,649,200	\$1,549,437	\$1,708,857	\$1,886,894
Expense SqFt	\$10.64	\$10.61	\$11.14	\$10.64
Net Operating Income	\$3,727,750	\$3,007,732	\$3,677,568	\$4,267,239
Full Market Value	\$28,145,000	\$22,708,000	\$27,766,000	\$32,218,000
Market Value per SqFt	\$181.58	\$155.46	\$181.01	\$181.63
Distance from Cooperative in miles		0.13	0.90	0.13

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01363-0020	1-01344-0033	1-01320-0018	1-01343-0024
Address	455 EAST 51 STREET	340 EAST 52 STREET	235 EAST 46 STREET	891 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	38	67	63	51
Year Built	1930	1941	1938	1940
Gross SqFt	47,242	51,338	49,914	50,000
Estimated Gross Income	\$1,421,984	\$1,627,413	\$1,689,642	\$1,505,131
Gross Income per SqFt	\$30.10	\$31.70	\$33.85	\$30.10
Estimated Expense	\$448,799	\$492,389	\$655,676	\$475,030
Expense SqFt	\$9.50	\$9.59	\$13.14	\$9.50
Net Operating Income	\$973,185	\$1,135,024	\$1,033,966	\$1,030,101
Full Market Value	\$7,348,000	\$8,569,000	\$7,806,000	\$7,777,000
Market Value per SqFt	\$155.54	\$166.91	\$156.39	\$155.54
Distance from Cooperative in miles		0.15	0.38	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01363-0026	1-01321-0034	1-01307-0029	1-01344-0033
Address	450 EAST 52 STREET	230 EAST 48 STREET	155 EAST 52 STREET	340 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	16	68	113	67
Year Built	1927	1928	1929	1941
Gross SqFt	65,142	68,564	66,386	51,338
Estimated Gross Income	\$2,065,001	\$2,114,218	\$2,422,148	\$1,627,413
Gross Income per SqFt	\$31.70	\$30.84	\$36.49	\$31.70
Estimated Expense	\$677,477	\$830,978	\$589,812	\$492,389
Expense SqFt	\$10.40	\$12.12	\$8.88	\$9.59
Net Operating Income	\$1,387,524	\$1,283,240	\$1,832,336	\$1,135,024
Full Market Value	\$10,476,000	\$9,688,000	\$13,834,000	\$8,569,000
Market Value per SqFt	\$160.82	\$141.30	\$208.39	\$166.91
Distance from Cooperative in miles		0.35	0.41	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01363-0027	1-01321-0034	1-01343-0005	1-01307-0029
Address	444 EAST 52 STREET	230 EAST 48 STREET	307 EAST 50 STREET	155 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	51	68	111	113
Year Built	1929	1928	1962	1929
Gross SqFt	72,865	68,564	71,137	66,386
Estimated Gross Income	\$2,309,092	\$2,114,218	\$2,254,523	\$2,422,148
Gross Income per SqFt	\$31.69	\$30.84	\$31.69	\$36.49
Estimated Expense	\$784,756	\$830,978	\$765,815	\$589,812
Expense SqFt	\$10.77	\$12.12	\$10.77	\$8.88
Net Operating Income	\$1,524,336	\$1,283,240	\$1,488,708	\$1,832,336
Full Market Value	\$11,509,000	\$9,688,000	\$11,240,000	\$13,834,000
Market Value per SqFt	\$157.95	\$141.30	\$158.00	\$208.39
Distance from Cooperative in miles		0.35	0.16	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01364-0005	1-01365-0009	1-00944-0010	1-01468-0021
Address	415 EAST 52 STREET	415 EAST 53 STREET	330 EAST 39 STREET	1385 YORK AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	KIPS BAY	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	291	324	511	293
Year Built	1956	1982	1980	1969
Gross SqFt	430,000	413,233	438,635	410,902
Estimated Gross Income	\$16,856,000	\$21,316,794	\$17,193,966	\$13,222,122
Gross Income per SqFt	\$39.20	\$51.59	\$39.20	\$32.18
Estimated Expense	\$5,069,700	\$5,329,199	\$5,171,431	\$3,849,654
Expense SqFt	\$11.79	\$12.90	\$11.79	\$9.37
Net Operating Income	\$11,786,300	\$15,987,595	\$12,022,535	\$9,372,468
Full Market Value	\$88,987,000	\$120,707,000	\$90,770,000	\$70,762,000
Market Value per SqFt	\$206.95	\$292.10	\$206.94	\$172.21
Distance from Cooperative in miles		0.05	0.71	1.04

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01364-0022	1-01497-0009	1-00944-0010	
Address	435 EAST 52 STREET	1150 MADISON AVENUE	330 EAST 39 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	KIPS BAY	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	82	360	511	
Year Built	1931	1923	1980	
Gross SqFt	460,973	472,600	438,635	
Estimated Gross Income	\$16,346,103	\$14,984,964	\$17,193,966	
Gross Income per SqFt	\$35.46	\$31.71	\$39.20	
Estimated Expense	\$4,729,583	\$4,124,043	\$5,171,431	
Expense SqFt	\$10.26	\$8.73	\$11.79	
Net Operating Income	\$11,616,520	\$10,860,921	\$12,022,535	
Full Market Value	\$87,705,000	\$82,000,000	\$90,770,000	
Market Value per SqFt	\$190.26	\$173.51	\$206.94	
Distance from Cooperative in miles		1.78	0.71	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01365-0020	1-00944-0010	1-01365-0009	1-01425-0005
Address	60 SUTTON PLACE SOUTH	330 EAST 39 STREET	415 EAST 53 STREET	211 EAST 70 STREET
Neighborhood	MIDTOWN EAST	KIPS BAY	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	368	511	324	273
Year Built	1951	1980	1982	1975
Gross SqFt	455,000	438,635	413,233	488,474
Estimated Gross Income	\$17,836,000	\$17,193,966	\$21,316,794	\$17,296,654
Gross Income per SqFt	\$39.20	\$39.20	\$51.59	\$35.41
Estimated Expense	\$5,364,450	\$5,171,431	\$5,329,199	\$5,298,630
Expense SqFt	\$11.79	\$11.79	\$12.90	\$10.85
Net Operating Income	\$12,471,550	\$12,022,535	\$15,987,595	\$11,998,024
Full Market Value	\$94,160,000	\$90,770,000	\$120,707,000	\$90,585,000
Market Value per SqFt	\$206.95	\$206.94	\$292.10	\$185.44
Distance from Cooperative in miles		0.76	0.00	0.88

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01366-0016	1-01309-0050	1-01336-0040	1-01439-0030
Address	425 EAST 54 STREET	136 EAST 55 STREET	310 EAST 44 STREET	1199 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	238	200	328	166
Year Built	1956	1957	1929	1962
Gross SqFt	217,285	204,269	206,598	195,019
Estimated Gross Income	\$7,878,754	\$7,083,301	\$7,492,113	\$7,128,467
Gross Income per SqFt	\$36.26	\$34.68	\$36.26	\$36.55
Estimated Expense	\$2,364,061	\$2,004,200	\$2,247,634	\$2,409,938
Expense SqFt	\$10.88	\$9.81	\$10.88	\$12.36
Net Operating Income	\$5,514,693	\$5,079,101	\$5,244,479	\$4,718,529
Full Market Value	\$41,636,000	\$38,347,000	\$39,596,000	\$35,625,000
Market Value per SqFt	\$191.62	\$187.73	\$191.66	\$182.67
Distance from Cooperative in miles		0.40	0.56	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01366-0025	1-01364-0034	1-00889-0068	1-01455-0013
Address	50 SUTTON PLACE SOUTH	422 EAST 53 STREET	120 EAST 34 STREET	421 EAST 60 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	195	295	282	234
Year Built	1955	1974	1962	2001
Gross SqFt	319,696	312,417	310,860	307,000
Estimated Gross Income	\$11,314,041	\$10,361,717	\$11,001,398	\$11,669,593
Gross Income per SqFt	\$35.39	\$33.17	\$35.39	\$38.01
Estimated Expense	\$3,618,959	\$3,315,749	\$3,518,170	\$3,149,724
Expense SqFt	\$11.32	\$10.61	\$11.32	\$10.26
Net Operating Income	\$7,695,082	\$7,045,968	\$7,483,228	\$8,519,869
Full Market Value	\$58,098,000	\$53,197,000	\$56,499,000	\$64,325,000
Market Value per SqFt	\$181.73	\$170.28	\$181.75	\$209.53
Distance from Cooperative in miles		0.10	1.16	0.30

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01367-0001	1-00966-0001	1-00934-0001	
Address	1006 1 AVENUE	606 1 AVENUE	500 2 AVENUE	
Neighborhood	MIDTOWN EAST	KIPS BAY	KIPS BAY	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	634	707	900	
Year Built	1969	1985	1975	
Gross SqFt	870,000	835,279	829,024	
Estimated Gross Income	\$30,415,200	\$27,751,086	\$30,423,018	
Gross Income per SqFt	\$34.96	\$33.22	\$36.70	
Estimated Expense	\$10,213,800	\$8,880,348	\$10,646,287	
Expense SqFt	\$11.74	\$10.63	\$12.84	
Net Operating Income	\$20,201,400	\$18,870,738	\$19,776,731	
Full Market Value	\$152,521,000	\$142,474,000	\$149,315,000	
Market Value per SqFt	\$175.31	\$170.57	\$180.11	
Distance from Cooperative in miles		1.04	1.38	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01367-0026	1-01368-0005	1-00866-0035	
Address	20 SUTTON PLACE SOUTH	405 EAST 56 STREET	40 PARK AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	88	175	160	
Year Built	1953	1961	1950	
Gross SqFt	155,938	160,264	153,398	
Estimated Gross Income	\$5,113,207	\$4,881,414	\$5,386,425	
Gross Income per SqFt	\$32.79	\$30.46	\$35.11	
Estimated Expense	\$1,676,334	\$1,659,681	\$1,708,857	
Expense SqFt	\$10.75	\$10.36	\$11.14	
Net Operating Income	\$3,436,873	\$3,221,733	\$3,677,568	
Full Market Value	\$25,948,000	\$24,324,000	\$27,766,000	
Market Value per SqFt	\$166.40	\$151.77	\$181.01	
Distance from Cooperative in miles		0.05	1.11	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01367-0035	1-01343-0036	1-01344-0041	
Address	430 EAST 56 STREET	340 EAST 51 STREET	320 EAST 52 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	82	116	87	
Year Built	1955	1965	1960	
Gross SqFt	90,000	88,658	88,300	
Estimated Gross Income	\$2,772,900	\$3,045,014	\$2,408,012	
Gross Income per SqFt	\$30.81	\$34.35	\$27.27	
Estimated Expense	\$901,800	\$857,012	\$915,045	
Expense SqFt	\$10.02	\$9.67	\$10.36	
Net Operating Income	\$1,871,100	\$2,188,002	\$1,492,967	
Full Market Value	\$14,127,000	\$16,519,000	\$11,272,000	
Market Value per SqFt	\$156.97	\$186.32	\$127.66	
Distance from Cooperative in miles		0.28	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-0001	1-01401-0033	1-01559-0019	1-01364-0034
Address	1026 1 AVENUE	1130 3 AVENUE	1493 YORK AVENUE	422 EAST 53 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	278	158	250	295
Year Built	1931	1957	1956	1974
Gross SqFt	290,482	278,325	277,073	312,417
Estimated Gross Income	\$10,617,117	\$12,487,469	\$10,127,836	\$10,361,717
Gross Income per SqFt	\$36.55	\$44.87	\$36.55	\$33.17
Estimated Expense	\$3,721,074	\$3,496,491	\$3,550,130	\$3,315,749
Expense SqFt	\$12.81	\$12.56	\$12.81	\$10.61
Net Operating Income	\$6,896,043	\$8,990,978	\$6,577,706	\$7,045,968
Full Market Value	\$52,065,000	\$67,882,000	\$49,662,000	\$53,197,000
Market Value per SqFt	\$179.24	\$243.89	\$179.24	\$170.28
Distance from Cooperative in miles		0.63	1.15	0.19

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-0013	1-01343-0036	1-01362-0012	1-01343-0005
Address	433 EAST 56 STREET	340 EAST 51 STREET	20 BEEKMAN PLACE	307 EAST 50 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	74	116	78	111
Year Built	1967	1965	1957	1962
Gross SqFt	91,282	88,658	98,808	71,137
Estimated Gross Income	\$2,892,727	\$3,045,014	\$2,571,253	\$2,254,523
Gross Income per SqFt	\$31.69	\$34.35	\$26.02	\$31.69
Estimated Expense	\$983,107	\$857,012	\$874,226	\$765,815
Expense SqFt	\$10.77	\$9.67	\$8.85	\$10.77
Net Operating Income	\$1,909,620	\$2,188,002	\$1,697,027	\$1,488,708
Full Market Value	\$14,418,000	\$16,519,000	\$12,797,000	\$11,240,000
Market Value per SqFt	\$157.95	\$186.32	\$129.51	\$158.00
Distance from Cooperative in miles		0.33	0.30	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-0024	1-01368-0005	1-01342-0012	
Address	14 SUTTON PLACE SOUTH	405 EAST 56 STREET	333 EAST 49 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	93	175	204	
Year Built	1929	1961	1965	
Gross SqFt	161,462	160,264	177,380	
Estimated Gross Income	\$5,260,432	\$4,881,414	\$6,154,133	
Gross Income per SqFt	\$32.58	\$30.46	\$34.69	
Estimated Expense	\$1,695,351	\$1,659,681	\$1,886,894	
Expense SqFt	\$10.50	\$10.36	\$10.64	
Net Operating Income	\$3,565,081	\$3,221,733	\$4,267,239	
Full Market Value	\$26,916,000	\$24,324,000	\$32,218,000	
Market Value per SqFt	\$166.70	\$151.77	\$181.63	
Distance from Cooperative in miles		0.00	0.37	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-0025	1-01336-0040	1-01309-0050	1-01375-0037
Address	2 SUTTON PLACE SOUTH	310 EAST 44 STREET	136 EAST 55 STREET	530 PARK AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	129	328	200	187
Year Built	1938	1929	1957	1941
Gross SqFt	206,411	206,598	204,269	190,227
Estimated Gross Income	\$7,158,333	\$7,492,113	\$7,083,301	\$5,724,200
Gross Income per SqFt	\$34.68	\$36.26	\$34.68	\$30.09
Estimated Expense	\$2,024,892	\$2,247,634	\$2,004,200	\$2,174,860
Expense SqFt	\$9.81	\$10.88	\$9.81	\$11.43
Net Operating Income	\$5,133,441	\$5,244,479	\$5,079,101	\$3,549,340
Full Market Value	\$38,758,000	\$39,596,000	\$38,347,000	\$26,798,000
Market Value per SqFt	\$187.77	\$191.66	\$187.73	\$140.87
Distance from Cooperative in miles		0.66	0.41	0.62

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-0033	1-01362-0012	1-01343-0036	
Address	440 EAST 57 STREET	20 BEEKMAN PLACE	340 EAST 51 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	86	78	116	
Year Built	1961	1957	1965	
Gross SqFt	95,977	98,808	88,658	
Estimated Gross Income	\$2,897,546	\$2,571,253	\$3,045,014	
Gross Income per SqFt	\$30.19	\$26.02	\$34.35	
Estimated Expense	\$888,747	\$874,226	\$857,012	
Expense SqFt	\$9.26	\$8.85	\$9.67	
Net Operating Income	\$2,008,799	\$1,697,027	\$2,188,002	
Full Market Value	\$15,166,000	\$12,797,000	\$16,519,000	
Market Value per SqFt	\$158.02	\$129.51	\$186.32	
Distance from Cooperative in miles		0.30	0.33	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-0036	1-01311-0028	1-01415-0021	1-01426-0029
Address	430 EAST 57 STREET	141 EAST 56 STREET	1143 2 AVENUE	242 EAST 72 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	60	115	108	75
Year Built	1926	1940	1940	1930
Gross SqFt	103,000	107,485	103,304	98,150
Estimated Gross Income	\$3,180,640	\$4,120,417	\$2,968,449	\$3,031,249
Gross Income per SqFt	\$30.88	\$38.33	\$28.74	\$30.88
Estimated Expense	\$1,081,500	\$1,201,270	\$1,009,273	\$1,030,625
Expense SqFt	\$10.50	\$11.18	\$9.77	\$10.50
Net Operating Income	\$2,099,140	\$2,919,147	\$1,959,176	\$2,000,624
Full Market Value	\$15,849,000	\$22,040,000	\$14,792,000	\$15,105,000
Market Value per SqFt	\$153.87	\$205.05	\$143.19	\$153.90
Distance from Cooperative in miles		0.39	0.34	0.79

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-0042	1-01369-0045	1-01300-0050	1-01447-0005
Address	410 EAST 57 STREET	1058 1 AVENUE	140 EAST 46 STREET	311 EAST 72 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	79	130	202	131
Year Built	1929	1929	1924	1929
Gross SqFt	130,000	140,000	131,175	121,234
Estimated Gross Income	\$4,092,400	\$4,256,890	\$4,796,363	\$3,816,895
Gross Income per SqFt	\$31.48	\$30.41	\$36.56	\$31.48
Estimated Expense	\$1,391,000	\$1,447,343	\$1,367,403	\$1,297,744
Expense SqFt	\$10.70	\$10.34	\$10.42	\$10.70
Net Operating Income	\$2,701,400	\$2,809,547	\$3,428,960	\$2,519,151
Full Market Value	\$20,396,000	\$20,346,000	\$25,889,000	\$19,020,000
Market Value per SqFt	\$156.89	\$145.33	\$197.36	\$156.89
Distance from Cooperative in miles		0.06	0.67	0.81

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-0002	1-01343-0049	1-01311-0028	
Address	411 EAST 57 STREET	956 2 AVENUE	141 EAST 56 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	104	121	115	
Year Built	1959	1959	1940	
Gross SqFt	118,305	115,860	107,485	
Estimated Gross Income	\$4,266,078	\$3,914,387	\$4,120,417	
Gross Income per SqFt	\$36.06	\$33.79	\$38.33	
Estimated Expense	\$1,374,704	\$1,396,513	\$1,201,270	
Expense SqFt	\$11.62	\$12.05	\$11.18	
Net Operating Income	\$2,891,374	\$2,517,874	\$2,919,147	
Full Market Value	\$21,830,000	\$19,010,000	\$22,040,000	
Market Value per SqFt	\$184.52	\$164.08	\$205.05	
Distance from Cooperative in miles		0.38	0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-0007	1-01447-0005	1-00944-0001	1-01011-0013
Address	419 EAST 57 STREET	311 EAST 72 STREET	710 2 AVENUE	145 WEST 58 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	KIPS BAY	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	92	131	157	111
Year Built	1927	1929	1930	1928
Gross SqFt	128,114	121,234	122,247	122,813
Estimated Gross Income	\$4,033,029	\$3,816,895	\$3,737,319	\$3,945,042
Gross Income per SqFt	\$31.48	\$31.48	\$30.57	\$32.12
Estimated Expense	\$1,370,820	\$1,297,744	\$1,029,911	\$1,332,749
Expense SqFt	\$10.70	\$10.70	\$8.42	\$10.85
Net Operating Income	\$2,662,209	\$2,519,151	\$2,707,408	\$2,612,293
Full Market Value	\$20,100,000	\$19,020,000	\$20,441,000	\$19,723,000
Market Value per SqFt	\$156.89	\$156.89	\$167.21	\$160.59
Distance from Cooperative in miles		0.75	0.95	1.01

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-0019	1-01343-0036	1-01344-0041	
Address	455 EAST 57 STREET	340 EAST 51 STREET	320 EAST 52 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	47	116	87	
Year Built	1928	1965	1960	
Gross SqFt	91,617	88,658	88,300	
Estimated Gross Income	\$2,822,720	\$3,045,014	\$2,408,012	
Gross Income per SqFt	\$30.81	\$34.35	\$27.27	
Estimated Expense	\$918,002	\$857,012	\$915,045	
Expense SqFt	\$10.02	\$9.67	\$10.36	
Net Operating Income	\$1,904,718	\$2,188,002	\$1,492,967	
Full Market Value	\$14,381,000	\$16,519,000	\$11,272,000	
Market Value per SqFt	\$156.97	\$186.32	\$127.66	
Distance from Cooperative in miles		0.38	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-0024	1-01344-0033	1-01343-0024	1-01320-0018
Address	4 SUTTON PLACE SOUTH	340 EAST 52 STREET	891 1 AVENUE	235 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	12	67	51	63
Year Built	1930	1941	1940	1938
Gross SqFt	45,183	51,338	50,000	49,914
Estimated Gross Income	\$1,432,301	\$1,627,413	\$1,505,131	\$1,689,642
Gross Income per SqFt	\$31.70	\$31.70	\$30.10	\$33.85
Estimated Expense	\$469,903	\$492,389	\$475,030	\$655,676
Expense SqFt	\$10.40	\$9.59	\$9.50	\$13.14
Net Operating Income	\$962,398	\$1,135,024	\$1,030,101	\$1,033,966
Full Market Value	\$7,266,000	\$8,569,000	\$7,777,000	\$7,806,000
Market Value per SqFt	\$160.81	\$166.91	\$155.54	\$156.39
Distance from Cooperative in miles		0.33	0.38	0.62

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-0029	1-01369-0037	1-01460-0039	
Address	446 EAST 58 STREET	422 EAST 58 STREET	420 EAST 66 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	26	24	40	
Year Built	1920	1939	1910	
Gross SqFt	18,939	18,654	19,370	
Estimated Gross Income	\$660,971	\$594,816	\$734,165	
Gross Income per SqFt	\$34.90	\$31.89	\$37.90	
Estimated Expense	\$244,124	\$231,029	\$259,626	
Expense SqFt	\$12.89	\$12.38	\$13.40	
Net Operating Income	\$416,847	\$363,787	\$474,539	
Full Market Value	\$3,147,000	\$2,747,000	\$2,567,000	
Market Value per SqFt	\$166.17	\$147.26	\$132.52	
Distance from Cooperative in miles		0.00	0.39	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01370-0015	1-01423-0010	1-01541-0021	1-00966-0001
Address	419 EAST 58 STREET	1299 2 AVENUE	1849 2 AVENUE	606 1 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	365	624	1,097	707
Year Built	1975	1916	1986	1985
Gross SqFt	1,142,297	938,324	968,264	835,279
Estimated Gross Income	\$37,947,106	\$30,276,670	\$33,092,782	\$27,751,086
Gross Income per SqFt	\$33.22	\$32.27	\$34.18	\$33.22
Estimated Expense	\$12,142,617	\$10,294,068	\$10,589,690	\$8,880,348
Expense SqFt	\$10.63	\$10.97	\$10.94	\$10.63
Net Operating Income	\$25,804,489	\$19,982,602	\$22,503,092	\$18,870,738
Full Market Value	\$194,824,000	\$150,869,000	\$169,899,000	\$142,474,000
Market Value per SqFt	\$170.55	\$160.79	\$175.47	\$170.57
Distance from Cooperative in miles		0.56	1.87	1.19

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01370-0038	1-01438-0049	1-01338-0035	1-01343-0049
Address	418 EAST 59 STREET	1218 2 AVENUE	330 EAST 46 STREET	956 2 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	76	105	206	121
Year Built	1988	1996	1961	1959
Gross SqFt	129,255	142,209	133,828	115,860
Estimated Gross Income	\$4,447,665	\$5,044,167	\$5,130,420	\$3,914,387
Gross Income per SqFt	\$34.41	\$35.47	\$38.34	\$33.79
Estimated Expense	\$1,894,878	\$2,084,940	\$1,577,836	\$1,396,513
Expense SqFt	\$14.66	\$14.66	\$11.79	\$12.05
Net Operating Income	\$2,552,787	\$2,959,227	\$3,552,584	\$2,517,874
Full Market Value	\$19,274,000	\$32,189,000	\$26,822,000	\$19,010,000
Market Value per SqFt	\$149.12	\$226.35	\$200.42	\$164.08
Distance from Cooperative in miles		0.28	0.67	0.43

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01370-0046	1-01447-0005	1-00944-0001	1-01011-0013
Address	1076 1 AVENUE	311 EAST 72 STREET	710 2 AVENUE	145 WEST 58 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	KIPS BAY	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	129	131	157	111
Year Built	1929	1929	1930	1928
Gross SqFt	127,607	121,234	122,247	122,813
Estimated Gross Income	\$4,017,068	\$3,816,895	\$3,737,319	\$3,945,042
Gross Income per SqFt	\$31.48	\$31.48	\$30.57	\$32.12
Estimated Expense	\$1,365,395	\$1,297,744	\$1,029,911	\$1,332,749
Expense SqFt	\$10.70	\$10.70	\$8.42	\$10.85
Net Operating Income	\$2,651,673	\$2,519,151	\$2,707,408	\$2,612,293
Full Market Value	\$20,020,000	\$19,020,000	\$20,441,000	\$19,723,000
Market Value per SqFt	\$156.89	\$156.89	\$167.21	\$160.59
Distance from Cooperative in miles		0.70	1.01	1.01

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01371-0014	1-01425-0005	1-01467-0021	1-01418-0021
Address	45 SUTTON PLACE SOUTH	211 EAST 70 STREET	1365 YORK AVENUE	1201 2 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	279	273	499	547
Year Built	1958	1975	1977	1963
Gross SqFt	510,547	488,474	492,654	566,083
Estimated Gross Income	\$19,114,880	\$17,296,654	\$22,166,040	\$21,193,812
Gross Income per SqFt	\$37.44	\$35.41	\$44.99	\$37.44
Estimated Expense	\$5,733,443	\$5,298,630	\$6,545,145	\$6,358,144
Expense SqFt	\$11.23	\$10.85	\$13.29	\$11.23
Net Operating Income	\$13,381,437	\$11,998,024	\$15,620,895	\$14,835,668
Full Market Value	\$101,030,000	\$90,585,000	\$117,938,000	\$112,010,000
Market Value per SqFt	\$197.89	\$185.44	\$239.39	\$197.87
Distance from Cooperative in miles		0.87	0.89	0.58

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01372-0062	1-01321-0034	1-01437-0041	1-01437-0029
Address	25 SUTTON PLACE	230 EAST 48 STREET	330 EAST 63 STREET	1147 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	14	68	90	77
Year Built	1928	1928	1949	1900
Gross SqFt	63,000	68,564	70,992	67,880
Estimated Gross Income	\$2,023,560	\$2,114,218	\$2,280,464	\$2,227,428
Gross Income per SqFt	\$32.12	\$30.84	\$32.12	\$32.81
Estimated Expense	\$631,890	\$830,978	\$711,786	\$712,777
Expense SqFt	\$10.03	\$12.12	\$10.03	\$10.50
Net Operating Income	\$1,391,670	\$1,283,240	\$1,568,678	\$1,514,651
Full Market Value	\$10,507,000	\$9,688,000	\$11,844,000	\$11,436,000
Market Value per SqFt	\$166.78	\$141.30	\$166.84	\$168.47
Distance from Cooperative in miles		0.58	0.38	0.38

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01373-0001	1-00991-0060	1-01423-0010	
Address	40 RIVER ROAD	25 F D R DRIVE	1299 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	KIPS BAY	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	8,488	1,112	624	
Year Built	1975	1973	1916	
Gross SqFt	5,026,701	1,588,533	938,324	
Estimated Gross Income	\$144,668,455	\$40,181,307	\$30,276,670	
Gross Income per SqFt	\$28.78	\$25.29	\$32.27	
Estimated Expense	\$54,439,172	\$16,981,718	\$10,294,068	
Expense SqFt	\$10.83	\$10.69	\$10.97	
Net Operating Income	\$90,229,283	\$23,199,589	\$19,982,602	
Full Market Value	\$681,233,000	\$174,617,000	\$150,869,000	
Market Value per SqFt	\$135.52	\$109.92	\$160.79	
Distance from Cooperative in miles		2.22	0.69	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01373-0040	1-01373-0030	1-01418-0021	1-01488-0045
Address	501 MAIN STREET	510 MAIN STREET	1201 2 AVENUE	500 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	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	374	1,017	547	427
Year Built	1975	1969	1963	1964
Gross SqFt	700,000	804,200	566,083	530,809
Estimated Gross Income	\$22,302,000	\$25,624,124	\$21,193,812	\$13,189,554
Gross Income per SqFt	\$31.86	\$31.86	\$37.44	\$24.85
Estimated Expense	\$7,140,000	\$8,199,720	\$6,358,144	\$4,402,642
Expense SqFt	\$10.20	\$10.20	\$11.23	\$8.29
Net Operating Income	\$15,162,000	\$17,424,404	\$14,835,668	\$8,786,912
Full Market Value	\$96,546,000	\$129,825,000	\$112,010,000	\$65,968,000
Market Value per SqFt	\$137.92	\$161.43	\$197.87	\$124.28
Distance from Cooperative in miles		0.00	0.72	0.50

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01374-0001	1-01424-0001	1-01302-0033	1-01401-0033
Address	781 5 AVENUE	201 EAST 69 STREET	760 3 AVENUE	1130 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	171	309	310	158
Year Built	1928	1927	1929	1957
Gross SqFt	314,509	316,500	297,703	278,325
Estimated Gross Income	\$14,112,019	\$15,239,516	\$9,829,731	\$12,487,469
Gross Income per SqFt	\$44.87	\$48.15	\$33.02	\$44.87
Estimated Expense	\$3,950,233	\$3,081,391	\$3,452,361	\$3,496,491
Expense SqFt	\$12.56	\$9.74	\$11.60	\$12.56
Net Operating Income	\$10,161,786	\$12,158,125	\$6,377,370	\$8,990,978
Full Market Value	\$76,722,000	\$91,794,000	\$48,149,000	\$67,882,000
Market Value per SqFt	\$243.94	\$290.03	\$161.74	\$243.89
Distance from Cooperative in miles		0.64	0.66	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01374-0037	1-01517-0001	1-01311-0028	
Address	510 PARK AVENUE	1085 PARK AVENUE	141 EAST 56 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN CBD	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	30	46	115	
Year Built	1925	1926	1940	
Gross SqFt	132,926	127,395	107,485	
Estimated Gross Income	\$5,852,732	\$6,333,809	\$4,120,417	
Gross Income per SqFt	\$44.03	\$49.72	\$38.33	
Estimated Expense	\$1,634,990	\$1,708,704	\$1,201,270	
Expense SqFt	\$12.30	\$13.41	\$11.18	
Net Operating Income	\$4,217,742	\$4,625,105	\$2,919,147	
Full Market Value	\$31,844,000	\$34,920,000	\$22,040,000	
Market Value per SqFt	\$239.56	\$274.11	\$205.05	
Distance from Cooperative in miles		1.46	0.25	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01374-0069	1-01418-0045	1-01417-0035	
Address	785 5 AVENUE	1081 3 AVENUE	220 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	68	116	195	
Year Built	1963	1968	1963	
Gross SqFt	174,779	174,273	177,143	
Estimated Gross Income	\$7,164,191	\$7,065,519	\$7,339,868	
Gross Income per SqFt	\$40.99	\$40.54	\$41.43	
Estimated Expense	\$2,100,844	\$2,125,127	\$2,097,305	
Expense SqFt	\$12.02	\$12.19	\$11.84	
Net Operating Income	\$5,063,347	\$4,940,392	\$5,242,563	
Full Market Value	\$38,228,000	\$37,300,000	\$39,581,000	
Market Value per SqFt	\$218.72	\$214.03	\$223.44	
Distance from Cooperative in miles		0.45	0.43	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01376-0037	1-01426-9035	1-01427-0028	
Address	550 PARK AVENUE	218 EAST 72 STREET	1393 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	39	148	149	
Year Built	1917	1975	1964	
Gross SqFt	156,390	156,200	166,432	
Estimated Gross Income	\$5,820,836	\$6,594,311	\$5,361,605	
Gross Income per SqFt	\$37.22	\$42.22	\$32.21	
Estimated Expense	\$1,943,928	\$2,300,707	\$1,684,096	
Expense SqFt	\$12.43	\$14.73	\$10.12	
Net Operating Income	\$3,876,908	\$4,293,604	\$3,677,509	
Full Market Value	\$29,271,000	\$19,239,000	\$27,765,000	
Market Value per SqFt	\$187.17	\$123.17	\$166.82	
Distance from Cooperative in miles		0.58	0.63	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01376-0051	1-01424-0010	1-01417-0035	1-01492-0036
Address	681 MADISON AVENUE	219 EAST 69 STREET	220 EAST 63 STREET	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	D3-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	98	145	195	72
Year Built	1958	1957	1963	1962
Gross SqFt	163,787	163,875	177,143	155,544
Estimated Gross Income	\$6,250,112	\$5,199,577	\$7,339,868	\$5,935,028
Gross Income per SqFt	\$38.16	\$31.73	\$41.43	\$38.16
Estimated Expense	\$1,981,823	\$1,767,856	\$2,097,305	\$1,882,298
Expense SqFt	\$12.10	\$10.79	\$11.84	\$12.10
Net Operating Income	\$4,268,289	\$3,431,721	\$5,242,563	\$4,052,730
Full Market Value	\$32,226,000	\$25,910,000	\$39,581,000	\$30,598,000
Market Value per SqFt	\$196.76	\$158.11	\$223.44	\$196.72
Distance from Cooperative in miles		0.50	0.32	0.96

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01377-0001	1-01307-0029	1-01439-0009	1-01305-0023
Address	810 5 AVENUE	155 EAST 52 STREET	325 EAST 64 STREET	135 EAST 50 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	12	113	86	107
Year Built	1926	1929	1920	1924
Gross SqFt	67,465	66,386	67,390	70,836
Estimated Gross Income	\$2,461,798	\$2,422,148	\$2,402,836	\$2,850,495
Gross Income per SqFt	\$36.49	\$36.49	\$35.66	\$40.24
Estimated Expense	\$599,089	\$589,812	\$696,822	\$1,013,033
Expense SqFt	\$8.88	\$8.88	\$10.34	\$14.30
Net Operating Income	\$1,862,709	\$1,832,336	\$1,706,014	\$1,837,462
Full Market Value	\$14,063,000	\$13,834,000	\$12,880,000	\$13,873,000
Market Value per SqFt	\$208.45	\$208.39	\$191.13	\$195.85
Distance from Cooperative in miles		0.57	0.55	0.66

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01377-0003	1-01431-0016	1-01343-0005	1-01437-0041
Address	812 5 AVENUE	231 EAST 76 STREET	307 EAST 50 STREET	330 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	30	90	111	90
Year Built	1963	1938	1962	1949
Gross SqFt	89,890	82,065	71,137	70,992
Estimated Gross Income	\$2,848,614	\$2,289,613	\$2,254,523	\$2,280,464
Gross Income per SqFt	\$31.69	\$27.90	\$31.69	\$32.12
Estimated Expense	\$968,115	\$778,468	\$765,815	\$711,786
Expense SqFt	\$10.77	\$9.49	\$10.77	\$10.03
Net Operating Income	\$1,880,499	\$1,511,145	\$1,488,708	\$1,568,678
Full Market Value	\$14,198,000	\$11,409,000	\$11,240,000	\$11,844,000
Market Value per SqFt	\$157.95	\$139.02	\$158.00	\$166.84
Distance from Cooperative in miles		0.81	0.80	0.54

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01377-0029	1-01008-0026	1-01122-0047	1-01439-0009
Address	43 EAST 62 STREET	105 WEST 55 STREET	30 WEST 70 STREET	325 EAST 64 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	24	55	35	86
Year Built	1915	1917	1916	1920
Gross SqFt	55,639	54,838	58,361	67,390
Estimated Gross Income	\$1,960,718	\$1,932,719	\$1,734,966	\$2,402,836
Gross Income per SqFt	\$35.24	\$35.24	\$29.73	\$35.66
Estimated Expense	\$588,104	\$579,816	\$589,888	\$696,822
Expense SqFt	\$10.57	\$10.57	\$10.11	\$10.34
Net Operating Income	\$1,372,614	\$1,352,903	\$1,145,078	\$1,706,014
Full Market Value	\$10,363,000	\$10,214,000	\$8,645,000	\$12,880,000
Market Value per SqFt	\$186.25	\$186.26	\$148.13	\$191.13
Distance from Cooperative in miles		0.55	0.83	0.46

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01377-0040	1-01124-0059	1-01300-0050	
Address	570 PARK AVENUE	50 WEST 72 STREET	140 EAST 46 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN CBD	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	56	213	202	
Year Built	1916	1927	1924	
Gross SqFt	141,978	143,791	131,175	
Estimated Gross Income	\$5,138,184	\$5,148,770	\$4,796,363	
Gross Income per SqFt	\$36.19	\$35.81	\$36.56	
Estimated Expense	\$1,688,118	\$1,920,559	\$1,367,403	
Expense SqFt	\$11.89	\$13.36	\$10.42	
Net Operating Income	\$3,450,066	\$3,228,211	\$3,428,960	
Full Market Value	\$26,048,000	\$24,373,000	\$25,889,000	
Market Value per SqFt	\$183.47	\$169.50	\$197.36	
Distance from Cooperative in miles		0.87	0.86	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01378-0001	1-01508-0001	1-01195-0014	
Address	820 5 AVENUE	903 PARK AVENUE	25 WEST 81 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	12	70	64	
Year Built	1916	1913	1927	
Gross SqFt	116,000	113,281	109,896	
Estimated Gross Income	\$3,689,960	\$3,464,904	\$3,629,906	
Gross Income per SqFt	\$31.81	\$30.59	\$33.03	
Estimated Expense	\$1,182,040	\$1,036,094	\$1,234,168	
Expense SqFt	\$10.19	\$9.15	\$11.23	
Net Operating Income	\$2,507,920	\$2,428,810	\$2,395,738	
Full Market Value	\$18,935,000	\$18,338,000	\$18,088,000	
Market Value per SqFt	\$163.23	\$161.88	\$164.59	
Distance from Cooperative in miles		0.83	1.12	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01378-0033	1-01342-0012	1-01244-0090	
Address	580 PARK AVENUE	333 EAST 49 STREET	98 RIVERSIDE DRIVE	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	53	204	133	
Year Built	1923	1965	1929	
Gross SqFt	183,919	177,380	198,375	
Estimated Gross Income	\$5,180,998	\$6,154,133	\$4,291,868	
Gross Income per SqFt	\$28.17	\$34.69	\$21.64	
Estimated Expense	\$1,734,356	\$1,886,894	\$1,630,910	
Expense SqFt	\$9.43	\$10.64	\$8.22	
Net Operating Income	\$3,446,642	\$4,267,239	\$2,660,958	
Full Market Value	\$26,022,000	\$32,218,000	\$19,531,000	
Market Value per SqFt	\$141.49	\$181.63	\$98.45	
Distance from Cooperative in miles		0.82	1.52	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01378-0048	1-01311-0028	1-01162-0046	1-01492-0015
Address	721 MADISON AVENUE	141 EAST 56 STREET	228 WEST 71 STREET	1058 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	31	115	170	72
Year Built	1910	1940	1917	1938
Gross SqFt	106,163	107,485	106,920	104,209
Estimated Gross Income	\$4,489,633	\$4,120,417	\$5,229,283	\$4,406,742
Gross Income per SqFt	\$42.29	\$38.33	\$48.91	\$42.29
Estimated Expense	\$1,419,399	\$1,201,270	\$1,307,321	\$1,392,830
Expense SqFt	\$13.37	\$11.18	\$12.23	\$13.37
Net Operating Income	\$3,070,234	\$2,919,147	\$3,921,962	\$3,013,912
Full Market Value	\$23,180,000	\$22,040,000	\$29,611,000	\$22,755,000
Market Value per SqFt	\$218.34	\$205.05	\$276.95	\$218.36
Distance from Cooperative in miles		0.40	1.15	0.86

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01378-0070	1-01300-0050	1-01517-0001	
Address	825 5 AVENUE	140 EAST 46 STREET	1085 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	65	202	46	
Year Built	1927	1924	1926	
Gross SqFt	130,923	131,175	127,395	
Estimated Gross Income	\$5,648,018	\$4,796,363	\$6,333,809	
Gross Income per SqFt	\$43.14	\$36.56	\$49.72	
Estimated Expense	\$1,560,602	\$1,367,403	\$1,708,704	
Expense SqFt	\$11.92	\$10.42	\$13.41	
Net Operating Income	\$4,087,416	\$3,428,960	\$4,625,105	
Full Market Value	\$30,860,000	\$25,889,000	\$34,920,000	
Market Value per SqFt	\$235.71	\$197.36	\$274.11	
Distance from Cooperative in miles		0.93	1.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01379-0001	1-01390-0067	1-01342-0012	1-01244-0090
Address	834 5 AVENUE	945 5 AVENUE	333 EAST 49 STREET	98 RIVERSIDE DRIVE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	24	110	204	133
Year Built	1931	1949	1965	1929
Gross SqFt	187,270	188,810	177,380	198,375
Estimated Gross Income	\$6,496,396	\$8,229,174	\$6,154,133	\$4,291,868
Gross Income per SqFt	\$34.69	\$43.58	\$34.69	\$21.64
Estimated Expense	\$1,992,553	\$2,304,169	\$1,886,894	\$1,630,910
Expense SqFt	\$10.64	\$12.20	\$10.64	\$8.22
Net Operating Income	\$4,503,843	\$5,925,005	\$4,267,239	\$2,660,958
Full Market Value	\$34,004,000	\$44,734,000	\$32,218,000	\$19,531,000
Market Value per SqFt	\$181.58	\$236.93	\$181.63	\$98.45
Distance from Cooperative in miles		0.55	0.91	1.42

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01379-0021	1-01415-0021	1-01426-0029	1-01311-0028
Address	29 EAST 64 STREET	1143 2 AVENUE	242 EAST 72 STREET	141 EAST 56 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	46	108	75	115
Year Built	1922	1940	1930	1940
Gross SqFt	104,075	103,304	98,150	107,485
Estimated Gross Income	\$3,213,836	\$2,968,449	\$3,031,249	\$4,120,417
Gross Income per SqFt	\$30.88	\$28.74	\$30.88	\$38.33
Estimated Expense	\$1,092,788	\$1,009,273	\$1,030,625	\$1,201,270
Expense SqFt	\$10.50	\$9.77	\$10.50	\$11.18
Net Operating Income	\$2,121,048	\$1,959,176	\$2,000,624	\$2,919,147
Full Market Value	\$16,014,000	\$14,792,000	\$15,105,000	\$22,040,000
Market Value per SqFt	\$153.87	\$143.19	\$153.90	\$205.05
Distance from Cooperative in miles		0.36	0.46	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01379-0051	1-01426-9035	1-01447-0023	1-01427-0028
Address	30 EAST 65 STREET	218 EAST 72 STREET	1347 1 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	65	148	145	149
Year Built	1962	1975	1962	1964
Gross SqFt	147,121	156,200	165,527	166,432
Estimated Gross Income	\$4,738,767	\$6,594,311	\$4,724,163	\$5,361,605
Gross Income per SqFt	\$32.21	\$42.22	\$28.54	\$32.21
Estimated Expense	\$1,488,865	\$2,300,707	\$1,606,215	\$1,684,096
Expense SqFt	\$10.12	\$14.73	\$9.70	\$10.12
Net Operating Income	\$3,249,902	\$4,293,604	\$3,117,948	\$3,677,509
Full Market Value	\$24,537,000	\$19,239,000	\$23,541,000	\$27,765,000
Market Value per SqFt	\$166.78	\$123.17	\$142.22	\$166.82
Distance from Cooperative in miles		0.46	0.60	0.51

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01380-0023	1-01426-9035	1-01427-0028	
Address	27 EAST 65 STREET	218 EAST 72 STREET	1393 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	87	148	149	
Year Built	1963	1975	1964	
Gross SqFt	143,840	156,200	166,432	
Estimated Gross Income	\$5,353,725	\$6,594,311	\$5,361,605	
Gross Income per SqFt	\$37.22	\$42.22	\$32.21	
Estimated Expense	\$1,787,931	\$2,300,707	\$1,684,096	
Expense SqFt	\$12.43	\$14.73	\$10.12	
Net Operating Income	\$3,565,794	\$4,293,604	\$3,677,509	
Full Market Value	\$26,922,000	\$19,239,000	\$27,765,000	
Market Value per SqFt	\$187.17	\$123.17	\$166.82	
Distance from Cooperative in miles		0.43	0.47	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01380-0033	1-01329-0035	1-01379-0066	1-01424-0029
Address	55 EAST 65 STREET	222 EAST 56 STREET	4 EAST 65 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	36	60	20	50
Year Built	1910	1910	1915	1921
Gross SqFt	30,800	30,635	22,344	41,898
Estimated Gross Income	\$1,140,832	\$808,142	\$827,588	\$1,718,953
Gross Income per SqFt	\$37.04	\$26.38	\$37.04	\$41.03
Estimated Expense	\$287,672	\$307,094	\$208,765	\$495,077
Expense SqFt	\$9.34	\$10.02	\$9.34	\$11.82
Net Operating Income	\$853,160	\$501,048	\$618,823	\$1,223,876
Full Market Value	\$6,441,000	\$3,783,000	\$4,672,000	\$9,240,000
Market Value per SqFt	\$209.12	\$123.49	\$209.09	\$220.54
Distance from Cooperative in miles		0.58	0.11	0.37

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01380-0035	1-01439-0009	1-01307-0029	1-01305-0023
Address	620 PARK AVENUE	325 EAST 64 STREET	155 EAST 52 STREET	135 EAST 50 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	18	86	113	107
Year Built	1924	1920	1929	1924
Gross SqFt	64,234	67,390	66,386	70,836
Estimated Gross Income	\$2,343,899	\$2,402,836	\$2,422,148	\$2,850,495
Gross Income per SqFt	\$36.49	\$35.66	\$36.49	\$40.24
Estimated Expense	\$570,398	\$696,822	\$589,812	\$1,013,033
Expense SqFt	\$8.88	\$10.34	\$8.88	\$14.30
Net Operating Income	\$1,773,501	\$1,706,014	\$1,832,336	\$1,837,462
Full Market Value	\$13,390,000	\$12,880,000	\$13,834,000	\$13,873,000
Market Value per SqFt	\$208.46	\$191.13	\$208.39	\$195.85
Distance from Cooperative in miles		0.45	0.67	0.76

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01380-0039	1-01426-0029	1-01406-0054	
Address	630 PARK AVENUE	242 EAST 72 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	37	75	39	
Year Built	1917	1930	1914	
Gross SqFt	104,092	98,150	79,256	
Estimated Gross Income	\$3,832,667	\$3,031,249	\$3,388,219	
Gross Income per SqFt	\$36.82	\$30.88	\$42.75	
Estimated Expense	\$1,169,994	\$1,030,625	\$948,701	
Expense SqFt	\$11.24	\$10.50	\$11.97	
Net Operating Income	\$2,662,673	\$2,000,624	\$2,439,518	
Full Market Value	\$20,103,000	\$15,105,000	\$18,418,000	
Market Value per SqFt	\$193.13	\$153.90	\$232.39	
Distance from Cooperative in miles		0.43	0.35	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01381-0025	1-01406-0054	1-01007-0001	1-01409-0021
Address	53 EAST 66 STREET	993 LEXINGTON AVENUE	841 7 AVENUE	1033 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	28	39	59	35
Year Built	1924	1914	1923	1923
Gross SqFt	80,985	79,256	85,309	71,189
Estimated Gross Income	\$3,057,184	\$3,388,219	\$3,220,587	\$2,516,105
Gross Income per SqFt	\$37.75	\$42.75	\$37.75	\$35.34
Estimated Expense	\$886,786	\$948,701	\$933,970	\$945,245
Expense SqFt	\$10.95	\$11.97	\$10.95	\$13.28
Net Operating Income	\$2,170,398	\$2,439,518	\$2,286,617	\$1,570,860
Full Market Value	\$16,387,000	\$18,418,000	\$17,264,000	\$11,860,000
Market Value per SqFt	\$202.35	\$232.39	\$202.37	\$166.60
Distance from Cooperative in miles		0.31	0.73	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01381-0069	1-01121-0017	1-01431-0016	
Address	2 EAST 67 STREET	25 WEST 68 STREET	231 EAST 76 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	15	75	90	
Year Built	1928	1925	1938	
Gross SqFt	93,515	106,519	82,065	
Estimated Gross Income	\$2,433,260	\$2,570,513	\$2,289,613	
Gross Income per SqFt	\$26.02	\$24.13	\$27.90	
Estimated Expense	\$872,495	\$976,795	\$778,468	
Expense SqFt	\$9.33	\$9.17	\$9.49	
Net Operating Income	\$1,560,765	\$1,593,718	\$1,511,145	
Full Market Value	\$11,784,000	\$11,910,000	\$11,409,000	
Market Value per SqFt	\$126.01	\$111.81	\$139.02	
Distance from Cooperative in miles		0.67	0.65	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01382-0036	1-01439-0009	1-01128-0061	
Address	660 PARK AVENUE	325 EAST 64 STREET	331 COLUMBUS AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	13	86	57	
Year Built	1926	1920	1900	
Gross SqFt	62,935	67,390	62,434	
Estimated Gross Income	\$2,205,872	\$2,402,836	\$2,149,581	
Gross Income per SqFt	\$35.05	\$35.66	\$34.43	
Estimated Expense	\$601,029	\$696,822	\$546,448	
Expense SqFt	\$9.55	\$10.34	\$8.75	
Net Operating Income	\$1,604,843	\$1,706,014	\$1,603,133	
Full Market Value	\$12,117,000	\$12,880,000	\$12,104,000	
Market Value per SqFt	\$192.53	\$191.13	\$193.87	
Distance from Cooperative in miles		0.47	0.85	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01382-0065	1-01428-0036	1-01448-0037	1-01379-0066
Address	6 EAST 68 STREET	226 EAST 74 STREET	334 EAST 74 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	D3-ELEVATOR	D9-ELEVATOR
Total Units	14	34	35	20
Year Built	1920	1920	1914	1915
Gross SqFt	21,920	15,040	20,890	22,344
Estimated Gross Income	\$901,570	\$674,312	\$859,153	\$827,588
Gross Income per SqFt	\$41.13	\$44.83	\$41.13	\$37.04
Estimated Expense	\$252,518	\$168,583	\$240,563	\$208,765
Expense SqFt	\$11.52	\$11.21	\$11.52	\$9.34
Net Operating Income	\$649,052	\$505,729	\$618,590	\$618,823
Full Market Value	\$4,900,000	\$3,818,000	\$4,670,000	\$4,672,000
Market Value per SqFt	\$223.54	\$253.86	\$223.55	\$209.09
Distance from Cooperative in miles		0.51	0.62	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01383-0001	1-01220-0001	1-00865-0040	
Address	870 5 AVENUE	601 AMSTERDAM AVENUE	30 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	102	271	247	
Year Built	1949	1997	1955	
Gross SqFt	235,448	237,045	236,315	
Estimated Gross Income	\$8,923,479	\$9,770,819	\$8,172,772	
Gross Income per SqFt	\$37.90	\$41.22	\$34.58	
Estimated Expense	\$2,679,398	\$2,931,246	\$2,451,832	
Expense SqFt	\$11.38	\$12.37	\$10.38	
Net Operating Income	\$6,244,081	\$6,839,573	\$5,720,940	
Full Market Value	\$47,143,000	\$51,639,000	\$43,193,000	
Market Value per SqFt	\$200.23	\$217.84	\$182.78	
Distance from Cooperative in miles		1.35	1.63	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01383-0069	1-01318-0022	1-01349-0014	1-01008-0029
Address	875 5 AVENUE	825 2 AVENUE	333 EAST 56 STREET	1361 AVENUE OF THE AMERIC
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	126	249	228	169
Year Built	1940	1964	1982	1925
Gross SqFt	224,000	210,810	239,874	243,671
Estimated Gross Income	\$9,578,240	\$9,074,812	\$10,257,897	\$10,415,842
Gross Income per SqFt	\$42.76	\$43.05	\$42.76	\$42.75
Estimated Expense	\$2,912,000	\$2,413,472	\$3,118,751	\$2,916,436
Expense SqFt	\$13.00	\$11.45	\$13.00	\$11.97
Net Operating Income	\$6,666,240	\$6,661,340	\$7,139,146	\$7,499,406
Full Market Value	\$50,330,000	\$50,293,000	\$53,901,000	\$56,621,000
Market Value per SqFt	\$224.69	\$238.57	\$224.71	\$232.37
Distance from Cooperative in miles		1.25	0.80	0.73

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-0001	1-01332-0029	1-01071-0042	1-01568-0021
Address	880 5 AVENUE	240 EAST 59 STREET	520 WEST 43 STREET	1673 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	CLINTON	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	170	167	380	385
Year Built	1948	1983	1996	1974
Gross SqFt	322,346	324,212	319,967	315,710
Estimated Gross Income	\$12,487,684	\$12,559,227	\$10,640,047	\$14,988,597
Gross Income per SqFt	\$38.74	\$38.74	\$33.25	\$47.48
Estimated Expense	\$3,619,946	\$3,642,176	\$3,617,616	\$4,551,559
Expense SqFt	\$11.23	\$11.23	\$11.31	\$14.42
Net Operating Income	\$8,867,738	\$8,917,051	\$7,022,431	\$10,437,038
Full Market Value	\$66,952,000	\$67,324,000	\$53,019,000	\$78,800,000
Market Value per SqFt	\$207.70	\$207.65	\$165.70	\$249.60
Distance from Cooperative in miles		0.66	1.68	1.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-0032	1-01527-0045	1-01390-0067	1-01410-0033
Address	700 PARK AVENUE	200 EAST 82 STREET	945 5 AVENUE	1308 3 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	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	51	246	110	114
Year Built	1960	1980	1949	1962
Gross SqFt	192,666	205,261	188,810	191,549
Estimated Gross Income	\$8,396,384	\$9,731,007	\$8,229,174	\$6,643,968
Gross Income per SqFt	\$43.58	\$47.41	\$43.58	\$34.69
Estimated Expense	\$2,350,525	\$2,738,130	\$2,304,169	\$2,277,437
Expense SqFt	\$12.20	\$13.34	\$12.20	\$11.89
Net Operating Income	\$6,045,859	\$6,992,877	\$5,925,005	\$4,366,531
Full Market Value	\$45,646,000	\$52,796,000	\$44,734,000	\$32,967,000
Market Value per SqFt	\$236.92	\$257.21	\$236.93	\$172.11
Distance from Cooperative in miles		0.69	0.32	0.36

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-0037	1-01390-0067	1-01426-9035	1-01492-0036
Address	710 PARK AVENUE	945 5 AVENUE	218 EAST 72 STREET	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	D3-ELEVATOR	D9-ELEVATOR
Total Units	87	110	148	72
Year Built	1948	1949	1975	1962
Gross SqFt	161,000	188,810	156,200	155,544
Estimated Gross Income	\$6,797,420	\$8,229,174	\$6,594,311	\$5,935,028
Gross Income per SqFt	\$42.22	\$43.58	\$42.22	\$38.16
Estimated Expense	\$2,371,530	\$2,304,169	\$2,300,707	\$1,882,298
Expense SqFt	\$14.73	\$12.20	\$14.73	\$12.10
Net Operating Income	\$4,425,890	\$5,925,005	\$4,293,604	\$4,052,730
Full Market Value	\$33,416,000	\$44,734,000	\$19,239,000	\$30,598,000
Market Value per SqFt	\$207.55	\$236.93	\$123.17	\$196.72
Distance from Cooperative in miles		0.32	0.32	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-0063	1-01144-0001	1-01343-0049	
Address	10 EAST 70 STREET	261 AMSTERDAM AVENUE	956 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	49	66	121	
Year Built	1962	1906	1959	
Gross SqFt	115,306	111,997	115,860	
Estimated Gross Income	\$3,900,802	\$3,792,755	\$3,914,387	
Gross Income per SqFt	\$33.83	\$33.86	\$33.79	
Estimated Expense	\$1,176,121	\$934,320	\$1,396,513	
Expense SqFt	\$10.20	\$8.34	\$12.05	
Net Operating Income	\$2,724,681	\$2,858,435	\$2,517,874	
Full Market Value	\$20,571,000	\$21,581,000	\$19,010,000	
Market Value per SqFt	\$178.40	\$192.69	\$164.08	
Distance from Cooperative in miles		0.85	1.08	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-0069	1-01126-0038	1-01582-0031	1-01521-0007
Address	884 5 AVENUE	8 WEST 74 STREET	544 EAST 86 STREET	115 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	19	86	31	54
Year Built	1927	1941	1929	1927
Gross SqFt	71,697	71,890	74,396	65,692
Estimated Gross Income	\$2,990,482	\$3,241,697	\$3,102,942	\$2,405,762
Gross Income per SqFt	\$41.71	\$45.09	\$41.71	\$36.62
Estimated Expense	\$927,042	\$840,671	\$961,702	\$904,658
Expense SqFt	\$12.93	\$11.69	\$12.93	\$13.77
Net Operating Income	\$2,063,440	\$2,401,026	\$2,141,240	\$1,501,104
Full Market Value	\$15,579,000	\$18,128,000	\$16,166,000	\$11,333,000
Market Value per SqFt	\$217.29	\$252.16	\$217.30	\$172.52
Distance from Cooperative in miles		0.69	1.16	1.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01385-0032	1-01390-0067	1-01410-0033	
Address	720 PARK AVENUE	945 5 AVENUE	1308 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	32	110	114	
Year Built	1928	1949	1962	
Gross SqFt	203,490	188,810	191,549	
Estimated Gross Income	\$7,964,599	\$8,229,174	\$6,643,968	
Gross Income per SqFt	\$39.14	\$43.58	\$34.69	
Estimated Expense	\$2,452,055	\$2,304,169	\$2,277,437	
Expense SqFt	\$12.05	\$12.20	\$11.89	
Net Operating Income	\$5,512,544	\$5,925,005	\$4,366,531	
Full Market Value	\$41,620,000	\$44,734,000	\$32,967,000	
Market Value per SqFt	\$204.53	\$236.93	\$172.11	
Distance from Cooperative in miles		0.27	0.32	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01385-0037	1-01390-0067	1-01417-0035	1-01439-0030
Address	730 PARK AVENUE	945 5 AVENUE	220 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	41	110	195	166
Year Built	1928	1949	1963	1962
Gross SqFt	192,445	188,810	177,143	195,019
Estimated Gross Income	\$7,972,996	\$8,229,174	\$7,339,868	\$7,128,467
Gross Income per SqFt	\$41.43	\$43.58	\$41.43	\$36.55
Estimated Expense	\$2,278,549	\$2,304,169	\$2,097,305	\$2,409,938
Expense SqFt	\$11.84	\$12.20	\$11.84	\$12.36
Net Operating Income	\$5,694,447	\$5,925,005	\$5,242,563	\$4,718,529
Full Market Value	\$42,993,000	\$44,734,000	\$39,581,000	\$35,625,000
Market Value per SqFt	\$223.40	\$236.93	\$223.44	\$182.67
Distance from Cooperative in miles		0.27	0.50	0.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0001	1-01417-0035	1-01418-0045	1-01492-0036
Address	900 5 AVENUE	220 EAST 63 STREET	1081 3 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	55	195	116	72
Year Built	1960	1963	1968	1962
Gross SqFt	170,106	177,143	174,273	155,544
Estimated Gross Income	\$6,896,097	\$7,339,868	\$7,065,519	\$5,935,028
Gross Income per SqFt	\$40.54	\$41.43	\$40.54	\$38.16
Estimated Expense	\$2,073,592	\$2,097,305	\$2,125,127	\$1,882,298
Expense SqFt	\$12.19	\$11.84	\$12.19	\$12.10
Net Operating Income	\$4,822,505	\$5,242,563	\$4,940,392	\$4,052,730
Full Market Value	\$36,410,000	\$39,581,000	\$37,300,000	\$30,598,000
Market Value per SqFt	\$214.04	\$223.44	\$214.03	\$196.72
Distance from Cooperative in miles		0.60	0.56	0.48

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0006	1-01425-0017	1-01472-0022	1-01125-0009
Address	3 EAST 71 STREET	225 EAST 70 STREET	1453 YORK AVENUE	37 WEST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	50	91	96	94
Year Built	1948	1961	1958	1929
Gross SqFt	80,860	83,220	75,936	80,281
Estimated Gross Income	\$2,790,479	\$2,872,242	\$2,738,954	\$2,280,130
Gross Income per SqFt	\$34.51	\$34.51	\$36.07	\$28.40
Estimated Expense	\$892,694	\$919,117	\$683,160	\$775,244
Expense SqFt	\$11.04	\$11.04	\$9.00	\$9.66
Net Operating Income	\$1,897,785	\$1,953,125	\$2,055,794	\$1,504,886
Full Market Value	\$14,328,000	\$14,746,000	\$15,521,000	\$11,362,000
Market Value per SqFt	\$177.20	\$177.19	\$204.40	\$141.53
Distance from Cooperative in miles		0.40	0.75	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0033	1-01401-0033	1-01546-0001	
Address	740 PARK AVENUE	1130 3 AVENUE	303 EAST 83 STREET	
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	36	158	263	
Year Built	1930	1957	1977	
Gross SqFt	273,583	278,325	268,750	
Estimated Gross Income	\$11,706,617	\$12,487,469	\$10,938,186	
Gross Income per SqFt	\$42.79	\$44.87	\$40.70	
Estimated Expense	\$3,389,693	\$3,496,491	\$3,283,292	
Expense SqFt	\$12.39	\$12.56	\$12.22	
Net Operating Income	\$8,316,924	\$8,990,978	\$7,654,894	
Full Market Value	\$62,793,000	\$67,882,000	\$57,795,000	
Market Value per SqFt	\$229.52	\$243.89	\$215.05	
Distance from Cooperative in miles		0.31	0.77	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0037	1-01406-0054	1-01492-0049	
Address	750 PARK AVENUE	993 LEXINGTON AVENUE	1067 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	70	39	60	
Year Built	1951	1914	1955	
Gross SqFt	72,792	79,256	60,858	
Estimated Gross Income	\$3,012,861	\$3,388,219	\$2,436,243	
Gross Income per SqFt	\$41.39	\$42.75	\$40.03	
Estimated Expense	\$921,547	\$948,701	\$812,074	
Expense SqFt	\$12.66	\$11.97	\$13.34	
Net Operating Income	\$2,091,314	\$2,439,518	\$1,624,169	
Full Market Value	\$15,789,000	\$18,418,000	\$12,263,000	
Market Value per SqFt	\$216.91	\$232.39	\$201.50	
Distance from Cooperative in miles		0.19	0.47	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0046	1-01409-0021	1-01128-0061	1-01437-0029
Address	36 EAST 72 STREET	1033 LEXINGTON AVENUE	331 COLUMBUS AVENUE	1147 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	23	35	57	77
Year Built	1927	1923	1900	1900
Gross SqFt	63,296	71,189	62,434	67,880
Estimated Gross Income	\$2,179,281	\$2,516,105	\$2,149,581	\$2,227,428
Gross Income per SqFt	\$34.43	\$35.34	\$34.43	\$32.81
Estimated Expense	\$553,840	\$945,245	\$546,448	\$712,777
Expense SqFt	\$8.75	\$13.28	\$8.75	\$10.50
Net Operating Income	\$1,625,441	\$1,570,860	\$1,603,133	\$1,514,651
Full Market Value	\$12,272,000	\$11,860,000	\$12,104,000	\$11,436,000
Market Value per SqFt	\$193.88	\$166.60	\$193.87	\$168.47
Distance from Cooperative in miles		0.25	0.78	0.62

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0049	1-01439-0009	1-01409-0021	
Address	30 EAST 72 STREET	325 EAST 64 STREET	1033 LEXINGTON 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	24	86	35	
Year Built	1930	1920	1923	
Gross SqFt	64,874	67,390	71,189	
Estimated Gross Income	\$2,303,027	\$2,402,836	\$2,516,105	
Gross Income per SqFt	\$35.50	\$35.66	\$35.34	
Estimated Expense	\$766,162	\$696,822	\$945,245	
Expense SqFt	\$11.81	\$10.34	\$13.28	
Net Operating Income	\$1,536,865	\$1,706,014	\$1,570,860	
Full Market Value	\$11,603,000	\$12,880,000	\$11,860,000	
Market Value per SqFt	\$178.85	\$191.13	\$166.60	
Distance from Cooperative in miles		0.56	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0064	1-01311-0028	1-01195-0014	1-01508-0001
Address	4 EAST 72 STREET	141 EAST 56 STREET	25 WEST 81 STREET	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	18	115	64	70
Year Built	1929	1940	1927	1913
Gross SqFt	106,001	107,485	109,896	113,281
Estimated Gross Income	\$3,501,213	\$4,120,417	\$3,629,906	\$3,464,904
Gross Income per SqFt	\$33.03	\$38.33	\$33.03	\$30.59
Estimated Expense	\$1,190,391	\$1,201,270	\$1,234,168	\$1,036,094
Expense SqFt	\$11.23	\$11.18	\$11.23	\$9.15
Net Operating Income	\$2,310,822	\$2,919,147	\$2,395,738	\$2,428,810
Full Market Value	\$17,447,000	\$22,040,000	\$18,088,000	\$18,338,000
Market Value per SqFt	\$164.59	\$205.05	\$164.59	\$161.88
Distance from Cooperative in miles		0.79	0.84	0.46

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0069	1-01517-0001	1-01492-0036	1-01124-0059
Address	907 5 AVENUE	1085 PARK AVENUE	920 PARK AVENUE	50 WEST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	48	46	72	213
Year Built	1915	1926	1962	1927
Gross SqFt	147,257	127,395	155,544	143,791
Estimated Gross Income	\$5,619,327	\$6,333,809	\$5,935,028	\$5,148,770
Gross Income per SqFt	\$38.16	\$49.72	\$38.16	\$35.81
Estimated Expense	\$1,781,810	\$1,708,704	\$1,882,298	\$1,920,559
Expense SqFt	\$12.10	\$13.41	\$12.10	\$13.36
Net Operating Income	\$3,837,517	\$4,625,105	\$4,052,730	\$3,228,211
Full Market Value	\$28,973,000	\$34,920,000	\$30,598,000	\$24,373,000
Market Value per SqFt	\$196.75	\$274.11	\$196.72	\$169.50
Distance from Cooperative in miles		0.89	0.48	0.66

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0001	1-01426-9035	1-01492-0036	1-01427-0028
Address	910 5 AVENUE	218 EAST 72 STREET	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	D3-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	48	148	72	149
Year Built	1959	1975	1962	1964
Gross SqFt	163,600	156,200	155,544	166,432
Estimated Gross Income	\$6,242,976	\$6,594,311	\$5,935,028	\$5,361,605
Gross Income per SqFt	\$38.16	\$42.22	\$38.16	\$32.21
Estimated Expense	\$1,979,560	\$2,300,707	\$1,882,298	\$1,684,096
Expense SqFt	\$12.10	\$14.73	\$12.10	\$10.12
Net Operating Income	\$4,263,416	\$4,293,604	\$4,052,730	\$3,677,509
Full Market Value	\$32,189,000	\$19,239,000	\$30,598,000	\$27,765,000
Market Value per SqFt	\$196.75	\$123.17	\$196.72	\$166.82
Distance from Cooperative in miles		0.40	0.42	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0004	1-01007-0001	1-01217-0025	
Address	912 5 AVENUE	841 7 AVENUE	115 WEST 86 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	30	59	81	
Year Built	1925	1923	1931	
Gross SqFt	87,024	85,309	83,837	
Estimated Gross Income	\$3,086,741	\$3,220,587	\$2,782,003	
Gross Income per SqFt	\$35.47	\$37.75	\$33.18	
Estimated Expense	\$967,707	\$933,970	\$945,881	
Expense SqFt	\$11.12	\$10.95	\$11.28	
Net Operating Income	\$2,119,034	\$2,286,617	\$1,836,122	
Full Market Value	\$15,999,000	\$17,264,000	\$13,863,000	
Market Value per SqFt	\$183.85	\$202.37	\$165.36	
Distance from Cooperative in miles		0.96	1.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0014	1-01439-0030	1-01418-0045	
Address	898 MADISON AVENUE	1199 1 AVENUE	1081 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	35	166	116	
Year Built	1937	1962	1968	
Gross SqFt	188,158	195,019	174,273	
Estimated Gross Income	\$7,253,491	\$7,128,467	\$7,065,519	
Gross Income per SqFt	\$38.55	\$36.55	\$40.54	
Estimated Expense	\$2,310,580	\$2,409,938	\$2,125,127	
Expense SqFt	\$12.28	\$12.36	\$12.19	
Net Operating Income	\$4,942,911	\$4,718,529	\$4,940,392	
Full Market Value	\$37,319,000	\$35,625,000	\$37,300,000	
Market Value per SqFt	\$198.34	\$182.67	\$214.03	
Distance from Cooperative in miles		0.67	0.60	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0021	1-01392-0047	1-01406-0054	1-01010-0046
Address	31 EAST 72 STREET	50 EAST 78 STREET	993 LEXINGTON AVENUE	134 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	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	34	48	39	121
Year Built	1917	1936	1914	1930
Gross SqFt	61,437	52,356	79,256	61,791
Estimated Gross Income	\$2,626,432	\$2,364,456	\$3,388,219	\$2,581,593
Gross Income per SqFt	\$42.75	\$45.16	\$42.75	\$41.78
Estimated Expense	\$735,401	\$651,071	\$948,701	\$722,846
Expense SqFt	\$11.97	\$12.44	\$11.97	\$11.70
Net Operating Income	\$1,891,031	\$1,713,385	\$2,439,518	\$1,858,747
Full Market Value	\$14,277,000	\$12,936,000	\$18,418,000	\$10,960,000
Market Value per SqFt	\$232.38	\$247.08	\$232.39	\$177.37
Distance from Cooperative in miles		0.25	0.20	0.86

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0027	1-01418-0011	1-01425-0017	1-01431-0016
Address	45 EAST 72 STREET	225 EAST 63 STREET	225 EAST 70 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	D6-ELEVATOR	D3-ELEVATOR
Total Units	50	153	91	90
Year Built	1959	1962	1961	1938
Gross SqFt	92,744	105,282	83,220	82,065
Estimated Gross Income	\$3,200,595	\$5,176,400	\$2,872,242	\$2,289,613
Gross Income per SqFt	\$34.51	\$49.17	\$34.51	\$27.90
Estimated Expense	\$1,023,894	\$1,449,392	\$919,117	\$778,468
Expense SqFt	\$11.04	\$13.77	\$11.04	\$9.49
Net Operating Income	\$2,176,701	\$3,727,008	\$1,953,125	\$1,511,145
Full Market Value	\$16,434,000	\$28,139,000	\$14,746,000	\$11,409,000
Market Value per SqFt	\$177.20	\$267.27	\$177.19	\$139.02
Distance from Cooperative in miles		0.54	0.32	0.37

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0031	1-01439-0009	1-01409-0021	1-01449-0038
Address	55 EAST 72 STREET	325 EAST 64 STREET	1033 LEXINGTON AVENUE	310 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	D6-ELEVATOR	D1-ELEVATOR
Total Units	31	86	35	66
Year Built	1924	1920	1923	1936
Gross SqFt	69,227	67,390	71,189	76,368
Estimated Gross Income	\$2,446,482	\$2,402,836	\$2,516,105	\$1,690,566
Gross Income per SqFt	\$35.34	\$35.66	\$35.34	\$22.14
Estimated Expense	\$919,335	\$696,822	\$945,245	\$642,415
Expense SqFt	\$13.28	\$10.34	\$13.28	\$8.41
Net Operating Income	\$1,527,147	\$1,706,014	\$1,570,860	\$1,048,151
Full Market Value	\$11,530,000	\$12,880,000	\$11,860,000	\$7,725,000
Market Value per SqFt	\$166.55	\$191.13	\$166.60	\$101.15
Distance from Cooperative in miles		0.60	0.22	0.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0033	1-01385-0060	1-01389-0067	
Address	57 EAST 72 STREET	16 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	C5-WALK-UP	C5-WALK-UP	
Total Units	20	17	16	
Year Built	1930	1930	1910	
Gross SqFt	15,192	12,060	13,483	
Estimated Gross Income	\$656,598	\$452,182	\$659,873	
Gross Income per SqFt	\$43.22	\$37.49	\$48.94	
Estimated Expense	\$168,175	\$135,655	\$146,867	
Expense SqFt	\$11.07	\$11.25	\$10.89	
Net Operating Income	\$488,423	\$316,527	\$513,006	
Full Market Value	\$3,688,000	\$2,390,000	\$3,873,000	
Market Value per SqFt	\$242.76	\$198.18	\$287.25	
Distance from Cooperative in miles		0.14	0.14	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0036	1-01409-0021	1-01439-0009	1-01349-0035
Address	760 PARK AVENUE	1033 LEXINGTON AVENUE	325 EAST 64 STREET	340 EAST 57 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	D9-ELEVATOR	D6-ELEVATOR
Total Units	15	35	86	59
Year Built	1924	1923	1920	1931
Gross SqFt	71,928	71,189	67,390	73,000
Estimated Gross Income	\$2,541,936	\$2,516,105	\$2,402,836	\$1,964,156
Gross Income per SqFt	\$35.34	\$35.34	\$35.66	\$26.91
Estimated Expense	\$955,204	\$945,245	\$696,822	\$667,813
Expense SqFt	\$13.28	\$13.28	\$10.34	\$9.15
Net Operating Income	\$1,586,732	\$1,570,860	\$1,706,014	\$1,296,343
Full Market Value	\$11,980,000	\$11,860,000	\$12,880,000	\$8,603,000
Market Value per SqFt	\$166.56	\$166.60	\$191.13	\$117.85
Distance from Cooperative in miles		0.22	0.60	0.91

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0037	1-01390-0067	1-01022-0061	
Address	770 PARK AVENUE	945 5 AVENUE	834 8 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	
Total Units	43	110	285	
Year Built	1931	1949	1925	
Gross SqFt	200,244	188,810	215,099	
Estimated Gross Income	\$8,290,102	\$8,229,174	\$8,436,298	
Gross Income per SqFt	\$41.40	\$43.58	\$39.22	
Estimated Expense	\$2,360,877	\$2,304,169	\$2,446,526	
Expense SqFt	\$11.79	\$12.20	\$11.37	
Net Operating Income	\$5,929,225	\$5,925,005	\$5,989,772	
Full Market Value	\$44,766,000	\$44,734,000	\$22,869,000	
Market Value per SqFt	\$223.56	\$236.93	\$106.32	
Distance from Cooperative in miles		0.18	1.26	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0069	1-01121-0017	1-01195-0014	1-01508-0001
Address	920 5 AVENUE	25 WEST 68 STREET	25 WEST 81 STREET	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	27	75	64	70
Year Built	1922	1925	1927	1913
Gross SqFt	107,234	106,519	109,896	113,281
Estimated Gross Income	\$3,280,288	\$2,570,513	\$3,629,906	\$3,464,904
Gross Income per SqFt	\$30.59	\$24.13	\$33.03	\$30.59
Estimated Expense	\$981,191	\$976,795	\$1,234,168	\$1,036,094
Expense SqFt	\$9.15	\$9.17	\$11.23	\$9.15
Net Operating Income	\$2,299,097	\$1,593,718	\$2,395,738	\$2,428,810
Full Market Value	\$17,358,000	\$11,910,000	\$18,088,000	\$18,338,000
Market Value per SqFt	\$161.87	\$111.81	\$164.59	\$161.88
Distance from Cooperative in miles		0.70	0.80	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01388-0033	1-01460-0047	1-01518-0024	
Address	778 PARK AVENUE	400 EAST 66 STREET	1341 LEXINGTON 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	19	129	107	
Year Built	1930	1999	1960	
Gross SqFt	120,073	138,500	114,939	
Estimated Gross Income	\$4,691,252	\$5,767,488	\$4,194,185	
Gross Income per SqFt	\$39.07	\$41.64	\$36.49	
Estimated Expense	\$1,213,938	\$1,614,897	\$982,836	
Expense SqFt	\$10.11	\$11.66	\$8.55	
Net Operating Income	\$3,477,314	\$4,152,591	\$3,211,349	
Full Market Value	\$26,254,000	\$31,352,000	\$24,246,000	
Market Value per SqFt	\$218.65	\$226.37	\$210.95	
Distance from Cooperative in miles		0.70	0.84	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01388-0037	1-01390-0067	1-01492-0036	1-01168-0010
Address	784 PARK AVENUE	945 5 AVENUE	920 PARK AVENUE	2161 BROADWAY
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	69	110	72	83
Year Built	1930	1949	1962	1925
Gross SqFt	161,572	188,810	155,544	170,801
Estimated Gross Income	\$6,165,588	\$8,229,174	\$5,935,028	\$5,223,527
Gross Income per SqFt	\$38.16	\$43.58	\$38.16	\$30.58
Estimated Expense	\$1,955,021	\$2,304,169	\$1,882,298	\$1,775,999
Expense SqFt	\$12.10	\$12.20	\$12.10	\$10.40
Net Operating Income	\$4,210,567	\$5,925,005	\$4,052,730	\$3,447,528
Full Market Value	\$31,790,000	\$44,734,000	\$30,598,000	\$26,029,000
Market Value per SqFt	\$196.75	\$236.93	\$196.72	\$152.39
Distance from Cooperative in miles		0.14	0.36	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01388-0056	1-01426-9035	1-01460-0047	
Address	926 MADISON AVENUE	218 EAST 72 STREET	400 EAST 66 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	107	148	129	
Year Built	1947	1975	1999	
Gross SqFt	143,437	156,200	138,500	
Estimated Gross Income	\$6,014,313	\$6,594,311	\$5,767,488	
Gross Income per SqFt	\$41.93	\$42.22	\$41.64	
Estimated Expense	\$1,893,368	\$2,300,707	\$1,614,897	
Expense SqFt	\$13.20	\$14.73	\$11.66	
Net Operating Income	\$4,120,945	\$4,293,604	\$4,152,591	
Full Market Value	\$31,113,000	\$19,239,000	\$31,352,000	
Market Value per SqFt	\$216.91	\$123.17	\$226.37	
Distance from Cooperative in miles		0.41	0.78	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01388-0068	1-01409-0021	1-01515-0007	
Address	927 5 AVENUE	1033 LEXINGTON AVENUE	103 EAST 86 STREET	
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	13	35	52	
Year Built	1917	1923	1914	
Gross SqFt	90,881	71,189	91,260	
Estimated Gross Income	\$3,169,929	\$2,516,105	\$3,140,737	
Gross Income per SqFt	\$34.88	\$35.34	\$34.42	
Estimated Expense	\$1,097,842	\$945,245	\$991,961	
Expense SqFt	\$12.08	\$13.28	\$10.87	
Net Operating Income	\$2,072,087	\$1,570,860	\$2,148,776	
Full Market Value	\$15,644,000	\$11,860,000	\$16,223,000	
Market Value per SqFt	\$172.14	\$166.60	\$177.77	
Distance from Cooperative in miles		0.29	0.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01389-0001	1-01390-0067	1-01512-0040	
Address	930 5 AVENUE	945 5 AVENUE	1482 3 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	145	110	185	
Year Built	1940	1949	1963	
Gross SqFt	220,003	188,810	224,000	
Estimated Gross Income	\$8,364,514	\$8,229,174	\$7,268,002	
Gross Income per SqFt	\$38.02	\$43.58	\$32.45	
Estimated Expense	\$2,239,631	\$2,304,169	\$1,824,906	
Expense SqFt	\$10.18	\$12.20	\$8.15	
Net Operating Income	\$6,124,883	\$5,925,005	\$5,443,096	
Full Market Value	\$46,243,000	\$44,734,000	\$41,095,000	
Market Value per SqFt	\$210.19	\$236.93	\$183.46	
Distance from Cooperative in miles		0.05	0.54	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01389-0038	1-01426-9035	1-01492-0036	1-01516-0013
Address	812 PARK AVENUE	218 EAST 72 STREET	920 PARK AVENUE	1290 LEXINGTON 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	D3-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	45	148	72	123
Year Built	1927	1975	1962	1962
Gross SqFt	154,827	156,200	155,544	151,184
Estimated Gross Income	\$5,908,198	\$6,594,311	\$5,935,028	\$4,749,145
Gross Income per SqFt	\$38.16	\$42.22	\$38.16	\$31.41
Estimated Expense	\$1,873,407	\$2,300,707	\$1,882,298	\$1,680,520
Expense SqFt	\$12.10	\$14.73	\$12.10	\$11.12
Net Operating Income	\$4,034,791	\$4,293,604	\$4,052,730	\$3,068,625
Full Market Value	\$30,463,000	\$19,239,000	\$30,598,000	\$23,168,000
Market Value per SqFt	\$196.76	\$123.17	\$196.72	\$153.24
Distance from Cooperative in miles		0.34	0.31	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01389-0056	1-01517-0001	1-01492-0036	
Address	950 MADISON AVENUE	1085 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	D6-ELEVATOR	D9-ELEVATOR	
Total Units	63	46	72	
Year Built	1929	1926	1962	
Gross SqFt	141,160	127,395	155,544	
Estimated Gross Income	\$6,202,570	\$6,333,809	\$5,935,028	
Gross Income per SqFt	\$43.94	\$49.72	\$38.16	
Estimated Expense	\$1,801,202	\$1,708,704	\$1,882,298	
Expense SqFt	\$12.76	\$13.41	\$12.10	
Net Operating Income	\$4,401,368	\$4,625,105	\$4,052,730	
Full Market Value	\$33,230,000	\$34,920,000	\$30,598,000	
Market Value per SqFt	\$235.41	\$274.11	\$196.72	
Distance from Cooperative in miles		0.74	0.32	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01389-0069	1-01499-0061	1-01406-0054	1-01472-0022
Address	936 5 AVENUE	12 EAST 88 STREET	993 LEXINGTON AVENUE	1453 YORK 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	D7-ELEVATOR	D7-ELEVATOR
Total Units	34	69	39	96
Year Built	1955	1931	1914	1958
Gross SqFt	84,965	87,640	79,256	75,936
Estimated Gross Income	\$3,632,254	\$3,811,513	\$3,388,219	\$2,738,954
Gross Income per SqFt	\$42.75	\$43.49	\$42.75	\$36.07
Estimated Expense	\$1,017,031	\$1,067,551	\$948,701	\$683,160
Expense SqFt	\$11.97	\$12.18	\$11.97	\$9.00
Net Operating Income	\$2,615,223	\$2,743,962	\$2,439,518	\$2,055,794
Full Market Value	\$19,745,000	\$20,717,000	\$18,418,000	\$15,521,000
Market Value per SqFt	\$232.39	\$236.39	\$232.39	\$204.40
Distance from Cooperative in miles		0.66	0.32	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01390-0003	1-01499-0061	1-01409-0021	
Address	944 5 AVENUE	12 EAST 88 STREET	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	14	69	35	
Year Built	1925	1931	1923	
Gross SqFt	77,792	87,640	71,189	
Estimated Gross Income	\$3,066,561	\$3,811,513	\$2,516,105	
Gross Income per SqFt	\$39.42	\$43.49	\$35.34	
Estimated Expense	\$990,292	\$1,067,551	\$945,245	
Expense SqFt	\$12.73	\$12.18	\$13.28	
Net Operating Income	\$2,076,269	\$2,743,962	\$1,570,860	
Full Market Value	\$15,676,000	\$20,717,000	\$11,860,000	
Market Value per SqFt	\$201.51	\$236.39	\$166.60	
Distance from Cooperative in miles		0.61	0.29	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01390-0027	1-01518-0029	1-01579-0013	1-01532-0036
Address	41 EAST 75 STREET	161 EAST 89 STREET	519 EAST 82 STREET	222 EAST 87 STREET
Neighborhood	UPPER EAST SIDE (59-79)	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	C5-WALK-UP
Total Units	12	14	15	40
Year Built	1920	1920	1910	1920
Gross SqFt	16,285	9,855	9,710	25,730
Estimated Gross Income	\$515,909	\$312,230	\$302,939	\$835,476
Gross Income per SqFt	\$31.68	\$31.68	\$31.20	\$32.47
Estimated Expense	\$118,555	\$71,710	\$87,978	\$174,990
Expense SqFt	\$7.28	\$7.28	\$9.06	\$6.80
Net Operating Income	\$397,354	\$240,520	\$214,961	\$660,486
Full Market Value	\$3,000,000	\$1,816,000	\$1,623,000	\$4,987,000
Market Value per SqFt	\$184.22	\$184.27	\$167.15	\$193.82
Distance from Cooperative in miles		0.74	0.81	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01390-0035	1-01387-0056	1-01392-0047	
Address	820 PARK AVENUE	900 MADISON AVENUE	50 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	D6-ELEVATOR	
Total Units	14	56	48	
Year Built	1926	1939	1936	
Gross SqFt	59,279	66,731	52,356	
Estimated Gross Income	\$2,510,466	\$2,638,424	\$2,364,456	
Gross Income per SqFt	\$42.35	\$39.54	\$45.16	
Estimated Expense	\$570,264	\$453,946	\$651,071	
Expense SqFt	\$9.62	\$6.80	\$12.44	
Net Operating Income	\$1,940,202	\$2,184,478	\$1,713,385	
Full Market Value	\$14,649,000	\$16,493,000	\$12,936,000	
Market Value per SqFt	\$247.12	\$247.16	\$247.08	
Distance from Cooperative in miles		0.18	0.10	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01391-0029	1-01509-0064	1-01512-0044	1-01424-0029
Address	55 EAST 76 STREET	108 EAST 81 STREET	15 EAST 84 STREET	226 EAST 70 STREET
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	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	20	64	50
Year Built	1920	1922	1929	1921
Gross SqFt	36,694	32,383	36,935	41,898
Estimated Gross Income	\$1,469,228	\$1,149,311	\$1,479,015	\$1,718,953
Gross Income per SqFt	\$40.04	\$35.49	\$40.04	\$41.03
Estimated Expense	\$504,543	\$352,135	\$507,793	\$495,077
Expense SqFt	\$13.75	\$10.87	\$13.75	\$11.82
Net Operating Income	\$964,685	\$797,176	\$971,222	\$1,223,876
Full Market Value	\$7,283,000	\$6,019,000	\$7,333,000	\$9,240,000
Market Value per SqFt	\$198.48	\$185.87	\$198.54	\$220.54
Distance from Cooperative in miles		0.23	0.41	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01391-0031	1-01425-0017	1-01492-0015	1-01499-0061
Address	65 EAST 76 STREET	225 EAST 70 STREET	1058 MADISON AVENUE	12 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	57	91	72	69
Year Built	1949	1961	1938	1931
Gross SqFt	91,285	83,220	104,209	87,640
Estimated Gross Income	\$3,860,443	\$2,872,242	\$4,406,742	\$3,811,513
Gross Income per SqFt	\$42.29	\$34.51	\$42.29	\$43.49
Estimated Expense	\$1,220,480	\$919,117	\$1,392,830	\$1,067,551
Expense SqFt	\$13.37	\$11.04	\$13.37	\$12.18
Net Operating Income	\$2,639,963	\$1,953,125	\$3,013,912	\$2,743,962
Full Market Value	\$19,932,000	\$14,746,000	\$22,755,000	\$20,717,000
Market Value per SqFt	\$218.35	\$177.19	\$218.36	\$236.39
Distance from Cooperative in miles		0.43	0.23	0.57

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01391-0040	1-01124-0059	1-01426-9035	1-01517-0001
Address	850 PARK AVENUE	50 WEST 72 STREET	218 EAST 72 STREET	1085 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	52	213	148	46
Year Built	1924	1927	1975	1926
Gross SqFt	149,056	143,791	156,200	127,395
Estimated Gross Income	\$6,293,144	\$5,148,770	\$6,594,311	\$6,333,809
Gross Income per SqFt	\$42.22	\$35.81	\$42.22	\$49.72
Estimated Expense	\$2,195,595	\$1,920,559	\$2,300,707	\$1,708,704
Expense SqFt	\$14.73	\$13.36	\$14.73	\$13.41
Net Operating Income	\$4,097,549	\$3,228,211	\$4,293,604	\$4,625,105
Full Market Value	\$30,937,000	\$24,373,000	\$19,239,000	\$34,920,000
Market Value per SqFt	\$207.55	\$169.50	\$123.17	\$274.11
Distance from Cooperative in miles		0.80	0.40	0.62

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01391-0054	1-01517-0001	1-01492-0036	
Address	987 MADISON AVENUE	1085 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	D6-ELEVATOR	D9-ELEVATOR	
Total Units	46	46	72	
Year Built	1930	1926	1962	
Gross SqFt	142,110	127,395	155,544	
Estimated Gross Income	\$6,244,313	\$6,333,809	\$5,935,028	
Gross Income per SqFt	\$43.94	\$49.72	\$38.16	
Estimated Expense	\$1,813,324	\$1,708,704	\$1,882,298	
Expense SqFt	\$12.76	\$13.41	\$12.10	
Net Operating Income	\$4,430,989	\$4,625,105	\$4,052,730	
Full Market Value	\$33,454,000	\$34,920,000	\$30,598,000	
Market Value per SqFt	\$235.41	\$274.11	\$196.72	
Distance from Cooperative in miles		0.62	0.21	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01391-0071	1-01509-0006	1-01392-0047	
Address	956 5 AVENUE	107 EAST 80 STREET	50 EAST 78 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	23	33	48	
Year Built	1925	1925	1936	
Gross SqFt	57,728	52,272	52,356	
Estimated Gross Income	\$2,637,592	\$2,415,379	\$2,364,456	
Gross Income per SqFt	\$45.69	\$46.21	\$45.16	
Estimated Expense	\$787,987	\$776,518	\$651,071	
Expense SqFt	\$13.65	\$14.86	\$12.44	
Net Operating Income	\$1,849,605	\$1,638,861	\$1,713,385	
Full Market Value	\$13,965,000	\$12,373,000	\$12,936,000	
Market Value per SqFt	\$241.91	\$236.70	\$247.08	
Distance from Cooperative in miles		0.29	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01391-0072	1-01431-0016	1-01126-0038	1-01582-0031
Address	954 5 AVENUE	231 EAST 76 STREET	8 WEST 74 STREET	544 EAST 86 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	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	32	90	86	31
Year Built	1938	1938	1941	1929
Gross SqFt	79,341	82,065	71,890	74,396
Estimated Gross Income	\$3,309,313	\$2,289,613	\$3,241,697	\$3,102,942
Gross Income per SqFt	\$41.71	\$27.90	\$45.09	\$41.71
Estimated Expense	\$1,025,879	\$778,468	\$840,671	\$961,702
Expense SqFt	\$12.93	\$9.49	\$11.69	\$12.93
Net Operating Income	\$2,283,434	\$1,511,145	\$2,401,026	\$2,141,240
Full Market Value	\$17,240,000	\$11,409,000	\$18,128,000	\$16,166,000
Market Value per SqFt	\$217.29	\$139.02	\$252.16	\$217.30
Distance from Cooperative in miles		0.40	0.68	0.94

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01394-0007	1-01422-0021	1-01364-0034	1-01045-0029
Address	118 EAST 60 STREET	1283 2 AVENUE	422 EAST 53 STREET	911 8 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	241	181	295	360
Year Built	1963	1973	1974	1964
Gross SqFt	325,173	348,130	312,417	325,163
Estimated Gross Income	\$10,785,988	\$11,896,670	\$10,361,717	\$9,446,635
Gross Income per SqFt	\$33.17	\$34.17	\$33.17	\$29.05
Estimated Expense	\$3,450,086	\$3,987,882	\$3,315,749	\$3,211,856
Expense SqFt	\$10.61	\$11.46	\$10.61	\$9.88
Net Operating Income	\$7,335,902	\$7,908,788	\$7,045,968	\$6,234,779
Full Market Value	\$55,386,000	\$59,711,000	\$53,197,000	\$47,073,000
Market Value per SqFt	\$170.33	\$171.52	\$170.28	\$144.77
Distance from Cooperative in miles		0.44	0.60	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01395-0029	1-01417-0045	1-01344-0036	1-01346-0010
Address	163 EAST 60 STREET	1065 3 AVENUE	330 EAST 52 STREET	319 EAST 53 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	39	41	31
Year Built	1930	1930	1927	1926
Gross SqFt	25,698	26,940	28,570	25,040
Estimated Gross Income	\$1,058,758	\$1,109,958	\$971,010	\$1,063,208
Gross Income per SqFt	\$41.20	\$41.20	\$33.99	\$42.46
Estimated Expense	\$296,555	\$310,788	\$241,811	\$167,289
Expense SqFt	\$11.54	\$11.54	\$8.46	\$6.68
Net Operating Income	\$762,203	\$799,170	\$729,199	\$895,919
Full Market Value	\$5,755,000	\$6,034,000	\$5,505,000	\$6,764,000
Market Value per SqFt	\$223.95	\$223.98	\$192.68	\$270.13
Distance from Cooperative in miles		0.15	0.51	0.43

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01395-0050	1-01439-0030	1-01349-0049	1-01375-0037
Address	773 LEXINGTON AVENUE	1199 1 AVENUE	1076 2 AVENUE	530 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	136	166	166	187
Year Built	1960	1962	1948	1941
Gross SqFt	184,500	195,019	180,000	190,227
Estimated Gross Income	\$6,577,425	\$7,128,467	\$6,417,229	\$5,724,200
Gross Income per SqFt	\$35.65	\$36.55	\$35.65	\$30.09
Estimated Expense	\$1,974,150	\$2,409,938	\$1,925,169	\$2,174,860
Expense SqFt	\$10.70	\$12.36	\$10.70	\$11.43
Net Operating Income	\$4,603,275	\$4,718,529	\$4,492,060	\$3,549,340
Full Market Value	\$34,755,000	\$35,625,000	\$33,915,000	\$26,798,000
Market Value per SqFt	\$188.37	\$182.67	\$188.42	\$140.87
Distance from Cooperative in miles		0.32	0.32	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01396-0001	1-01406-0054	1-01045-0054	
Address	535 PARK AVENUE	993 LEXINGTON AVENUE	350 WEST 55 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	35	39	126	
Year Built	1910	1914	1912	
Gross SqFt	86,116	79,256	75,926	
Estimated Gross Income	\$3,191,459	\$3,388,219	\$2,381,087	
Gross Income per SqFt	\$37.06	\$42.75	\$31.36	
Estimated Expense	\$957,610	\$948,701	\$778,957	
Expense SqFt	\$11.12	\$11.97	\$10.26	
Net Operating Income	\$2,233,849	\$2,439,518	\$1,602,130	
Full Market Value	\$16,866,000	\$18,418,000	\$12,096,000	
Market Value per SqFt	\$195.85	\$232.39	\$159.31	
Distance from Cooperative in miles		0.50	0.93	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01396-0033	1-01338-0040	1-01416-0002	1-00885-0042
Address	1030 3 AVENUE	314 EAST 46 STREET	1033 3 AVENUE	155 EAST 29 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	162	250	133	284
Year Built	1983	1981	1967	1981
Gross SqFt	254,000	253,256	241,274	251,848
Estimated Gross Income	\$10,939,780	\$10,906,643	\$10,385,932	\$11,379,441
Gross Income per SqFt	\$43.07	\$43.07	\$43.05	\$45.18
Estimated Expense	\$3,616,960	\$3,605,760	\$3,014,906	\$3,072,449
Expense SqFt	\$14.24	\$14.24	\$12.50	\$12.20
Net Operating Income	\$7,322,820	\$7,300,883	\$7,371,026	\$8,306,992
Full Market Value	\$55,287,000	\$55,122,000	\$55,651,000	\$62,718,000
Market Value per SqFt	\$217.67	\$217.65	\$230.65	\$249.03
Distance from Cooperative in miles		0.83	0.12	1.59

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01396-0071	1-01029-0036	1-01039-0032	1-01515-0007
Address	553 PARK AVENUE	910 7 AVENUE	799 8 AVENUE	103 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	25	66	115	52
Year Built	1913	1913	1910	1914
Gross SqFt	95,603	94,166	95,026	91,260
Estimated Gross Income	\$3,290,655	\$3,089,665	\$3,882,723	\$3,140,737
Gross Income per SqFt	\$34.42	\$32.81	\$40.86	\$34.42
Estimated Expense	\$1,039,205	\$1,050,486	\$1,167,959	\$991,961
Expense SqFt	\$10.87	\$11.16	\$12.29	\$10.87
Net Operating Income	\$2,251,450	\$2,039,179	\$2,714,764	\$2,148,776
Full Market Value	\$16,998,000	\$15,396,000	\$20,497,000	\$16,223,000
Market Value per SqFt	\$177.80	\$163.50	\$215.70	\$177.77
Distance from Cooperative in miles		0.69	1.08	1.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01397-0001	1-01010-0046	1-01439-0009	1-01424-0029
Address	563 PARK AVENUE	134 WEST 58 STREET	325 EAST 64 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	21	121	86	50
Year Built	1910	1930	1920	1921
Gross SqFt	57,847	61,791	67,390	41,898
Estimated Gross Income	\$2,373,462	\$2,581,593	\$2,402,836	\$1,718,953
Gross Income per SqFt	\$41.03	\$41.78	\$35.66	\$41.03
Estimated Expense	\$683,752	\$722,846	\$696,822	\$495,077
Expense SqFt	\$11.82	\$11.70	\$10.34	\$11.82
Net Operating Income	\$1,689,710	\$1,858,747	\$1,706,014	\$1,223,876
Full Market Value	\$12,757,000	\$10,960,000	\$12,880,000	\$9,240,000
Market Value per SqFt	\$220.53	\$177.37	\$191.13	\$220.54
Distance from Cooperative in miles		0.58	0.36	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01397-0004	1-01406-0054	1-01299-0048	1-01010-0046
Address	565 PARK AVENUE	993 LEXINGTON AVENUE	132 EAST 45 STREET	134 WEST 58 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	31	39	95	121
Year Built	1913	1914	1915	1930
Gross SqFt	66,745	79,256	72,000	61,791
Estimated Gross Income	\$2,807,962	\$3,388,219	\$3,028,761	\$2,581,593
Gross Income per SqFt	\$42.07	\$42.75	\$42.07	\$41.78
Estimated Expense	\$885,039	\$948,701	\$954,454	\$722,846
Expense SqFt	\$13.26	\$11.97	\$13.26	\$11.70
Net Operating Income	\$1,922,923	\$2,439,518	\$2,074,307	\$1,858,747
Full Market Value	\$14,518,000	\$18,418,000	\$15,661,000	\$10,960,000
Market Value per SqFt	\$217.51	\$232.39	\$217.51	\$177.37
Distance from Cooperative in miles		0.45	0.90	0.58

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01397-0033	1-01516-0013	1-01511-0033	1-01581-0030
Address	1050 3 AVENUE	1290 LEXINGTON AVENUE	1450 3 AVENUE	110 EAST END AVENUE
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	D6-ELEVATOR	D9-ELEVATOR
Total Units	72	123	94	146
Year Built	1963	1962	1961	1951
Gross SqFt	150,740	151,184	147,534	150,754
Estimated Gross Income	\$4,585,511	\$4,749,145	\$4,487,887	\$4,415,931
Gross Income per SqFt	\$30.42	\$31.41	\$30.42	\$29.29
Estimated Expense	\$1,320,482	\$1,680,520	\$1,292,635	\$1,594,655
Expense SqFt	\$8.76	\$11.12	\$8.76	\$10.58
Net Operating Income	\$3,265,029	\$3,068,625	\$3,195,252	\$2,821,276
Full Market Value	\$24,651,000	\$23,168,000	\$24,124,000	\$21,301,000
Market Value per SqFt	\$163.53	\$153.24	\$163.51	\$141.30
Distance from Cooperative in miles		1.26	1.01	1.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01397-0066	1-01007-0001	1-01426-0029	1-01343-0036
Address	116 EAST 63 STREET	841 7 AVENUE	242 EAST 72 STREET	340 EAST 51 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	36	59	75	116
Year Built	1920	1923	1930	1965
Gross SqFt	87,968	85,309	98,150	88,658
Estimated Gross Income	\$3,021,701	\$3,220,587	\$3,031,249	\$3,045,014
Gross Income per SqFt	\$34.35	\$37.75	\$30.88	\$34.35
Estimated Expense	\$850,651	\$933,970	\$1,030,625	\$857,012
Expense SqFt	\$9.67	\$10.95	\$10.50	\$9.67
Net Operating Income	\$2,171,050	\$2,286,617	\$2,000,624	\$2,188,002
Full Market Value	\$16,391,000	\$17,264,000	\$15,105,000	\$16,519,000
Market Value per SqFt	\$186.33	\$202.37	\$153.90	\$186.32
Distance from Cooperative in miles		0.66	0.49	0.69

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01397-0069	1-01336-0040	1-01390-0067	1-01410-0033
Address	571 PARK AVENUE	310 EAST 44 STREET	945 5 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	131	328	110	114
Year Built	1927	1929	1949	1962
Gross SqFt	202,841	206,598	188,810	191,549
Estimated Gross Income	\$7,355,015	\$7,492,113	\$8,229,174	\$6,643,968
Gross Income per SqFt	\$36.26	\$36.26	\$43.58	\$34.69
Estimated Expense	\$2,206,910	\$2,247,634	\$2,304,169	\$2,277,437
Expense SqFt	\$10.88	\$10.88	\$12.20	\$11.89
Net Operating Income	\$5,148,105	\$5,244,479	\$5,925,005	\$4,366,531
Full Market Value	\$38,868,000	\$39,596,000	\$44,734,000	\$32,967,000
Market Value per SqFt	\$191.62	\$191.66	\$236.93	\$172.11
Distance from Cooperative in miles		1.00	0.68	0.66

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01398-0010	1-01439-0009	1-01307-0029	1-01008-0026
Address	125 EAST 63 STREET	325 EAST 64 STREET	155 EAST 52 STREET	105 WEST 55 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	40	86	113	55
Year Built	1923	1920	1929	1917
Gross SqFt	60,748	67,390	66,386	54,838
Estimated Gross Income	\$2,166,274	\$2,402,836	\$2,422,148	\$1,932,719
Gross Income per SqFt	\$35.66	\$35.66	\$36.49	\$35.24
Estimated Expense	\$628,134	\$696,822	\$589,812	\$579,816
Expense SqFt	\$10.34	\$10.34	\$8.88	\$10.57
Net Operating Income	\$1,538,140	\$1,706,014	\$1,832,336	\$1,352,903
Full Market Value	\$11,613,000	\$12,880,000	\$13,834,000	\$10,214,000
Market Value per SqFt	\$191.17	\$191.13	\$208.39	\$186.26
Distance from Cooperative in miles		0.35	0.55	0.66

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01398-0060	1-01144-0001	1-01492-0036	
Address	826 LEXINGTON AVENUE	261 AMSTERDAM AVENUE	920 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	81	66	72	
Year Built	1928	1906	1962	
Gross SqFt	139,590	111,997	155,544	
Estimated Gross Income	\$4,456,819	\$3,792,755	\$5,935,028	
Gross Income per SqFt	\$31.93	\$33.86	\$38.16	
Estimated Expense	\$1,426,182	\$934,320	\$1,882,298	
Expense SqFt	\$10.22	\$8.34	\$12.10	
Net Operating Income	\$3,030,637	\$2,858,435	\$4,052,730	
Full Market Value	\$22,881,000	\$21,581,000	\$30,598,000	
Market Value per SqFt	\$163.92	\$192.69	\$196.72	
Distance from Cooperative in miles		1.12	0.86	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01399-0013	1-01007-0001	1-01409-0021	1-01331-0039
Address	844 LEXINGTON AVENUE	841 7 AVENUE	1033 LEXINGTON AVENUE	210 EAST 58 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	28	59	35	109
Year Built	1927	1923	1923	1959
Gross SqFt	83,036	85,309	71,189	84,000
Estimated Gross Income	\$2,998,430	\$3,220,587	\$2,516,105	\$3,033,288
Gross Income per SqFt	\$36.11	\$37.75	\$35.34	\$36.11
Estimated Expense	\$875,199	\$933,970	\$945,245	\$885,761
Expense SqFt	\$10.54	\$10.95	\$13.28	\$10.54
Net Operating Income	\$2,123,231	\$2,286,617	\$1,570,860	\$2,147,527
Full Market Value	\$16,030,000	\$17,264,000	\$11,860,000	\$16,214,000
Market Value per SqFt	\$193.05	\$202.37	\$166.60	\$193.02
Distance from Cooperative in miles		0.72	0.51	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01399-0033	1-01425-0001	1-01523-0034	1-01416-0002
Address	1090 3 AVENUE	1213 3 AVENUE	1680 3 AVENUE	1033 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	184	201	253	133
Year Built	1968	1961	1980	1967
Gross SqFt	246,320	265,980	242,158	241,274
Estimated Gross Income	\$9,884,822	\$10,673,394	\$8,945,322	\$10,385,932
Gross Income per SqFt	\$40.13	\$40.13	\$36.94	\$43.05
Estimated Expense	\$2,830,217	\$3,054,874	\$2,805,837	\$3,014,906
Expense SqFt	\$11.49	\$11.49	\$11.59	\$12.50
Net Operating Income	\$7,054,605	\$7,618,520	\$6,139,485	\$7,371,026
Full Market Value	\$53,262,000	\$57,520,000	\$46,353,000	\$55,651,000
Market Value per SqFt	\$216.23	\$216.26	\$191.42	\$230.65
Distance from Cooperative in miles		0.31	1.51	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01399-0074	1-01349-0049	1-01463-0021	1-01410-0033
Address	605 PARK AVENUE	1076 2 AVENUE	1273 YORK AVENUE	1308 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	D9-ELEVATOR	D6-ELEVATOR
Total Units	112	166	213	114
Year Built	1955	1948	1957	1962
Gross SqFt	181,000	180,000	182,345	191,549
Estimated Gross Income	\$6,278,890	\$6,417,229	\$6,247,229	\$6,643,968
Gross Income per SqFt	\$34.69	\$35.65	\$34.26	\$34.69
Estimated Expense	\$2,152,090	\$1,925,169	\$1,302,259	\$2,277,437
Expense SqFt	\$11.89	\$10.70	\$7.14	\$11.89
Net Operating Income	\$4,126,800	\$4,492,060	\$4,944,970	\$4,366,531
Full Market Value	\$31,157,000	\$33,915,000	\$37,335,000	\$32,967,000
Market Value per SqFt	\$172.14	\$188.42	\$204.75	\$172.11
Distance from Cooperative in miles		0.53	0.52	0.56

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01400-0001	1-01311-0028	1-01496-0021	1-01162-0046
Address	623 PARK AVENUE	141 EAST 56 STREET	1125 MADISON AVENUE	228 WEST 71 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	36	115	41	170
Year Built	1929	1940	1922	1917
Gross SqFt	108,817	107,485	113,052	106,920
Estimated Gross Income	\$4,683,484	\$4,120,417	\$4,865,888	\$5,229,283
Gross Income per SqFt	\$43.04	\$38.33	\$43.04	\$48.91
Estimated Expense	\$1,387,417	\$1,201,270	\$1,441,812	\$1,307,321
Expense SqFt	\$12.75	\$11.18	\$12.75	\$12.23
Net Operating Income	\$3,296,067	\$2,919,147	\$3,424,076	\$3,921,962
Full Market Value	\$24,885,000	\$22,040,000	\$25,852,000	\$29,611,000
Market Value per SqFt	\$228.69	\$205.05	\$228.67	\$276.95
Distance from Cooperative in miles		0.45	0.97	1.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01400-0062	1-01425-0017	1-01437-0041	1-01472-0022
Address	114 EAST 66 STREET	225 EAST 70 STREET	330 EAST 63 STREET	1453 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	D1-ELEVATOR	D7-ELEVATOR
Total Units	61	91	90	96
Year Built	1954	1961	1949	1958
Gross SqFt	79,092	83,220	70,992	75,936
Estimated Gross Income	\$2,729,465	\$2,872,242	\$2,280,464	\$2,738,954
Gross Income per SqFt	\$34.51	\$34.51	\$32.12	\$36.07
Estimated Expense	\$873,176	\$919,117	\$711,786	\$683,160
Expense SqFt	\$11.04	\$11.04	\$10.03	\$9.00
Net Operating Income	\$1,856,289	\$1,953,125	\$1,568,678	\$2,055,794
Full Market Value	\$14,015,000	\$14,746,000	\$11,844,000	\$15,521,000
Market Value per SqFt	\$177.20	\$177.19	\$166.84	\$204.40
Distance from Cooperative in miles		0.32	0.37	0.77

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01400-0068	1-01350-0019	1-01379-0066	1-01380-0014
Address	108 EAST 66 STREET	339 EAST 57 STREET	4 EAST 65 STREET	19 EAST 65 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	20	36	20	19
Year Built	1928	1929	1915	1928
Gross SqFt	21,814	16,614	22,344	16,000
Estimated Gross Income	\$807,991	\$651,089	\$827,588	\$559,528
Gross Income per SqFt	\$37.04	\$39.19	\$37.04	\$34.97
Estimated Expense	\$203,743	\$195,327	\$208,765	\$162,759
Expense SqFt	\$9.34	\$11.76	\$9.34	\$10.17
Net Operating Income	\$604,248	\$455,762	\$618,823	\$396,769
Full Market Value	\$4,562,000	\$3,441,000	\$4,672,000	\$2,916,000
Market Value per SqFt	\$209.13	\$207.11	\$209.09	\$182.25
Distance from Cooperative in miles		0.52	0.20	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01400-0069	1-01521-0007	1-01307-0029	1-01439-0009
Address	633 PARK AVENUE	115 EAST 92 STREET	155 EAST 52 STREET	325 EAST 64 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	18	54	113	86
Year Built	1913	1927	1929	1920
Gross SqFt	67,600	65,692	66,386	67,390
Estimated Gross Income	\$2,466,724	\$2,405,762	\$2,422,148	\$2,402,836
Gross Income per SqFt	\$36.49	\$36.62	\$36.49	\$35.66
Estimated Expense	\$600,288	\$904,658	\$589,812	\$696,822
Expense SqFt	\$8.88	\$13.77	\$8.88	\$10.34
Net Operating Income	\$1,866,436	\$1,501,104	\$1,832,336	\$1,706,014
Full Market Value	\$14,092,000	\$11,333,000	\$13,834,000	\$12,880,000
Market Value per SqFt	\$208.46	\$172.52	\$208.39	\$191.13
Distance from Cooperative in miles		1.36	0.65	0.35

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01401-0020	1-01447-0005	1-01508-0001	1-01200-0015
Address	889 LEXINGTON AVENUE	311 EAST 72 STREET	903 PARK AVENUE	27 WEST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	44	131	70	64
Year Built	1907	1929	1913	1926
Gross SqFt	134,467	121,234	113,281	126,045
Estimated Gross Income	\$4,113,346	\$3,816,895	\$3,464,904	\$3,583,167
Gross Income per SqFt	\$30.59	\$31.48	\$30.59	\$28.43
Estimated Expense	\$1,230,373	\$1,297,744	\$1,036,094	\$1,218,277
Expense SqFt	\$9.15	\$10.70	\$9.15	\$9.67
Net Operating Income	\$2,882,973	\$2,519,151	\$2,428,810	\$2,364,890
Full Market Value	\$21,767,000	\$19,020,000	\$18,338,000	\$17,855,000
Market Value per SqFt	\$161.88	\$156.89	\$161.88	\$141.66
Distance from Cooperative in miles		0.39	0.67	1.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01401-0027	1-01010-0046	1-01424-0029	1-01307-0029
Address	137 EAST 66 STREET	134 WEST 58 STREET	226 EAST 70 STREET	155 EAST 52 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	33	121	50	113
Year Built	1918	1930	1921	1929
Gross SqFt	62,352	61,791	41,898	66,386
Estimated Gross Income	\$2,558,303	\$2,581,593	\$1,718,953	\$2,422,148
Gross Income per SqFt	\$41.03	\$41.78	\$41.03	\$36.49
Estimated Expense	\$737,001	\$722,846	\$495,077	\$589,812
Expense SqFt	\$11.82	\$11.70	\$11.82	\$8.88
Net Operating Income	\$1,821,302	\$1,858,747	\$1,223,876	\$1,832,336
Full Market Value	\$13,751,000	\$10,960,000	\$9,240,000	\$13,834,000
Market Value per SqFt	\$220.54	\$177.37	\$220.54	\$208.39
Distance from Cooperative in miles		0.76	0.19	0.69

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01401-0032	1-01512-0044	1-01509-0064	1-01437-0032
Address	139 EAST 66 STREET	15 EAST 84 STREET	108 EAST 81 STREET	340 EAST 63 STREET
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	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	20	64	20	42
Year Built	1918	1929	1922	1940
Gross SqFt	38,850	36,935	32,383	32,964
Estimated Gross Income	\$1,378,787	\$1,479,015	\$1,149,311	\$898,058
Gross Income per SqFt	\$35.49	\$40.04	\$35.49	\$27.24
Estimated Expense	\$422,300	\$507,793	\$352,135	\$282,921
Expense SqFt	\$10.87	\$13.75	\$10.87	\$8.58
Net Operating Income	\$956,487	\$971,222	\$797,176	\$615,137
Full Market Value	\$7,221,000	\$7,333,000	\$6,019,000	\$4,644,000
Market Value per SqFt	\$185.87	\$198.54	\$185.87	\$140.88
Distance from Cooperative in miles		0.86	0.72	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01401-0054	1-01300-0050	1-01447-0005	1-01011-0013
Address	895 LEXINGTON AVENUE	140 EAST 46 STREET	311 EAST 72 STREET	145 WEST 58 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	63	202	131	111
Year Built	1908	1924	1929	1928
Gross SqFt	134,342	131,175	121,234	122,813
Estimated Gross Income	\$4,315,065	\$4,796,363	\$3,816,895	\$3,945,042
Gross Income per SqFt	\$32.12	\$36.56	\$31.48	\$32.12
Estimated Expense	\$1,457,611	\$1,367,403	\$1,297,744	\$1,332,749
Expense SqFt	\$10.85	\$10.42	\$10.70	\$10.85
Net Operating Income	\$2,857,454	\$3,428,960	\$2,519,151	\$2,612,293
Full Market Value	\$21,574,000	\$25,889,000	\$19,020,000	\$19,723,000
Market Value per SqFt	\$160.59	\$197.36	\$156.89	\$160.59
Distance from Cooperative in miles		1.04	0.39	0.73

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01402-0001	1-01418-0045	1-01492-0036	1-01124-0059
Address	655 PARK AVENUE	1081 3 AVENUE	920 PARK AVENUE	50 WEST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	54	116	72	213
Year Built	1924	1968	1962	1927
Gross SqFt	160,890	174,273	155,544	143,791
Estimated Gross Income	\$6,139,562	\$7,065,519	\$5,935,028	\$5,148,770
Gross Income per SqFt	\$38.16	\$40.54	\$38.16	\$35.81
Estimated Expense	\$1,946,769	\$2,125,127	\$1,882,298	\$1,920,559
Expense SqFt	\$12.10	\$12.19	\$12.10	\$13.36
Net Operating Income	\$4,192,793	\$4,940,392	\$4,052,730	\$3,228,211
Full Market Value	\$31,656,000	\$37,300,000	\$30,598,000	\$24,373,000
Market Value per SqFt	\$196.76	\$214.03	\$196.72	\$169.50
Distance from Cooperative in miles		0.28	0.67	0.88

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01402-0006	1-01349-0049	1-01427-0028	1-01424-0010
Address	111 EAST 67 STREET	1076 2 AVENUE	1393 2 AVENUE	219 EAST 69 STREET
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	D3-ELEVATOR
Total Units	101	166	149	145
Year Built	1931	1948	1964	1957
Gross SqFt	166,862	180,000	166,432	163,875
Estimated Gross Income	\$5,374,625	\$6,417,229	\$5,361,605	\$5,199,577
Gross Income per SqFt	\$32.21	\$35.65	\$32.21	\$31.73
Estimated Expense	\$1,688,643	\$1,925,169	\$1,684,096	\$1,767,856
Expense SqFt	\$10.12	\$10.70	\$10.12	\$10.79
Net Operating Income	\$3,685,982	\$4,492,060	\$3,677,509	\$3,431,721
Full Market Value	\$27,829,000	\$33,915,000	\$27,765,000	\$25,910,000
Market Value per SqFt	\$166.78	\$188.42	\$166.82	\$158.11
Distance from Cooperative in miles		0.64	0.33	0.23

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01402-0021	1-01010-0046	1-01011-0025	1-01008-0026
Address	901 LEXINGTON AVENUE	134 WEST 58 STREET	117 WEST 58 STREET	105 WEST 55 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	19	121	102	55
Year Built	1907	1930	1900	1917
Gross SqFt	59,928	61,791	66,173	54,838
Estimated Gross Income	\$2,178,982	\$2,581,593	\$2,406,142	\$1,932,719
Gross Income per SqFt	\$36.36	\$41.78	\$36.36	\$35.24
Estimated Expense	\$631,641	\$722,846	\$697,781	\$579,816
Expense SqFt	\$10.54	\$11.70	\$10.54	\$10.57
Net Operating Income	\$1,547,341	\$1,858,747	\$1,708,361	\$1,352,903
Full Market Value	\$11,682,000	\$10,960,000	\$12,898,000	\$10,214,000
Market Value per SqFt	\$194.93	\$177.37	\$194.91	\$186.26
Distance from Cooperative in miles		0.79	0.76	0.86

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01402-0033	1-01415-0021	1-01311-0028	1-01492-0015
Address	1150 3 AVENUE	1143 2 AVENUE	141 EAST 56 STREET	1058 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	97	108	115	72
Year Built	1960	1940	1940	1938
Gross SqFt	104,000	103,304	107,485	104,209
Estimated Gross Income	\$3,986,320	\$2,968,449	\$4,120,417	\$4,406,742
Gross Income per SqFt	\$38.33	\$28.74	\$38.33	\$42.29
Estimated Expense	\$1,162,720	\$1,009,273	\$1,201,270	\$1,392,830
Expense SqFt	\$11.18	\$9.77	\$11.18	\$13.37
Net Operating Income	\$2,823,600	\$1,959,176	\$2,919,147	\$3,013,912
Full Market Value	\$21,318,000	\$14,792,000	\$22,040,000	\$22,755,000
Market Value per SqFt	\$204.98	\$143.19	\$205.05	\$218.36
Distance from Cooperative in miles		0.36	0.54	0.72

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01403-0033	1-01423-0010	1-00835-0001	1-01068-0003
Address	931 LEXINGTON AVENUE	1299 2 AVENUE	1282 BROADWAY	400 WEST 59 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	FASHION	CLINTON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	391	624	697	736
Year Built	1959	1916	1912	1997
Gross SqFt	914,921	938,324	886,042	961,433
Estimated Gross Income	\$29,524,501	\$30,276,670	\$32,552,895	\$28,105,239
Gross Income per SqFt	\$32.27	\$32.27	\$36.74	\$29.23
Estimated Expense	\$10,036,683	\$10,294,068	\$9,724,891	\$8,011,787
Expense SqFt	\$10.97	\$10.97	\$10.98	\$8.33
Net Operating Income	\$19,487,818	\$19,982,602	\$22,828,004	\$20,093,452
Full Market Value	\$147,133,000	\$150,869,000	\$172,352,000	\$151,706,000
Market Value per SqFt	\$160.81	\$160.79	\$194.52	\$157.79
Distance from Cooperative in miles		0.12	1.79	1.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01404-0014	1-01409-0021	1-01349-0035	1-01439-0009
Address	944 LEXINGTON AVENUE	1033 LEXINGTON AVENUE	340 EAST 57 STREET	325 EAST 64 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	34	35	59	86
Year Built	1916	1923	1931	1920
Gross SqFt	76,745	71,189	73,000	67,390
Estimated Gross Income	\$2,712,168	\$2,516,105	\$1,964,156	\$2,402,836
Gross Income per SqFt	\$35.34	\$35.34	\$26.91	\$35.66
Estimated Expense	\$1,019,174	\$945,245	\$667,813	\$696,822
Expense SqFt	\$13.28	\$13.28	\$9.15	\$10.34
Net Operating Income	\$1,692,994	\$1,570,860	\$1,296,343	\$1,706,014
Full Market Value	\$12,782,000	\$11,860,000	\$8,603,000	\$12,880,000
Market Value per SqFt	\$166.55	\$166.60	\$117.85	\$191.13
Distance from Cooperative in miles		0.27	0.73	0.42

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01404-0022	1-01010-0046	1-01582-0031	1-01521-0007
Address	943 LEXINGTON AVENUE	134 WEST 58 STREET	544 EAST 86 STREET	115 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	21	121	31	54
Year Built	1924	1930	1929	1927
Gross SqFt	68,693	61,791	74,396	65,692
Estimated Gross Income	\$2,865,185	\$2,581,593	\$3,102,942	\$2,405,762
Gross Income per SqFt	\$41.71	\$41.78	\$41.71	\$36.62
Estimated Expense	\$888,200	\$722,846	\$961,702	\$904,658
Expense SqFt	\$12.93	\$11.70	\$12.93	\$13.77
Net Operating Income	\$1,976,985	\$1,858,747	\$2,141,240	\$1,501,104
Full Market Value	\$14,926,000	\$10,960,000	\$16,166,000	\$11,333,000
Market Value per SqFt	\$217.29	\$177.37	\$217.30	\$172.52
Distance from Cooperative in miles		0.85	0.97	1.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01404-0033	1-01338-0035	1-01344-0030	1-01559-0033
Address	1186 3 AVENUE	330 EAST 46 STREET	939 1 AVENUE	420 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	66	206	142	157
Year Built	1961	1961	1962	1961
Gross SqFt	132,724	133,828	146,072	137,238
Estimated Gross Income	\$4,140,989	\$5,130,420	\$4,557,169	\$4,208,403
Gross Income per SqFt	\$31.20	\$38.34	\$31.20	\$30.66
Estimated Expense	\$1,408,202	\$1,577,836	\$1,549,437	\$1,430,857
Expense SqFt	\$10.61	\$11.79	\$10.61	\$10.43
Net Operating Income	\$2,732,787	\$3,552,584	\$3,007,732	\$2,777,546
Full Market Value	\$20,633,000	\$26,822,000	\$22,708,000	\$20,971,000
Market Value per SqFt	\$155.46	\$200.42	\$155.46	\$152.81
Distance from Cooperative in miles		1.21	0.92	0.65

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01404-0052	1-01391-0002	1-01008-0026	1-01122-0047
Address	955 LEXINGTON AVENUE	952 5 AVENUE	105 WEST 55 STREET	30 WEST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	31	38	55	35
Year Built	1924	1923	1917	1916
Gross SqFt	54,719	41,287	54,838	58,361
Estimated Gross Income	\$1,928,298	\$1,711,237	\$1,932,719	\$1,734,966
Gross Income per SqFt	\$35.24	\$41.45	\$35.24	\$29.73
Estimated Expense	\$578,380	\$479,146	\$579,816	\$589,888
Expense SqFt	\$10.57	\$11.61	\$10.57	\$10.11
Net Operating Income	\$1,349,918	\$1,232,091	\$1,352,903	\$1,145,078
Full Market Value	\$10,192,000	\$9,302,000	\$10,214,000	\$8,645,000
Market Value per SqFt	\$186.26	\$225.30	\$186.26	\$148.13
Distance from Cooperative in miles		0.46	0.93	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01405-0033	1-01526-0021	1-01343-0049	1-01011-0013
Address	1210 3 AVENUE	1543 2 AVENUE	956 2 AVENUE	145 WEST 58 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	48	117	121	111
Year Built	1959	1959	1959	1928
Gross SqFt	117,958	123,524	115,860	122,813
Estimated Gross Income	\$3,788,811	\$3,196,691	\$3,914,387	\$3,945,042
Gross Income per SqFt	\$32.12	\$25.88	\$33.79	\$32.12
Estimated Expense	\$1,279,844	\$1,409,055	\$1,396,513	\$1,332,749
Expense SqFt	\$10.85	\$11.41	\$12.05	\$10.85
Net Operating Income	\$2,508,967	\$1,787,636	\$2,517,874	\$2,612,293
Full Market Value	\$18,943,000	\$13,474,000	\$19,010,000	\$19,723,000
Market Value per SqFt	\$160.59	\$109.08	\$164.08	\$160.59
Distance from Cooperative in miles		0.53	1.02	0.85

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01405-0040	1-01318-0022	1-01410-0033	1-01512-0040
Address	1218 3 AVENUE	825 2 AVENUE	1308 3 AVENUE	1482 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	103	249	114	185
Year Built	1962	1964	1962	1963
Gross SqFt	212,118	210,810	191,549	224,000
Estimated Gross Income	\$7,358,373	\$9,074,812	\$6,643,968	\$7,268,002
Gross Income per SqFt	\$34.69	\$43.05	\$34.69	\$32.45
Estimated Expense	\$2,522,083	\$2,413,472	\$2,277,437	\$1,824,906
Expense SqFt	\$11.89	\$11.45	\$11.89	\$8.15
Net Operating Income	\$4,836,290	\$6,661,340	\$4,366,531	\$5,443,096
Full Market Value	\$36,514,000	\$50,293,000	\$32,967,000	\$41,095,000
Market Value per SqFt	\$172.14	\$238.57	\$172.11	\$183.46
Distance from Cooperative in miles		1.29	0.26	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01405-0051	1-01029-0036	1-01426-0029	1-01125-0009
Address	975 LEXINGTON AVENUE	910 7 AVENUE	242 EAST 72 STREET	37 WEST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	52	66	75	94
Year Built	1927	1913	1930	1929
Gross SqFt	88,829	94,166	98,150	80,281
Estimated Gross Income	\$2,743,040	\$3,089,665	\$3,031,249	\$2,280,130
Gross Income per SqFt	\$30.88	\$32.81	\$30.88	\$28.40
Estimated Expense	\$932,705	\$1,050,486	\$1,030,625	\$775,244
Expense SqFt	\$10.50	\$11.16	\$10.50	\$9.66
Net Operating Income	\$1,810,335	\$2,039,179	\$2,000,624	\$1,504,886
Full Market Value	\$13,668,000	\$15,396,000	\$15,105,000	\$11,362,000
Market Value per SqFt	\$153.87	\$163.50	\$153.90	\$141.53
Distance from Cooperative in miles		0.99	0.13	0.95

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01405-0072	1-01144-0001	1-01473-0038	1-01150-0041
Address	733 PARK AVENUE	261 AMSTERDAM AVENUE	420 EAST 79 STREET	120 WEST 79 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	30	66	112	64
Year Built	1972	1906	1959	1926
Gross SqFt	114,675	111,997	113,820	114,696
Estimated Gross Income	\$3,505,615	\$3,792,755	\$3,479,020	\$3,323,219
Gross Income per SqFt	\$30.57	\$33.86	\$30.57	\$28.97
Estimated Expense	\$1,191,473	\$934,320	\$1,182,867	\$1,129,894
Expense SqFt	\$10.39	\$8.34	\$10.39	\$9.85
Net Operating Income	\$2,314,142	\$2,858,435	\$2,296,153	\$2,193,325
Full Market Value	\$17,472,000	\$21,581,000	\$17,336,000	\$16,560,000
Market Value per SqFt	\$152.36	\$192.69	\$152.31	\$144.38
Distance from Cooperative in miles		1.03	0.64	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01406-0017	1-01584-0001	1-01309-0050	1-01565-0035
Address	976 LEXINGTON AVENUE	1658 YORK AVENUE	136 EAST 55 STREET	430 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN CBD	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	112	180	200	133
Year Built	1959	1963	1957	1931
Gross SqFt	208,800	202,322	204,269	205,967
Estimated Gross Income	\$7,241,184	\$7,602,247	\$7,083,301	\$6,403,486
Gross Income per SqFt	\$34.68	\$37.57	\$34.68	\$31.09
Estimated Expense	\$2,048,328	\$2,383,417	\$2,004,200	\$2,432,123
Expense SqFt	\$9.81	\$11.78	\$9.81	\$11.81
Net Operating Income	\$5,192,856	\$5,218,830	\$5,079,101	\$3,971,363
Full Market Value	\$39,206,000	\$39,402,000	\$38,347,000	\$29,984,000
Market Value per SqFt	\$187.77	\$194.75	\$187.73	\$145.58
Distance from Cooperative in miles		1.04	0.84	0.87

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01406-0041	1-00889-0068	1-01242-9055	1-01364-0034
Address	1230 3 AVENUE	120 EAST 34 STREET	2527 BROADWAY	422 EAST 53 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MURRAY HILL	UPPER WEST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	130	282	295	295
Year Built	1962	1962	1999	1974
Gross SqFt	306,968	310,860	307,500	312,417
Estimated Gross Income	\$10,486,027	\$11,001,398	\$10,504,539	\$10,361,717
Gross Income per SqFt	\$34.16	\$35.39	\$34.16	\$33.17
Estimated Expense	\$3,054,332	\$3,518,170	\$3,060,988	\$3,315,749
Expense SqFt	\$9.95	\$11.32	\$9.95	\$10.61
Net Operating Income	\$7,431,695	\$7,483,228	\$7,443,551	\$7,045,968
Full Market Value	\$56,109,000	\$56,499,000	\$56,199,000	\$53,197,000
Market Value per SqFt	\$182.78	\$181.75	\$182.76	\$170.28
Distance from Cooperative in miles		1.88	1.77	1.02

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01406-0046	1-01232-0014	1-01311-0028	1-01426-0029
Address	164 EAST 72 STREET	2326 BROADWAY	141 EAST 56 STREET	242 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	44	129	115	75
Year Built	1926	1925	1940	1930
Gross SqFt	101,415	104,810	107,485	98,150
Estimated Gross Income	\$3,887,237	\$4,644,725	\$4,120,417	\$3,031,249
Gross Income per SqFt	\$38.33	\$44.32	\$38.33	\$30.88
Estimated Expense	\$1,133,820	\$1,308,085	\$1,201,270	\$1,030,625
Expense SqFt	\$11.18	\$12.48	\$11.18	\$10.50
Net Operating Income	\$2,753,417	\$3,336,640	\$2,919,147	\$2,000,624
Full Market Value	\$20,788,000	\$25,192,000	\$22,040,000	\$15,105,000
Market Value per SqFt	\$204.98	\$240.36	\$205.05	\$153.90
Distance from Cooperative in miles		1.41	0.74	0.12

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01406-0050	1-01307-0029	1-01439-0009	1-01409-0021
Address	158 EAST 72 STREET	155 EAST 52 STREET	325 EAST 64 STREET	1033 LEXINGTON 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	D9-ELEVATOR	D6-ELEVATOR
Total Units	21	113	86	35
Year Built	1928	1929	1920	1923
Gross SqFt	63,229	66,386	67,390	71,189
Estimated Gross Income	\$2,254,746	\$2,422,148	\$2,402,836	\$2,516,105
Gross Income per SqFt	\$35.66	\$36.49	\$35.66	\$35.34
Estimated Expense	\$653,788	\$589,812	\$696,822	\$945,245
Expense SqFt	\$10.34	\$8.88	\$10.34	\$13.28
Net Operating Income	\$1,600,958	\$1,832,336	\$1,706,014	\$1,570,860
Full Market Value	\$12,087,000	\$13,834,000	\$12,880,000	\$11,860,000
Market Value per SqFt	\$191.16	\$208.39	\$191.13	\$166.60
Distance from Cooperative in miles		0.94	0.43	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01406-0061	1-01424-0029	1-01391-0002	1-01472-0034
Address	132 EAST 72 STREET	226 EAST 70 STREET	952 5 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	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	16	50	38	47
Year Built	1925	1921	1923	1936
Gross SqFt	47,245	41,898	41,287	44,856
Estimated Gross Income	\$1,938,462	\$1,718,953	\$1,711,237	\$1,439,046
Gross Income per SqFt	\$41.03	\$41.03	\$41.45	\$32.08
Estimated Expense	\$558,436	\$495,077	\$479,146	\$335,762
Expense SqFt	\$11.82	\$11.82	\$11.61	\$7.49
Net Operating Income	\$1,380,026	\$1,223,876	\$1,232,091	\$1,103,284
Full Market Value	\$10,419,000	\$9,240,000	\$9,302,000	\$8,330,000
Market Value per SqFt	\$220.53	\$220.54	\$225.30	\$185.71
Distance from Cooperative in miles		0.23	0.32	0.58

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01406-0065	1-01518-0024	1-01144-0001	1-01343-0049
Address	114 EAST 72 STREET	1341 LEXINGTON AVENUE	261 AMSTERDAM AVENUE	956 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	44	107	66	121
Year Built	1963	1960	1906	1959
Gross SqFt	112,900	114,939	111,997	115,860
Estimated Gross Income	\$3,822,794	\$4,194,185	\$3,792,755	\$3,914,387
Gross Income per SqFt	\$33.86	\$36.49	\$33.86	\$33.79
Estimated Expense	\$941,586	\$982,836	\$934,320	\$1,396,513
Expense SqFt	\$8.34	\$8.55	\$8.34	\$12.05
Net Operating Income	\$2,881,208	\$3,211,349	\$2,858,435	\$2,517,874
Full Market Value	\$21,753,000	\$24,246,000	\$21,581,000	\$19,010,000
Market Value per SqFt	\$192.67	\$210.95	\$192.69	\$164.08
Distance from Cooperative in miles		0.93	1.03	1.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01406-0069	1-01447-0005	1-01169-0029	1-01011-0013
Address	751 PARK AVENUE	311 EAST 72 STREET	360 AMSTERDAM AVENUE	145 WEST 58 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	51	131	134	111
Year Built	1914	1929	1929	1928
Gross SqFt	130,533	121,234	131,476	122,813
Estimated Gross Income	\$4,131,369	\$3,816,895	\$4,161,865	\$3,945,042
Gross Income per SqFt	\$31.65	\$31.48	\$31.65	\$32.12
Estimated Expense	\$1,028,600	\$1,297,744	\$1,331,797	\$1,332,749
Expense SqFt	\$7.88	\$10.70	\$10.13	\$10.85
Net Operating Income	\$3,102,769	\$2,519,151	\$2,830,068	\$2,612,293
Full Market Value	\$23,426,000	\$19,020,000	\$21,367,000	\$19,723,000
Market Value per SqFt	\$179.46	\$156.89	\$162.52	\$160.59
Distance from Cooperative in miles		0.35	1.19	0.83

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-0001	1-01342-0012	1-01488-0013	
Address	775 PARK AVENUE	333 EAST 49 STREET	519 EAST 76 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	48	204	210	
Year Built	1927	1965	1964	
Gross SqFt	208,986	177,380	258,394	
Estimated Gross Income	\$6,518,273	\$6,154,133	\$11,973,100	
Gross Income per SqFt	\$31.19	\$34.69	\$46.34	
Estimated Expense	\$2,607,309	\$1,886,894	\$3,692,950	
Expense SqFt	\$12.48	\$10.64	\$14.29	
Net Operating Income	\$3,910,964	\$4,267,239	\$8,280,150	
Full Market Value	\$29,528,000	\$32,218,000	\$62,515,000	
Market Value per SqFt	\$141.29	\$181.63	\$241.94	
Distance from Cooperative in miles		1.19	0.68	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-0008	1-01409-0021	1-01515-0007	1-01217-0025
Address	117 EAST 72 STREET	1033 LEXINGTON AVENUE	103 EAST 86 STREET	115 WEST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	20	35	52	81
Year Built	1928	1923	1914	1931
Gross SqFt	81,622	71,189	91,260	83,837
Estimated Gross Income	\$2,809,429	\$2,516,105	\$3,140,737	\$2,782,003
Gross Income per SqFt	\$34.42	\$35.34	\$34.42	\$33.18
Estimated Expense	\$887,231	\$945,245	\$991,961	\$945,881
Expense SqFt	\$10.87	\$13.28	\$10.87	\$11.28
Net Operating Income	\$1,922,198	\$1,570,860	\$2,148,776	\$1,836,122
Full Market Value	\$14,513,000	\$11,860,000	\$16,223,000	\$13,863,000
Market Value per SqFt	\$177.81	\$166.60	\$177.77	\$165.36
Distance from Cooperative in miles		0.14	0.71	1.25

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-0016	1-01418-0045	1-01349-0049	1-01168-0010
Address	1004 LEXINGTON AVENUE	1081 3 AVENUE	1076 2 AVENUE	2161 BROADWAY
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	66	116	166	83
Year Built	1917	1968	1948	1925
Gross SqFt	173,024	174,273	180,000	170,801
Estimated Gross Income	\$6,168,306	\$7,065,519	\$6,417,229	\$5,223,527
Gross Income per SqFt	\$35.65	\$40.54	\$35.65	\$30.58
Estimated Expense	\$1,851,357	\$2,125,127	\$1,925,169	\$1,775,999
Expense SqFt	\$10.70	\$12.19	\$10.70	\$10.40
Net Operating Income	\$4,316,949	\$4,940,392	\$4,492,060	\$3,447,528
Full Market Value	\$32,593,000	\$37,300,000	\$33,915,000	\$26,029,000
Market Value per SqFt	\$188.37	\$214.03	\$188.42	\$152.39
Distance from Cooperative in miles		0.49	0.87	1.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-0020	1-01392-0047	1-01439-0009	1-01008-0026
Address	1003 LEXINGTON AVENUE	50 EAST 78 STREET	325 EAST 64 STREET	105 WEST 55 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	16	48	86	55
Year Built	1924	1936	1920	1917
Gross SqFt	56,126	52,356	67,390	54,838
Estimated Gross Income	\$2,001,453	\$2,364,456	\$2,402,836	\$1,932,719
Gross Income per SqFt	\$35.66	\$45.16	\$35.66	\$35.24
Estimated Expense	\$580,343	\$651,071	\$696,822	\$579,816
Expense SqFt	\$10.34	\$12.44	\$10.34	\$10.57
Net Operating Income	\$1,421,110	\$1,713,385	\$1,706,014	\$1,352,903
Full Market Value	\$10,729,000	\$12,936,000	\$12,880,000	\$10,214,000
Market Value per SqFt	\$191.16	\$247.08	\$191.13	\$186.26
Distance from Cooperative in miles		0.31	0.47	1.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-0026	1-01311-0028	1-01515-0007	1-01426-0029
Address	153 EAST 72 STREET	141 EAST 56 STREET	103 EAST 86 STREET	242 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	40	115	52	75
Year Built	1929	1940	1914	1930
Gross SqFt	98,373	107,485	91,260	98,150
Estimated Gross Income	\$3,385,999	\$4,120,417	\$3,140,737	\$3,031,249
Gross Income per SqFt	\$34.42	\$38.33	\$34.42	\$30.88
Estimated Expense	\$1,069,315	\$1,201,270	\$991,961	\$1,030,625
Expense SqFt	\$10.87	\$11.18	\$10.87	\$10.50
Net Operating Income	\$2,316,684	\$2,919,147	\$2,148,776	\$2,000,624
Full Market Value	\$17,491,000	\$22,040,000	\$16,223,000	\$15,105,000
Market Value per SqFt	\$177.80	\$205.05	\$177.77	\$153.90
Distance from Cooperative in miles		0.80	0.72	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-0033	1-01541-0001	1-01422-0021	1-01045-0029
Address	1250 3 AVENUE	1695 3 AVENUE	1283 2 AVENUE	911 8 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	190	387	181	360
Year Built	1960	1985	1973	1964
Gross SqFt	326,054	329,850	348,130	325,163
Estimated Gross Income	\$11,141,265	\$13,432,787	\$11,896,670	\$9,446,635
Gross Income per SqFt	\$34.17	\$40.72	\$34.17	\$29.05
Estimated Expense	\$3,736,579	\$3,761,180	\$3,987,882	\$3,211,856
Expense SqFt	\$11.46	\$11.40	\$11.46	\$9.88
Net Operating Income	\$7,404,686	\$9,671,607	\$7,908,788	\$6,234,779
Full Market Value	\$55,906,000	\$73,021,000	\$59,711,000	\$47,073,000
Market Value per SqFt	\$171.46	\$221.38	\$171.52	\$144.77
Distance from Cooperative in miles		1.17	0.28	1.31

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-0051	1-01426-0029	1-01492-0015	1-01515-0007
Address	1017 LEXINGTON AVENUE	242 EAST 72 STREET	1058 MADISON AVENUE	103 EAST 86 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	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	45	75	72	52
Year Built	1923	1930	1938	1914
Gross SqFt	97,328	98,150	104,209	91,260
Estimated Gross Income	\$3,350,030	\$3,031,249	\$4,406,742	\$3,140,737
Gross Income per SqFt	\$34.42	\$30.88	\$42.29	\$34.42
Estimated Expense	\$1,057,955	\$1,030,625	\$1,392,830	\$991,961
Expense SqFt	\$10.87	\$10.50	\$13.37	\$10.87
Net Operating Income	\$2,292,075	\$2,000,624	\$3,013,912	\$2,148,776
Full Market Value	\$17,305,000	\$15,105,000	\$22,755,000	\$16,223,000
Market Value per SqFt	\$177.80	\$153.90	\$218.36	\$177.77
Distance from Cooperative in miles		0.13	0.50	0.72

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0001	1-01517-0001	1-01492-0036	1-01511-0033
Address	785 PARK AVENUE	1085 PARK AVENUE	920 PARK AVENUE	1450 3 AVENUE
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	D9-ELEVATOR	D6-ELEVATOR
Total Units	88	46	72	94
Year Built	1940	1926	1962	1961
Gross SqFt	143,244	127,395	155,544	147,534
Estimated Gross Income	\$5,466,191	\$6,333,809	\$5,935,028	\$4,487,887
Gross Income per SqFt	\$38.16	\$49.72	\$38.16	\$30.42
Estimated Expense	\$1,733,252	\$1,708,704	\$1,882,298	\$1,292,635
Expense SqFt	\$12.10	\$13.41	\$12.10	\$8.76
Net Operating Income	\$3,732,939	\$4,625,105	\$4,052,730	\$3,195,252
Full Market Value	\$28,184,000	\$34,920,000	\$30,598,000	\$24,124,000
Market Value per SqFt	\$196.76	\$274.11	\$196.72	\$163.51
Distance from Cooperative in miles		0.76	0.37	0.47

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0020	1-01305-0023	1-01007-0001	1-01472-0022
Address	1019 LEXINGTON AVENUE	135 EAST 50 STREET	841 7 AVENUE	1453 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	31	107	59	96
Year Built	1925	1924	1923	1958
Gross SqFt	78,000	70,836	85,309	75,936
Estimated Gross Income	\$2,944,500	\$2,850,495	\$3,220,587	\$2,738,954
Gross Income per SqFt	\$37.75	\$40.24	\$37.75	\$36.07
Estimated Expense	\$854,100	\$1,013,033	\$933,970	\$683,160
Expense SqFt	\$10.95	\$14.30	\$10.95	\$9.00
Net Operating Income	\$2,090,400	\$1,837,462	\$2,286,617	\$2,055,794
Full Market Value	\$15,783,000	\$13,873,000	\$17,264,000	\$15,521,000
Market Value per SqFt	\$202.35	\$195.85	\$202.37	\$204.40
Distance from Cooperative in miles		1.14	1.13	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0022	1-01547-0032	1-01391-0002	1-01379-0030
Address	153 EAST 73 STREET	344 EAST 85 STREET	952 5 AVENUE	47 EAST 64 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	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	65	38	40
Year Built	1923	1920	1923	1929
Gross SqFt	39,581	34,300	41,287	41,692
Estimated Gross Income	\$1,640,632	\$1,486,704	\$1,711,237	\$1,707,843
Gross Income per SqFt	\$41.45	\$43.34	\$41.45	\$40.96
Estimated Expense	\$459,535	\$416,277	\$479,146	\$518,855
Expense SqFt	\$11.61	\$12.14	\$11.61	\$12.44
Net Operating Income	\$1,181,097	\$1,070,427	\$1,232,091	\$1,188,988
Full Market Value	\$8,917,000	\$8,082,000	\$9,302,000	\$8,977,000
Market Value per SqFt	\$225.28	\$235.63	\$225.30	\$215.32
Distance from Cooperative in miles		0.62	0.32	0.49

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0033	1-01410-0033	1-01424-0010	1-01349-0049
Address	1270 3 AVENUE	1308 3 AVENUE	219 EAST 69 STREET	1076 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	119	114	145	166
Year Built	1958	1962	1957	1948
Gross SqFt	177,975	191,549	163,875	180,000
Estimated Gross Income	\$6,173,953	\$6,643,968	\$5,199,577	\$6,417,229
Gross Income per SqFt	\$34.69	\$34.69	\$31.73	\$35.65
Estimated Expense	\$2,116,123	\$2,277,437	\$1,767,856	\$1,925,169
Expense SqFt	\$11.89	\$11.89	\$10.79	\$10.70
Net Operating Income	\$4,057,830	\$4,366,531	\$3,431,721	\$4,492,060
Full Market Value	\$30,637,000	\$32,967,000	\$25,910,000	\$33,915,000
Market Value per SqFt	\$172.14	\$172.11	\$158.11	\$188.42
Distance from Cooperative in miles		0.10	0.24	0.88

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0040	1-01438-0006	1-01492-0036	1-01410-0033
Address	1280 3 AVENUE	305 EAST 63 STREET	920 PARK AVENUE	1308 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	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	123	111	72	114
Year Built	1966	1931	1962	1962
Gross SqFt	159,929	164,567	155,544	191,549
Estimated Gross Income	\$6,102,891	\$6,852,219	\$5,935,028	\$6,643,968
Gross Income per SqFt	\$38.16	\$41.64	\$38.16	\$34.69
Estimated Expense	\$1,935,141	\$2,008,920	\$1,882,298	\$2,277,437
Expense SqFt	\$12.10	\$12.21	\$12.10	\$11.89
Net Operating Income	\$4,167,750	\$4,843,299	\$4,052,730	\$4,366,531
Full Market Value	\$31,467,000	\$36,567,000	\$30,598,000	\$32,967,000
Market Value per SqFt	\$196.76	\$222.20	\$196.72	\$172.11
Distance from Cooperative in miles		0.56	0.40	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0041	1-01521-0007	1-01518-0009	1-01511-0008
Address	168 EAST 74 STREET	115 EAST 92 STREET	115 EAST 89 STREET	115 EAST 82 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	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	31	54	45	38
Year Built	1926	1927	1924	1919
Gross SqFt	61,051	65,692	52,848	50,592
Estimated Gross Income	\$2,081,839	\$2,405,762	\$1,801,970	\$1,529,730
Gross Income per SqFt	\$34.10	\$36.62	\$34.10	\$30.24
Estimated Expense	\$768,632	\$904,658	\$665,590	\$513,620
Expense SqFt	\$12.59	\$13.77	\$12.59	\$10.15
Net Operating Income	\$1,313,207	\$1,501,104	\$1,136,380	\$1,016,110
Full Market Value	\$9,915,000	\$11,333,000	\$8,580,000	\$7,672,000
Market Value per SqFt	\$162.41	\$172.52	\$162.35	\$151.64
Distance from Cooperative in miles		0.96	0.81	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0066	1-01391-0002	1-01008-0026	1-01445-0035
Address	112 EAST 74 STREET	952 5 AVENUE	105 WEST 55 STREET	330 EAST 71 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	23	38	55	59
Year Built	1917	1923	1917	1940
Gross SqFt	48,338	41,287	54,838	53,768
Estimated Gross Income	\$1,703,431	\$1,711,237	\$1,932,719	\$1,569,833
Gross Income per SqFt	\$35.24	\$41.45	\$35.24	\$29.20
Estimated Expense	\$510,933	\$479,146	\$579,816	\$533,743
Expense SqFt	\$10.57	\$11.61	\$10.57	\$9.93
Net Operating Income	\$1,192,498	\$1,232,091	\$1,352,903	\$1,036,090
Full Market Value	\$9,003,000	\$9,302,000	\$10,214,000	\$7,822,000
Market Value per SqFt	\$186.25	\$225.30	\$186.26	\$145.48
Distance from Cooperative in miles		0.24	1.04	0.38

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0071	1-01144-0001	1-01343-0049	1-01447-0005
Address	791 PARK AVENUE	261 AMSTERDAM AVENUE	956 2 AVENUE	311 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	34	66	121	131
Year Built	1925	1906	1959	1929
Gross SqFt	116,499	111,997	115,860	121,234
Estimated Gross Income	\$3,936,501	\$3,792,755	\$3,914,387	\$3,816,895
Gross Income per SqFt	\$33.79	\$33.86	\$33.79	\$31.48
Estimated Expense	\$1,403,813	\$934,320	\$1,396,513	\$1,297,744
Expense SqFt	\$12.05	\$8.34	\$12.05	\$10.70
Net Operating Income	\$2,532,688	\$2,858,435	\$2,517,874	\$2,519,151
Full Market Value	\$19,122,000	\$21,581,000	\$19,010,000	\$19,020,000
Market Value per SqFt	\$164.14	\$192.69	\$164.08	\$156.89
Distance from Cooperative in miles		1.03	1.19	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0001	1-01368-0005	1-01511-0033	1-01581-0030
Address	799 PARK AVENUE	405 EAST 56 STREET	1450 3 AVENUE	110 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	80	175	94	146
Year Built	1960	1961	1961	1951
Gross SqFt	148,485	160,264	147,534	150,754
Estimated Gross Income	\$4,516,914	\$4,881,414	\$4,487,887	\$4,415,931
Gross Income per SqFt	\$30.42	\$30.46	\$30.42	\$29.29
Estimated Expense	\$1,300,729	\$1,659,681	\$1,292,635	\$1,594,655
Expense SqFt	\$8.76	\$10.36	\$8.76	\$10.58
Net Operating Income	\$3,216,185	\$3,221,733	\$3,195,252	\$2,821,276
Full Market Value	\$24,282,000	\$24,324,000	\$24,124,000	\$21,301,000
Market Value per SqFt	\$163.53	\$151.77	\$163.51	\$141.30
Distance from Cooperative in miles		1.02	0.42	0.80

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0009	1-01379-0030	1-01409-0042	1-01467-0005
Address	121 EAST 74 STREET	47 EAST 64 STREET	192 EAST 75 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	32	40	43	47
Year Built	1928	1929	1927	1936
Gross SqFt	49,196	41,692	40,249	49,590
Estimated Gross Income	\$1,428,652	\$1,707,843	\$1,465,304	\$1,440,218
Gross Income per SqFt	\$29.04	\$40.96	\$36.41	\$29.04
Estimated Expense	\$295,668	\$518,855	\$389,156	\$297,829
Expense SqFt	\$6.01	\$12.44	\$9.67	\$6.01
Net Operating Income	\$1,132,984	\$1,188,988	\$1,076,148	\$1,142,389
Full Market Value	\$8,554,000	\$8,977,000	\$8,125,000	\$8,625,000
Market Value per SqFt	\$173.88	\$215.32	\$201.87	\$173.93
Distance from Cooperative in miles		0.51	0.09	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0032	1-01451-0040	1-01577-0044	1-01528-0041
Address	173 EAST 74 STREET	330 EAST 77 STREET	512 EAST 81 STREET	212 EAST 83 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	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	15	20	15	22
Year Built	1915	1900	1920	1920
Gross SqFt	9,465	10,130	9,630	9,740
Estimated Gross Income	\$342,633	\$427,674	\$348,652	\$347,275
Gross Income per SqFt	\$36.20	\$42.22	\$36.20	\$35.65
Estimated Expense	\$106,671	\$127,309	\$108,504	\$124,417
Expense SqFt	\$11.27	\$12.57	\$11.27	\$12.77
Net Operating Income	\$235,962	\$300,365	\$240,148	\$222,858
Full Market Value	\$1,782,000	\$2,268,000	\$1,813,000	\$1,683,000
Market Value per SqFt	\$188.27	\$223.89	\$188.27	\$172.79
Distance from Cooperative in miles		0.27	0.62	0.43

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0033	1-01532-0016	1-01311-0028	1-01518-0024
Address	177 EAST 74 STREET	241 EAST 86 STREET	141 EAST 56 STREET	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN CBD	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	99	111	115	107
Year Built	1963	1989	1940	1960
Gross SqFt	107,600	104,440	107,485	114,939
Estimated Gross Income	\$4,124,308	\$4,009,095	\$4,120,417	\$4,194,185
Gross Income per SqFt	\$38.33	\$38.39	\$38.33	\$36.49
Estimated Expense	\$1,202,968	\$875,808	\$1,201,270	\$982,836
Expense SqFt	\$11.18	\$8.39	\$11.18	\$8.55
Net Operating Income	\$2,921,340	\$3,133,287	\$2,919,147	\$3,211,349
Full Market Value	\$22,056,000	\$23,656,000	\$22,040,000	\$24,246,000
Market Value per SqFt	\$204.98	\$226.50	\$205.05	\$210.95
Distance from Cooperative in miles		0.63	0.90	0.76

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0040	1-01492-0036	1-01410-0033	1-01427-0028
Address	1296 3 AVENUE	920 PARK AVENUE	1308 3 AVENUE	1393 2 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	141	72	114	149
Year Built	1961	1962	1962	1964
Gross SqFt	162,750	155,544	191,549	166,432
Estimated Gross Income	\$5,645,798	\$5,935,028	\$6,643,968	\$5,361,605
Gross Income per SqFt	\$34.69	\$38.16	\$34.69	\$32.21
Estimated Expense	\$1,935,098	\$1,882,298	\$2,277,437	\$1,684,096
Expense SqFt	\$11.89	\$12.10	\$11.89	\$10.12
Net Operating Income	\$3,710,700	\$4,052,730	\$4,366,531	\$3,677,509
Full Market Value	\$28,016,000	\$30,598,000	\$32,967,000	\$27,765,000
Market Value per SqFt	\$172.14	\$196.72	\$172.11	\$166.82
Distance from Cooperative in miles		0.36	0.05	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0043	1-01428-0036	1-01428-0007	1-01429-0037
Address	188 EAST 75 STREET	226 EAST 74 STREET	211 EAST 73 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	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	24	34	24	41
Year Built	1924	1920	1930	1930
Gross SqFt	16,870	15,040	14,185	23,490
Estimated Gross Income	\$645,109	\$674,312	\$542,408	\$757,678
Gross Income per SqFt	\$38.24	\$44.83	\$38.24	\$32.26
Estimated Expense	\$245,121	\$168,583	\$206,115	\$258,113
Expense SqFt	\$14.53	\$11.21	\$14.53	\$10.99
Net Operating Income	\$399,988	\$505,729	\$336,293	\$499,565
Full Market Value	\$3,020,000	\$3,818,000	\$2,539,000	\$3,772,000
Market Value per SqFt	\$179.02	\$253.86	\$178.99	\$160.58
Distance from Cooperative in miles		0.13	0.13	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0061	1-01392-0047	1-01409-0021	1-01445-0035
Address	120 EAST 75 STREET	50 EAST 78 STREET	1033 LEXINGTON AVENUE	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	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	38	48	35	59
Year Built	1923	1936	1923	1940
Gross SqFt	56,500	52,356	71,189	53,768
Estimated Gross Income	\$1,996,710	\$2,364,456	\$2,516,105	\$1,569,833
Gross Income per SqFt	\$35.34	\$45.16	\$35.34	\$29.20
Estimated Expense	\$750,320	\$651,071	\$945,245	\$533,743
Expense SqFt	\$13.28	\$12.44	\$13.28	\$9.93
Net Operating Income	\$1,246,390	\$1,713,385	\$1,570,860	\$1,036,090
Full Market Value	\$9,410,000	\$12,936,000	\$11,860,000	\$7,822,000
Market Value per SqFt	\$166.55	\$247.08	\$166.60	\$145.48
Distance from Cooperative in miles		0.18	0.09	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0069	1-01492-0015	1-01515-0007	1-01508-0001
Address	815 PARK AVENUE	1058 MADISON AVENUE	103 EAST 86 STREET	903 PARK AVENUE
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	D6-ELEVATOR	D3-ELEVATOR
Total Units	55	72	52	70
Year Built	1917	1938	1914	1913
Gross SqFt	101,056	104,209	91,260	113,281
Estimated Gross Income	\$3,478,348	\$4,406,742	\$3,140,737	\$3,464,904
Gross Income per SqFt	\$34.42	\$42.29	\$34.42	\$30.59
Estimated Expense	\$1,098,479	\$1,392,830	\$991,961	\$1,036,094
Expense SqFt	\$10.87	\$13.37	\$10.87	\$9.15
Net Operating Income	\$2,379,869	\$3,013,912	\$2,148,776	\$2,428,810
Full Market Value	\$17,968,000	\$22,755,000	\$16,223,000	\$18,338,000
Market Value per SqFt	\$177.80	\$218.36	\$177.77	\$161.88
Distance from Cooperative in miles		0.36	0.61	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01410-0005	1-01406-0054	1-01492-0049	1-01307-0029
Address	103 EAST 75 STREET	993 LEXINGTON AVENUE	1067 MADISON AVENUE	155 EAST 52 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	29	39	60	113
Year Built	1920	1914	1955	1929
Gross SqFt	64,853	79,256	60,858	66,386
Estimated Gross Income	\$2,596,066	\$3,388,219	\$2,436,243	\$2,422,148
Gross Income per SqFt	\$40.03	\$42.75	\$40.03	\$36.49
Estimated Expense	\$865,139	\$948,701	\$812,074	\$589,812
Expense SqFt	\$13.34	\$11.97	\$13.34	\$8.88
Net Operating Income	\$1,730,927	\$2,439,518	\$1,624,169	\$1,832,336
Full Market Value	\$13,069,000	\$18,418,000	\$12,263,000	\$13,834,000
Market Value per SqFt	\$201.52	\$232.39	\$201.50	\$208.39
Distance from Cooperative in miles		0.23	0.28	1.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01410-0009	1-01409-0042	1-01512-0044	1-01509-0064
Address	111 EAST 75 STREET	192 EAST 75 STREET	15 EAST 84 STREET	108 EAST 81 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	D6-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	38	43	64	20
Year Built	1925	1927	1929	1922
Gross SqFt	36,301	40,249	36,935	32,383
Estimated Gross Income	\$1,321,719	\$1,465,304	\$1,479,015	\$1,149,311
Gross Income per SqFt	\$36.41	\$36.41	\$40.04	\$35.49
Estimated Expense	\$351,031	\$389,156	\$507,793	\$352,135
Expense SqFt	\$9.67	\$9.67	\$13.75	\$10.87
Net Operating Income	\$970,688	\$1,076,148	\$971,222	\$797,176
Full Market Value	\$7,329,000	\$8,125,000	\$7,333,000	\$6,019,000
Market Value per SqFt	\$201.90	\$201.87	\$198.54	\$185.87
Distance from Cooperative in miles		0.10	0.42	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01410-0014	1-01532-0016	1-01311-0028	1-01518-0024
Address	1056 LEXINGTON AVENUE	241 EAST 86 STREET	141 EAST 56 STREET	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN CBD	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	105	111	115	107
Year Built	1962	1989	1940	1960
Gross SqFt	103,004	104,440	107,485	114,939
Estimated Gross Income	\$3,948,143	\$4,009,095	\$4,120,417	\$4,194,185
Gross Income per SqFt	\$38.33	\$38.39	\$38.33	\$36.49
Estimated Expense	\$1,151,585	\$875,808	\$1,201,270	\$982,836
Expense SqFt	\$11.18	\$8.39	\$11.18	\$8.55
Net Operating Income	\$2,796,558	\$3,133,287	\$2,919,147	\$3,211,349
Full Market Value	\$21,114,000	\$23,656,000	\$22,040,000	\$24,246,000
Market Value per SqFt	\$204.98	\$226.50	\$205.05	\$210.95
Distance from Cooperative in miles		0.61	0.95	0.72

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01410-0024	1-01382-0007	1-01382-0045	1-01428-0007
Address	157 EAST 75 STREET	5 EAST 67 STREET	40 EAST 68 STREET	211 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	D2-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	12	22	22	24
Year Built	1910	1910	1910	1930
Gross SqFt	13,040	11,472	16,039	14,185
Estimated Gross Income	\$498,650	\$443,626	\$556,191	\$542,408
Gross Income per SqFt	\$38.24	\$38.67	\$34.68	\$38.24
Estimated Expense	\$189,471	\$126,335	\$195,548	\$206,115
Expense SqFt	\$14.53	\$11.01	\$12.19	\$14.53
Net Operating Income	\$309,179	\$317,291	\$360,643	\$336,293
Full Market Value	\$2,334,000	\$2,396,000	\$2,723,000	\$2,539,000
Market Value per SqFt	\$178.99	\$208.86	\$169.77	\$178.99
Distance from Cooperative in miles		0.50	0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01410-0069	1-01311-0028	1-01518-0024	1-01144-0001
Address	829 PARK AVENUE	141 EAST 56 STREET	1341 LEXINGTON AVENUE	261 AMSTERDAM AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	53	115	107	66
Year Built	1930	1940	1960	1906
Gross SqFt	103,360	107,485	114,939	111,997
Estimated Gross Income	\$3,771,606	\$4,120,417	\$4,194,185	\$3,792,755
Gross Income per SqFt	\$36.49	\$38.33	\$36.49	\$33.86
Estimated Expense	\$883,728	\$1,201,270	\$982,836	\$934,320
Expense SqFt	\$8.55	\$11.18	\$8.55	\$8.34
Net Operating Income	\$2,887,878	\$2,919,147	\$3,211,349	\$2,858,435
Full Market Value	\$21,804,000	\$22,040,000	\$24,246,000	\$21,581,000
Market Value per SqFt	\$210.95	\$205.05	\$210.95	\$192.69
Distance from Cooperative in miles		0.95	0.72	1.04

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01411-0023	1-01492-0036	1-01349-0049	1-01427-0028
Address	151 EAST 76 STREET	920 PARK AVENUE	1076 2 AVENUE	1393 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	121	72	166	149
Year Built	1959	1962	1948	1964
Gross SqFt	182,015	155,544	180,000	166,432
Estimated Gross Income	\$6,488,835	\$5,935,028	\$6,417,229	\$5,361,605
Gross Income per SqFt	\$35.65	\$38.16	\$35.65	\$32.21
Estimated Expense	\$1,947,561	\$1,882,298	\$1,925,169	\$1,684,096
Expense SqFt	\$10.70	\$12.10	\$10.70	\$10.12
Net Operating Income	\$4,541,274	\$4,052,730	\$4,492,060	\$3,677,509
Full Market Value	\$34,287,000	\$30,598,000	\$33,915,000	\$27,765,000
Market Value per SqFt	\$188.37	\$196.72	\$188.42	\$166.82
Distance from Cooperative in miles		0.28	1.03	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01411-0040	1-01584-0001	1-01439-0030	1-01410-0033
Address	1334 3 AVENUE	1658 YORK AVENUE	1199 1 AVENUE	1308 3 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	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	173	180	166	114
Year Built	1957	1963	1962	1962
Gross SqFt	195,441	202,322	195,019	191,549
Estimated Gross Income	\$7,143,369	\$7,602,247	\$7,128,467	\$6,643,968
Gross Income per SqFt	\$36.55	\$37.57	\$36.55	\$34.69
Estimated Expense	\$2,415,651	\$2,383,417	\$2,409,938	\$2,277,437
Expense SqFt	\$12.36	\$11.78	\$12.36	\$11.89
Net Operating Income	\$4,727,718	\$5,218,830	\$4,718,529	\$4,366,531
Full Market Value	\$35,694,000	\$39,402,000	\$35,625,000	\$32,967,000
Market Value per SqFt	\$182.63	\$194.75	\$182.67	\$172.11
Distance from Cooperative in miles		0.78	0.65	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01411-0053	1-01590-0036	1-01312-0033	1-01417-0028
Address	1091 LEXINGTON AVENUE	85 EAST END AVENUE	157 EAST 57 STREET	1191 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	104	175	118	191
Year Built	1959	1951	1960	1964
Gross SqFt	190,358	169,386	173,168	207,284
Estimated Gross Income	\$5,577,489	\$5,013,835	\$5,074,038	\$6,054,615
Gross Income per SqFt	\$29.30	\$29.60	\$29.30	\$29.21
Estimated Expense	\$1,364,867	\$1,885,307	\$1,241,763	\$2,058,569
Expense SqFt	\$7.17	\$11.13	\$7.17	\$9.93
Net Operating Income	\$4,212,622	\$3,128,528	\$3,832,275	\$3,996,046
Full Market Value	\$31,805,000	\$22,528,000	\$28,934,000	\$30,170,000
Market Value per SqFt	\$167.08	\$133.00	\$167.09	\$145.55
Distance from Cooperative in miles		0.74	0.94	0.71

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01412-0001	1-01391-0002	1-01409-0042	1-01409-0021
Address	865 PARK AVENUE	952 5 AVENUE	192 EAST 75 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	25	38	43	35
Year Built	1920	1923	1927	1923
Gross SqFt	55,758	41,287	40,249	71,189
Estimated Gross Income	\$2,030,149	\$1,711,237	\$1,465,304	\$2,516,105
Gross Income per SqFt	\$36.41	\$41.45	\$36.41	\$35.34
Estimated Expense	\$539,180	\$479,146	\$389,156	\$945,245
Expense SqFt	\$9.67	\$11.61	\$9.67	\$13.28
Net Operating Income	\$1,490,969	\$1,232,091	\$1,076,148	\$1,570,860
Full Market Value	\$11,257,000	\$9,302,000	\$8,125,000	\$11,860,000
Market Value per SqFt	\$201.89	\$225.30	\$201.87	\$166.60
Distance from Cooperative in miles		0.20	0.18	0.18

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01412-0071	1-01426-9035	1-01492-0036	1-01124-0059
Address	875 PARK AVENUE	218 EAST 72 STREET	920 PARK AVENUE	50 WEST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	50	148	72	213
Year Built	1912	1975	1962	1927
Gross SqFt	158,445	156,200	155,544	143,791
Estimated Gross Income	\$6,046,261	\$6,594,311	\$5,935,028	\$5,148,770
Gross Income per SqFt	\$38.16	\$42.22	\$38.16	\$35.81
Estimated Expense	\$1,917,185	\$2,300,707	\$1,882,298	\$1,920,559
Expense SqFt	\$12.10	\$14.73	\$12.10	\$13.36
Net Operating Income	\$4,129,076	\$4,293,604	\$4,052,730	\$3,228,211
Full Market Value	\$31,175,000	\$19,239,000	\$30,598,000	\$24,373,000
Market Value per SqFt	\$196.76	\$123.17	\$196.72	\$169.50
Distance from Cooperative in miles		0.37	0.19	0.92

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0001	1-01418-0045	1-01492-0036	1-01424-0010
Address	883 PARK AVENUE	1081 3 AVENUE	920 PARK AVENUE	219 EAST 69 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	D3-ELEVATOR
Total Units	41	116	72	145
Year Built	1927	1968	1962	1957
Gross SqFt	171,207	174,273	155,544	163,875
Estimated Gross Income	\$6,533,259	\$7,065,519	\$5,935,028	\$5,199,577
Gross Income per SqFt	\$38.16	\$40.54	\$38.16	\$31.73
Estimated Expense	\$2,071,605	\$2,125,127	\$1,882,298	\$1,767,856
Expense SqFt	\$12.10	\$12.19	\$12.10	\$10.79
Net Operating Income	\$4,461,654	\$4,940,392	\$4,052,730	\$3,431,721
Full Market Value	\$33,686,000	\$37,300,000	\$30,598,000	\$25,910,000
Market Value per SqFt	\$196.76	\$214.03	\$196.72	\$158.11
Distance from Cooperative in miles		0.78	0.15	0.50

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0004	1-01564-0031	1-01468-0039	1-01469-0043
Address	891 PARK AVENUE	44 EAST 85 STREET	410 EAST 74 STREET	404 EAST 75 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	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	15	60	56	48
Year Built	1931	1925	1920	1940
Gross SqFt	29,000	32,208	28,560	25,890
Estimated Gross Income	\$1,030,370	\$1,209,197	\$1,014,779	\$837,717
Gross Income per SqFt	\$35.53	\$37.54	\$35.53	\$32.36
Estimated Expense	\$262,740	\$370,079	\$258,877	\$284,824
Expense SqFt	\$9.06	\$11.49	\$9.06	\$11.00
Net Operating Income	\$767,630	\$839,118	\$755,902	\$552,893
Full Market Value	\$5,796,000	\$6,335,000	\$5,707,000	\$4,174,000
Market Value per SqFt	\$199.86	\$196.69	\$199.82	\$161.22
Distance from Cooperative in miles		0.58	0.55	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0027	1-01409-0042	1-01409-0021	1-01448-0001
Address	167 EAST 78 STREET	192 EAST 75 STREET	1033 LEXINGTON AVENUE	1404 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	39	43	35	66
Year Built	1928	1927	1923	1966
Gross SqFt	55,883	40,249	71,189	56,980
Estimated Gross Income	\$1,974,905	\$1,465,304	\$2,516,105	\$1,647,031
Gross Income per SqFt	\$35.34	\$36.41	\$35.34	\$28.91
Estimated Expense	\$742,126	\$389,156	\$945,245	\$559,991
Expense SqFt	\$13.28	\$9.67	\$13.28	\$9.83
Net Operating Income	\$1,232,779	\$1,076,148	\$1,570,860	\$1,087,040
Full Market Value	\$9,308,000	\$8,125,000	\$11,860,000	\$8,207,000
Market Value per SqFt	\$166.56	\$201.87	\$166.60	\$144.03
Distance from Cooperative in miles		0.20	0.20	0.36

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0040	1-01422-0048	1-01416-0002	1-01349-0014
Address	180 EAST 79 STREET	210 EAST 68 STREET	1033 3 AVENUE	333 EAST 56 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	D8-ELEVATOR
Total Units	135	217	133	228
Year Built	1930	1929	1967	1982
Gross SqFt	243,000	243,802	241,274	239,874
Estimated Gross Income	\$10,390,680	\$10,340,975	\$10,385,932	\$10,257,897
Gross Income per SqFt	\$42.76	\$42.42	\$43.05	\$42.76
Estimated Expense	\$3,159,000	\$2,895,473	\$3,014,906	\$3,118,751
Expense SqFt	\$13.00	\$11.88	\$12.50	\$13.00
Net Operating Income	\$7,231,680	\$7,445,502	\$7,371,026	\$7,139,146
Full Market Value	\$54,599,000	\$56,214,000	\$55,651,000	\$53,901,000
Market Value per SqFt	\$224.69	\$230.57	\$230.65	\$224.71
Distance from Cooperative in miles		0.57	0.85	1.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0045	1-01512-0044	1-01509-0064	1-01518-0009
Address	168 EAST 79 STREET	15 EAST 84 STREET	108 EAST 81 STREET	115 EAST 89 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	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	26	64	20	45
Year Built	1927	1929	1922	1924
Gross SqFt	51,988	36,935	32,383	52,848
Estimated Gross Income	\$1,845,054	\$1,479,015	\$1,149,311	\$1,801,970
Gross Income per SqFt	\$35.49	\$40.04	\$35.49	\$34.10
Estimated Expense	\$565,110	\$507,793	\$352,135	\$665,590
Expense SqFt	\$10.87	\$13.75	\$10.87	\$12.59
Net Operating Income	\$1,279,944	\$971,222	\$797,176	\$1,136,380
Full Market Value	\$9,664,000	\$7,333,000	\$6,019,000	\$8,580,000
Market Value per SqFt	\$185.89	\$198.54	\$185.87	\$162.35
Distance from Cooperative in miles		0.26	0.14	0.56

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0050	1-01492-0015	1-01426-0029	1-01515-0007
Address	156 EAST 79 STREET	1058 MADISON AVENUE	242 EAST 72 STREET	103 EAST 86 STREET
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	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	62	72	75	52
Year Built	1917	1938	1930	1914
Gross SqFt	103,835	104,209	98,150	91,260
Estimated Gross Income	\$3,574,001	\$4,406,742	\$3,031,249	\$3,140,737
Gross Income per SqFt	\$34.42	\$42.29	\$30.88	\$34.42
Estimated Expense	\$1,128,686	\$1,392,830	\$1,030,625	\$991,961
Expense SqFt	\$10.87	\$13.37	\$10.50	\$10.87
Net Operating Income	\$2,445,315	\$3,013,912	\$2,000,624	\$2,148,776
Full Market Value	\$18,462,000	\$22,755,000	\$15,105,000	\$16,223,000
Market Value per SqFt	\$177.80	\$218.36	\$153.90	\$177.77
Distance from Cooperative in miles		0.30	0.38	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0057	1-01426-0029	1-01508-0001	1-01199-0045
Address	136 EAST 79 STREET	242 EAST 72 STREET	903 PARK AVENUE	20 WEST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	25	75	70	64
Year Built	1929	1930	1913	1929
Gross SqFt	107,231	98,150	113,281	103,112
Estimated Gross Income	\$3,280,196	\$3,031,249	\$3,464,904	\$2,999,909
Gross Income per SqFt	\$30.59	\$30.88	\$30.59	\$29.09
Estimated Expense	\$981,164	\$1,030,625	\$1,036,094	\$1,062,163
Expense SqFt	\$9.15	\$10.50	\$9.15	\$10.30
Net Operating Income	\$2,299,032	\$2,000,624	\$2,428,810	\$1,937,746
Full Market Value	\$17,358,000	\$15,105,000	\$18,338,000	\$14,630,000
Market Value per SqFt	\$161.87	\$153.90	\$161.88	\$141.88
Distance from Cooperative in miles		0.41	0.06	0.93

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0064	1-01531-0035	1-01500-0065	1-01425-0017
Address	120 EAST 79 STREET	228 EAST 86 STREET	4 EAST 89 STREET	225 EAST 70 STREET
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	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	80	111	84	91
Year Built	1947	1986	1955	1961
Gross SqFt	77,953	81,100	70,678	83,220
Estimated Gross Income	\$2,883,481	\$3,365,457	\$2,614,230	\$2,872,242
Gross Income per SqFt	\$36.99	\$41.50	\$36.99	\$34.51
Estimated Expense	\$955,704	\$784,179	\$866,681	\$919,117
Expense SqFt	\$12.26	\$9.67	\$12.26	\$11.04
Net Operating Income	\$1,927,777	\$2,581,278	\$1,747,549	\$1,953,125
Full Market Value	\$14,555,000	\$19,489,000	\$13,194,000	\$14,746,000
Market Value per SqFt	\$186.72	\$240.31	\$186.68	\$177.19
Distance from Cooperative in miles		0.42	0.54	0.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0071	1-01126-0029		
Address	893 PARK AVENUE	135 CENTRAL PARK WEST		
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)		
Building Classification	D4-ELEVATOR	D3-ELEVATOR		
Total Units	44	64		
Year Built	1930	1906		
Gross SqFt	216,186	217,280		
Estimated Gross Income	\$10,538,000	\$11,272,377		
Gross Income per SqFt	\$48.75	\$51.88		
Estimated Expense	\$3,793,680	\$3,723,045		
Expense SqFt	\$17.55	\$17.13		
Net Operating Income	\$6,744,320	\$7,549,332		
Full Market Value	\$50,920,000	\$56,998,000		
Market Value per SqFt	\$235.54	\$262.33		
Distance from Cooperative in miles		0.90		

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01414-0030	1-01436-0009	1-01415-0009	1-01458-0040
Address	244 EAST 60 STREET	313 EAST 61 STREET	217 EAST 60 STREET	412 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	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	21	22	23	20
Year Built	1940	1900	1985	1960
Gross SqFt	15,910	8,505	15,561	8,350
Estimated Gross Income	\$652,946	\$368,075	\$638,569	\$340,652
Gross Income per SqFt	\$41.04	\$43.28	\$41.04	\$40.80
Estimated Expense	\$182,806	\$106,210	\$178,799	\$101,533
Expense SqFt	\$11.49	\$12.49	\$11.49	\$12.16
Net Operating Income	\$470,140	\$261,865	\$459,770	\$239,119
Full Market Value	\$3,550,000	\$1,977,000	\$3,471,000	\$1,805,000
Market Value per SqFt	\$223.13	\$232.45	\$223.06	\$216.17
Distance from Cooperative in miles		0.17	0.05	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01417-0001	1-01318-0019	1-01492-0036	1-01349-0049
Address	201 EAST 62 STREET	245 EAST 44 STREET	920 PARK AVENUE	1076 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	71	182	72	166
Year Built	1963	1986	1962	1948
Gross SqFt	163,496	168,998	155,544	180,000
Estimated Gross Income	\$6,239,007	\$6,595,673	\$5,935,028	\$6,417,229
Gross Income per SqFt	\$38.16	\$39.03	\$38.16	\$35.65
Estimated Expense	\$1,978,302	\$2,109,109	\$1,882,298	\$1,925,169
Expense SqFt	\$12.10	\$12.48	\$12.10	\$10.70
Net Operating Income	\$4,260,705	\$4,486,564	\$4,052,730	\$4,492,060
Full Market Value	\$32,168,000	\$33,874,000	\$30,598,000	\$33,915,000
Market Value per SqFt	\$196.75	\$200.44	\$196.72	\$188.42
Distance from Cooperative in miles		0.89	0.95	0.33

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01417-0042	1-01500-0065	1-01515-0007	
Address	210 EAST 63 STREET	4 EAST 89 STREET	103 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	76	84	52	
Year Built	1964	1955	1914	
Gross SqFt	35,104	70,678	91,260	
Estimated Gross Income	\$1,259,692	\$2,614,230	\$3,140,737	
Gross Income per SqFt	\$35.88	\$36.99	\$34.42	
Estimated Expense	\$365,311	\$866,681	\$991,961	
Expense SqFt	\$10.41	\$12.26	\$10.87	
Net Operating Income	\$894,381	\$1,747,549	\$2,148,776	
Full Market Value	\$6,753,000	\$13,194,000	\$16,223,000	
Market Value per SqFt	\$192.37	\$186.68	\$177.77	
Distance from Cooperative in miles		1.36	1.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01418-0001	1-01349-0049	1-00866-0035	1-01427-0028
Address	1071 3 AVENUE	1076 2 AVENUE	40 PARK AVENUE	1393 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MURRAY HILL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	138	166	160	149
Year Built	1963	1948	1950	1964
Gross SqFt	158,500	180,000	153,398	166,432
Estimated Gross Income	\$5,564,935	\$6,417,229	\$5,386,425	\$5,361,605
Gross Income per SqFt	\$35.11	\$35.65	\$35.11	\$32.21
Estimated Expense	\$1,765,690	\$1,925,169	\$1,708,857	\$1,684,096
Expense SqFt	\$11.14	\$10.70	\$11.14	\$10.12
Net Operating Income	\$3,799,245	\$4,492,060	\$3,677,568	\$3,677,509
Full Market Value	\$28,684,000	\$33,915,000	\$27,766,000	\$27,765,000
Market Value per SqFt	\$180.97	\$188.42	\$181.01	\$166.82
Distance from Cooperative in miles		0.37	1.37	0.45

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01421-0001	1-01338-0040	1-01349-0014	1-01422-0048
Address	1131 3 AVENUE	314 EAST 46 STREET	333 EAST 56 STREET	210 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	260	250	228	217
Year Built	1961	1981	1982	1929
Gross SqFt	272,440	253,256	239,874	243,802
Estimated Gross Income	\$11,649,534	\$10,906,643	\$10,257,897	\$10,340,975
Gross Income per SqFt	\$42.76	\$43.07	\$42.76	\$42.42
Estimated Expense	\$3,541,720	\$3,605,760	\$3,118,751	\$2,895,473
Expense SqFt	\$13.00	\$14.24	\$13.00	\$11.88
Net Operating Income	\$8,107,814	\$7,300,883	\$7,139,146	\$7,445,502
Full Market Value	\$61,214,000	\$55,122,000	\$53,901,000	\$56,214,000
Market Value per SqFt	\$224.69	\$217.65	\$224.71	\$230.57
Distance from Cooperative in miles		1.05	0.51	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01421-0037	1-01425-0017	1-01343-0036	1-01045-0061
Address	220 EAST 67 STREET	225 EAST 70 STREET	340 EAST 51 STREET	840 9 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	116	91	116	109
Year Built	1964	1961	1965	1942
Gross SqFt	100,600	83,220	88,658	100,000
Estimated Gross Income	\$3,455,610	\$2,872,242	\$3,045,014	\$3,317,169
Gross Income per SqFt	\$34.35	\$34.51	\$34.35	\$33.17
Estimated Expense	\$972,802	\$919,117	\$857,012	\$1,152,521
Expense SqFt	\$9.67	\$11.04	\$9.67	\$11.53
Net Operating Income	\$2,482,808	\$1,953,125	\$2,188,002	\$2,164,648
Full Market Value	\$18,745,000	\$14,746,000	\$16,519,000	\$16,343,000
Market Value per SqFt	\$186.33	\$177.19	\$186.32	\$163.43
Distance from Cooperative in miles		0.19	0.80	1.23

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01424-0006	1-01007-0001	1-01331-0039	1-01425-0017
Address	205 EAST 69 STREET	841 7 AVENUE	210 EAST 58 STREET	225 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	76	59	109	91
Year Built	1929	1923	1959	1961
Gross SqFt	82,306	85,309	84,000	83,220
Estimated Gross Income	\$2,972,070	\$3,220,587	\$3,033,288	\$2,872,242
Gross Income per SqFt	\$36.11	\$37.75	\$36.11	\$34.51
Estimated Expense	\$867,505	\$933,970	\$885,761	\$919,117
Expense SqFt	\$10.54	\$10.95	\$10.54	\$11.04
Net Operating Income	\$2,104,565	\$2,286,617	\$2,147,527	\$1,953,125
Full Market Value	\$15,890,000	\$17,264,000	\$16,214,000	\$14,746,000
Market Value per SqFt	\$193.06	\$202.37	\$193.02	\$177.19
Distance from Cooperative in miles		1.04	0.58	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01424-0041	1-01486-0001	1-01471-0015	1-01517-0025
Address	208 EAST 70 STREET	1394 YORK AVENUE	427 EAST 76 STREET	155 EAST 88 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	36	35	35	50
Year Built	1970	1920	1940	1976
Gross SqFt	27,888	27,536	24,131	29,000
Estimated Gross Income	\$1,055,561	\$1,165,228	\$913,328	\$951,689
Gross Income per SqFt	\$37.85	\$42.32	\$37.85	\$32.82
Estimated Expense	\$270,514	\$326,891	\$234,129	\$286,449
Expense SqFt	\$9.70	\$11.87	\$9.70	\$9.88
Net Operating Income	\$785,047	\$838,337	\$679,199	\$665,240
Full Market Value	\$5,927,000	\$6,329,000	\$5,128,000	\$5,023,000
Market Value per SqFt	\$212.53	\$229.84	\$212.51	\$173.21
Distance from Cooperative in miles		0.50	0.45	0.97

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01425-0029	1-01424-0029	1-01320-0018	1-01440-0033
Address	230 EAST 71 STREET	226 EAST 70 STREET	235 EAST 46 STREET	340 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	50	63	60
Year Built	1929	1921	1938	1940
Gross SqFt	51,270	41,898	49,914	53,446
Estimated Gross Income	\$1,735,490	\$1,718,953	\$1,689,642	\$1,451,423
Gross Income per SqFt	\$33.85	\$41.03	\$33.85	\$27.16
Estimated Expense	\$673,688	\$495,077	\$655,676	\$478,806
Expense SqFt	\$13.14	\$11.82	\$13.14	\$8.96
Net Operating Income	\$1,061,802	\$1,223,876	\$1,033,966	\$972,617
Full Market Value	\$8,017,000	\$9,240,000	\$7,806,000	\$7,343,000
Market Value per SqFt	\$156.37	\$220.54	\$156.39	\$137.39
Distance from Cooperative in miles		0.05	1.18	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01425-0035	1-01428-0007	1-01379-0066	1-01564-0041
Address	222 EAST 71 STREET	211 EAST 73 STREET	4 EAST 65 STREET	418 EAST 85 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	D9-ELEVATOR	D3-ELEVATOR
Total Units	24	24	20	44
Year Built	1925	1930	1915	1930
Gross SqFt	25,398	14,185	22,344	23,577
Estimated Gross Income	\$940,742	\$542,408	\$827,588	\$769,986
Gross Income per SqFt	\$37.04	\$38.24	\$37.04	\$32.66
Estimated Expense	\$237,217	\$206,115	\$208,765	\$175,468
Expense SqFt	\$9.34	\$14.53	\$9.34	\$7.44
Net Operating Income	\$703,525	\$336,293	\$618,823	\$594,518
Full Market Value	\$5,312,000	\$2,539,000	\$4,672,000	\$4,489,000
Market Value per SqFt	\$209.15	\$178.99	\$209.09	\$190.40
Distance from Cooperative in miles		0.16	0.50	0.77

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01427-0001	1-01410-0033	1-01532-0004	1-01557-0025
Address	1251 3 AVENUE	1308 3 AVENUE	1533 3 AVENUE	345 EAST 94 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	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	152	114	179	212
Year Built	1966	1962	1991	1998
Gross SqFt	206,504	191,549	222,000	207,037
Estimated Gross Income	\$7,035,591	\$6,643,968	\$7,563,292	\$6,383,531
Gross Income per SqFt	\$34.07	\$34.69	\$34.07	\$30.83
Estimated Expense	\$1,860,601	\$2,277,437	\$2,001,078	\$2,102,980
Expense SqFt	\$9.01	\$11.89	\$9.01	\$10.16
Net Operating Income	\$5,174,990	\$4,366,531	\$5,562,214	\$4,280,551
Full Market Value	\$39,071,000	\$32,967,000	\$41,995,000	\$32,318,000
Market Value per SqFt	\$189.20	\$172.11	\$189.17	\$156.10
Distance from Cooperative in miles		0.19	0.72	1.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01427-0007	1-01425-0017	1-01515-0007	1-01426-0029
Address	215 EAST 72 STREET	225 EAST 70 STREET	103 EAST 86 STREET	242 EAST 72 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	D6-ELEVATOR
Total Units	34	91	52	75
Year Built	1929	1961	1914	1930
Gross SqFt	81,338	83,220	91,260	98,150
Estimated Gross Income	\$2,799,654	\$2,872,242	\$3,140,737	\$3,031,249
Gross Income per SqFt	\$34.42	\$34.51	\$34.42	\$30.88
Estimated Expense	\$884,144	\$919,117	\$991,961	\$1,030,625
Expense SqFt	\$10.87	\$11.04	\$10.87	\$10.50
Net Operating Income	\$1,915,510	\$1,953,125	\$2,148,776	\$2,000,624
Full Market Value	\$14,462,000	\$14,746,000	\$16,223,000	\$15,105,000
Market Value per SqFt	\$177.80	\$177.19	\$177.77	\$153.90
Distance from Cooperative in miles		0.11	0.74	0.06

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01427-0018	1-01169-0008	1-00944-0001	1-01148-0001
Address	245 EAST 72 STREET	2181 BROADWAY	710 2 AVENUE	341 AMSTERDAM AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	KIPS BAY	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	125	115	157	103
Year Built	1930	1924	1930	1925
Gross SqFt	117,882	114,767	122,247	125,040
Estimated Gross Income	\$3,603,653	\$3,682,883	\$3,737,319	\$3,354,054
Gross Income per SqFt	\$30.57	\$32.09	\$30.57	\$26.82
Estimated Expense	\$1,070,369	\$1,252,180	\$1,029,911	\$1,274,541
Expense SqFt	\$9.08	\$10.91	\$8.42	\$10.19
Net Operating Income	\$2,533,284	\$2,430,703	\$2,707,408	\$2,079,513
Full Market Value	\$19,126,000	\$18,352,000	\$20,441,000	\$15,700,000
Market Value per SqFt	\$162.25	\$159.91	\$167.21	\$125.56
Distance from Cooperative in miles		1.47	1.69	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01427-0030	1-01431-0016	1-01582-0031	1-01217-0025
Address	230 EAST 73 STREET	231 EAST 76 STREET	544 EAST 86 STREET	115 WEST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	92	90	31	81
Year Built	1937	1938	1929	1931
Gross SqFt	89,281	82,065	74,396	83,837
Estimated Gross Income	\$2,962,344	\$2,289,613	\$3,102,942	\$2,782,003
Gross Income per SqFt	\$33.18	\$27.90	\$41.71	\$33.18
Estimated Expense	\$1,007,090	\$778,468	\$961,702	\$945,881
Expense SqFt	\$11.28	\$9.49	\$12.93	\$11.28
Net Operating Income	\$1,955,254	\$1,511,145	\$2,141,240	\$1,836,122
Full Market Value	\$14,762,000	\$11,409,000	\$16,166,000	\$13,863,000
Market Value per SqFt	\$165.34	\$139.02	\$217.30	\$165.36
Distance from Cooperative in miles		0.20	0.78	1.42

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01427-0034	1-01582-0031	1-01217-0025	1-01216-0051
Address	220 EAST 73 STREET	544 EAST 86 STREET	115 WEST 86 STREET	144 WEST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST 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	92	31	81	66
Year Built	1932	1929	1931	1929
Gross SqFt	90,700	74,396	83,837	96,546
Estimated Gross Income	\$3,009,426	\$3,102,942	\$2,782,003	\$2,696,392
Gross Income per SqFt	\$33.18	\$41.71	\$33.18	\$27.93
Estimated Expense	\$1,023,096	\$961,702	\$945,881	\$994,320
Expense SqFt	\$11.28	\$12.93	\$11.28	\$10.30
Net Operating Income	\$1,986,330	\$2,141,240	\$1,836,122	\$1,702,072
Full Market Value	\$14,997,000	\$16,166,000	\$13,863,000	\$12,851,000
Market Value per SqFt	\$165.35	\$217.30	\$165.36	\$133.11
Distance from Cooperative in miles		0.78	1.42	1.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01427-0038	1-01582-0031	1-01521-0007	1-01437-0041
Address	210 EAST 73 STREET	544 EAST 86 STREET	115 EAST 92 STREET	330 EAST 63 STREET
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	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	81	31	54	90
Year Built	1929	1929	1927	1949
Gross SqFt	75,133	74,396	65,692	70,992
Estimated Gross Income	\$2,751,370	\$3,102,942	\$2,405,762	\$2,280,464
Gross Income per SqFt	\$36.62	\$41.71	\$36.62	\$32.12
Estimated Expense	\$1,034,581	\$961,702	\$904,658	\$711,786
Expense SqFt	\$13.77	\$12.93	\$13.77	\$10.03
Net Operating Income	\$1,716,789	\$2,141,240	\$1,501,104	\$1,568,678
Full Market Value	\$12,962,000	\$16,166,000	\$11,333,000	\$11,844,000
Market Value per SqFt	\$172.52	\$217.30	\$172.52	\$166.84
Distance from Cooperative in miles		0.78	1.03	0.51

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01428-0009	1-01472-0022	1-01439-0009	1-01409-0021
Address	215 EAST 73 STREET	1453 YORK AVENUE	325 EAST 64 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	D9-ELEVATOR	D6-ELEVATOR
Total Units	73	96	86	35
Year Built	1930	1958	1920	1923
Gross SqFt	74,726	75,936	67,390	71,189
Estimated Gross Income	\$2,664,729	\$2,738,954	\$2,402,836	\$2,516,105
Gross Income per SqFt	\$35.66	\$36.07	\$35.66	\$35.34
Estimated Expense	\$772,667	\$683,160	\$696,822	\$945,245
Expense SqFt	\$10.34	\$9.00	\$10.34	\$13.28
Net Operating Income	\$1,892,062	\$2,055,794	\$1,706,014	\$1,570,860
Full Market Value	\$14,285,000	\$15,521,000	\$12,880,000	\$11,860,000
Market Value per SqFt	\$191.17	\$204.40	\$191.13	\$166.60
Distance from Cooperative in miles		0.34	0.47	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01428-0013	1-01217-0025	1-01007-0001	1-01249-0057
Address	225 EAST 73 STREET	115 WEST 86 STREET	841 7 AVENUE	155 RIVERSIDE DRIVE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	88	81	59	64
Year Built	1932	1931	1923	1930
Gross SqFt	89,016	83,837	85,309	87,129
Estimated Gross Income	\$2,953,551	\$2,782,003	\$3,220,587	\$2,433,924
Gross Income per SqFt	\$33.18	\$33.18	\$37.75	\$27.93
Estimated Expense	\$1,004,100	\$945,881	\$933,970	\$827,534
Expense SqFt	\$11.28	\$11.28	\$10.95	\$9.50
Net Operating Income	\$1,949,451	\$1,836,122	\$2,286,617	\$1,606,390
Full Market Value	\$14,718,000	\$13,863,000	\$17,264,000	\$12,128,000
Market Value per SqFt	\$165.34	\$165.36	\$202.37	\$139.20
Distance from Cooperative in miles		1.40	1.20	1.72

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01428-0017	1-01343-0036	1-01490-0122	1-01431-0016
Address	235 EAST 73 STREET	340 EAST 51 STREET	555 EAST 78 STREET	231 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	84	116	87	90
Year Built	1936	1965	1940	1938
Gross SqFt	88,955	88,658	75,854	82,065
Estimated Gross Income	\$3,010,237	\$3,045,014	\$2,566,958	\$2,289,613
Gross Income per SqFt	\$33.84	\$34.35	\$33.84	\$27.90
Estimated Expense	\$1,023,872	\$857,012	\$872,766	\$778,468
Expense SqFt	\$11.51	\$9.67	\$11.51	\$9.49
Net Operating Income	\$1,986,365	\$2,188,002	\$1,694,192	\$1,511,145
Full Market Value	\$14,997,000	\$16,519,000	\$12,791,000	\$11,409,000
Market Value per SqFt	\$168.59	\$186.32	\$168.63	\$139.02
Distance from Cooperative in miles		1.15	0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01428-0045	1-01584-0001	1-01439-0030	1-01309-0050
Address	1285 3 AVENUE	1658 YORK AVENUE	1199 1 AVENUE	136 EAST 55 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	155	180	166	200
Year Built	1962	1963	1962	1957
Gross SqFt	194,856	202,322	195,019	204,269
Estimated Gross Income	\$7,121,987	\$7,602,247	\$7,128,467	\$7,083,301
Gross Income per SqFt	\$36.55	\$37.57	\$36.55	\$34.68
Estimated Expense	\$2,408,420	\$2,383,417	\$2,409,938	\$2,004,200
Expense SqFt	\$12.36	\$11.78	\$12.36	\$9.81
Net Operating Income	\$4,713,567	\$5,218,830	\$4,718,529	\$5,079,101
Full Market Value	\$35,588,000	\$39,402,000	\$35,625,000	\$38,347,000
Market Value per SqFt	\$182.64	\$194.75	\$182.67	\$187.73
Distance from Cooperative in miles		0.83	0.47	0.95

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01429-0005	1-01426-9035	1-01424-0010	1-01203-0033
Address	207 EAST 74 STREET	218 EAST 72 STREET	219 EAST 69 STREET	295 CENTRAL PARK WEST
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	120	148	145	136
Year Built	1963	1975	1957	1941
Gross SqFt	147,000	156,200	163,875	145,476
Estimated Gross Income	\$4,664,310	\$6,594,311	\$5,199,577	\$4,386,164
Gross Income per SqFt	\$31.73	\$42.22	\$31.73	\$30.15
Estimated Expense	\$1,586,130	\$2,300,707	\$1,767,856	\$1,567,371
Expense SqFt	\$10.79	\$14.73	\$10.79	\$10.77
Net Operating Income	\$3,078,180	\$4,293,604	\$3,431,721	\$2,818,793
Full Market Value	\$23,240,000	\$19,239,000	\$25,910,000	\$21,282,000
Market Value per SqFt	\$158.10	\$123.17	\$158.11	\$146.29
Distance from Cooperative in miles		0.16	0.26	1.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01429-0013	1-01217-0025	1-01437-0041	1-01249-0057
Address	225 EAST 74 STREET	115 WEST 86 STREET	330 EAST 63 STREET	155 RIVERSIDE DRIVE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	84	81	90	64
Year Built	1938	1931	1949	1930
Gross SqFt	86,988	83,837	70,992	87,129
Estimated Gross Income	\$2,794,055	\$2,782,003	\$2,280,464	\$2,433,924
Gross Income per SqFt	\$32.12	\$33.18	\$32.12	\$27.93
Estimated Expense	\$872,490	\$945,881	\$711,786	\$827,534
Expense SqFt	\$10.03	\$11.28	\$10.03	\$9.50
Net Operating Income	\$1,921,565	\$1,836,122	\$1,568,678	\$1,606,390
Full Market Value	\$14,508,000	\$13,863,000	\$11,844,000	\$12,128,000
Market Value per SqFt	\$166.78	\$165.36	\$166.84	\$139.20
Distance from Cooperative in miles		1.38	0.61	1.70

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01431-0001	1-01466-0029	1-01452-0047	1-01449-0026
Address	1329 3 AVENUE	434 EAST 72 STREET	308 EAST 78 STREET	1435 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	C7-WALK-UP	C7-WALK-UP
Total Units	35	42	41	40
Year Built	1910	1910	1910	1910
Gross SqFt	23,000	21,963	23,770	21,410
Estimated Gross Income	\$932,880	\$936,043	\$964,113	\$786,152
Gross Income per SqFt	\$40.56	\$42.62	\$40.56	\$36.72
Estimated Expense	\$270,250	\$262,092	\$279,262	\$218,571
Expense SqFt	\$11.75	\$11.93	\$11.75	\$10.21
Net Operating Income	\$662,630	\$673,951	\$684,851	\$567,581
Full Market Value	\$5,003,000	\$5,088,000	\$5,171,000	\$4,285,000
Market Value per SqFt	\$217.52	\$231.66	\$217.54	\$200.14
Distance from Cooperative in miles		0.38	0.15	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01431-0011	1-01429-0037	1-01429-0041	1-01412-0029
Address	221 EAST 76 STREET	222 EAST 75 STREET	210 EAST 75 STREET	169 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	D3-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	43	41	42	42
Year Built	1929	1930	1932	1930
Gross SqFt	21,162	23,490	25,758	23,925
Estimated Gross Income	\$680,147	\$757,678	\$780,930	\$768,943
Gross Income per SqFt	\$32.14	\$32.26	\$30.32	\$32.14
Estimated Expense	\$231,301	\$258,113	\$262,659	\$261,441
Expense SqFt	\$10.93	\$10.99	\$10.20	\$10.93
Net Operating Income	\$448,846	\$499,565	\$518,271	\$507,502
Full Market Value	\$3,389,000	\$3,772,000	\$3,913,000	\$3,832,000
Market Value per SqFt	\$160.15	\$160.58	\$151.91	\$160.17
Distance from Cooperative in miles		0.10	0.10	0.13

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01431-0013	1-01529-0018	1-01527-0009	1-01411-0031
Address	225 EAST 76 STREET	235 EAST 83 STREET	219 EAST 81 STREET	191 EAST 76 STREET
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	D3-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	47	55	53	41
Year Built	1962	1963	1972	1960
Gross SqFt	39,375	36,800	36,720	24,206
Estimated Gross Income	\$1,237,163	\$992,586	\$1,153,885	\$991,770
Gross Income per SqFt	\$31.42	\$26.97	\$31.42	\$40.97
Estimated Expense	\$261,450	\$413,203	\$243,792	\$268,751
Expense SqFt	\$6.64	\$11.23	\$6.64	\$11.10
Net Operating Income	\$975,713	\$579,383	\$910,093	\$723,019
Full Market Value	\$7,367,000	\$4,374,000	\$6,871,000	\$5,459,000
Market Value per SqFt	\$187.10	\$118.86	\$187.12	\$225.52
Distance from Cooperative in miles		0.36	0.26	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01431-0021	1-01331-0039	1-01472-0022	1-01409-0021
Address	1463 2 AVENUE	210 EAST 58 STREET	1453 YORK AVENUE	1033 LEXINGTON 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	D7-ELEVATOR	D6-ELEVATOR
Total Units	100	109	96	35
Year Built	1959	1959	1958	1923
Gross SqFt	80,080	84,000	75,936	71,189
Estimated Gross Income	\$2,888,486	\$3,033,288	\$2,738,954	\$2,516,105
Gross Income per SqFt	\$36.07	\$36.11	\$36.07	\$35.34
Estimated Expense	\$720,720	\$885,761	\$683,160	\$945,245
Expense SqFt	\$9.00	\$10.54	\$9.00	\$13.28
Net Operating Income	\$2,167,766	\$2,147,527	\$2,055,794	\$1,570,860
Full Market Value	\$16,367,000	\$16,214,000	\$15,521,000	\$11,860,000
Market Value per SqFt	\$204.38	\$193.02	\$204.40	\$166.60
Distance from Cooperative in miles		0.94	0.28	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01431-0039	1-01470-0014	1-01432-0030	1-01525-0029
Address	212 EAST 77 STREET	425 EAST 75 STREET	258 EAST 78 STREET	242 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	D9-ELEVATOR
Total Units	39	30	20	39
Year Built	1950	1910	1940	1969
Gross SqFt	18,450	18,350	10,250	17,424
Estimated Gross Income	\$666,230	\$541,767	\$401,205	\$629,257
Gross Income per SqFt	\$36.11	\$29.52	\$39.14	\$36.11
Estimated Expense	\$127,674	\$184,201	\$120,362	\$120,521
Expense SqFt	\$6.92	\$10.04	\$11.74	\$6.92
Net Operating Income	\$538,556	\$357,566	\$280,843	\$508,736
Full Market Value	\$4,066,000	\$2,700,000	\$2,120,000	\$3,841,000
Market Value per SqFt	\$220.38	\$147.14	\$206.83	\$220.44
Distance from Cooperative in miles		0.28	0.05	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01432-0001	1-01438-0049	1-01511-0033	1-01369-0045
Address	201 EAST 77 STREET	1218 2 AVENUE	1450 3 AVENUE	1058 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	99	105	94	130
Year Built	1965	1996	1961	1929
Gross SqFt	139,557	142,209	147,534	140,000
Estimated Gross Income	\$4,245,324	\$5,044,167	\$4,487,887	\$4,256,890
Gross Income per SqFt	\$30.42	\$35.47	\$30.42	\$30.41
Estimated Expense	\$1,222,519	\$2,084,940	\$1,292,635	\$1,447,343
Expense SqFt	\$8.76	\$14.66	\$8.76	\$10.34
Net Operating Income	\$3,022,805	\$2,959,227	\$3,195,252	\$2,809,547
Full Market Value	\$22,822,000	\$32,189,000	\$24,124,000	\$20,346,000
Market Value per SqFt	\$163.53	\$226.35	\$163.51	\$145.33
Distance from Cooperative in miles		0.71	0.28	1.03

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01432-0005	1-01582-0031	1-01490-0122	1-01437-0041
Address	205 EAST 77 STREET	544 EAST 86 STREET	555 EAST 78 STREET	330 EAST 63 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	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	113	31	87	90
Year Built	1962	1929	1940	1949
Gross SqFt	77,928	74,396	75,854	70,992
Estimated Gross Income	\$2,637,084	\$3,102,942	\$2,566,958	\$2,280,464
Gross Income per SqFt	\$33.84	\$41.71	\$33.84	\$32.12
Estimated Expense	\$896,951	\$961,702	\$872,766	\$711,786
Expense SqFt	\$11.51	\$12.93	\$11.51	\$10.03
Net Operating Income	\$1,740,133	\$2,141,240	\$1,694,192	\$1,568,678
Full Market Value	\$13,138,000	\$16,166,000	\$12,791,000	\$11,844,000
Market Value per SqFt	\$168.59	\$217.30	\$168.63	\$166.84
Distance from Cooperative in miles		0.58	0.43	0.76

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01432-0017	1-01429-0103	1-01514-0026	1-01526-0045
Address	243 EAST 77 STREET	203 EAST 74 STREET	157 EAST 85 STREET	1433 3 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	D7-ELEVATOR
Total Units	15	26	24	19
Year Built	1910	1973	1982	1975
Gross SqFt	12,220	16,231	13,000	16,900
Estimated Gross Income	\$453,851	\$743,849	\$482,767	\$624,474
Gross Income per SqFt	\$37.14	\$45.83	\$37.14	\$36.95
Estimated Expense	\$95,683	\$228,681	\$101,780	\$210,363
Expense SqFt	\$7.83	\$14.09	\$7.83	\$12.45
Net Operating Income	\$358,168	\$515,168	\$380,987	\$414,111
Full Market Value	\$2,704,000	\$3,890,000	\$2,876,000	\$3,127,000
Market Value per SqFt	\$221.28	\$239.66	\$221.23	\$185.03
Distance from Cooperative in miles		0.15	0.42	0.16

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01432-0036	1-01527-0013	1-01432-0013	1-01432-0018
Address	236 EAST 78 STREET	227 EAST 81 STREET	233 EAST 77 STREET	245 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	15	26	26
Year Built	1910	1910	1910	1910
Gross SqFt	11,334	10,110	13,202	13,468
Estimated Gross Income	\$368,242	\$453,093	\$428,935	\$402,424
Gross Income per SqFt	\$32.49	\$44.82	\$32.49	\$29.88
Estimated Expense	\$93,165	\$119,665	\$108,505	\$96,441
Expense SqFt	\$8.22	\$11.84	\$8.22	\$7.16
Net Operating Income	\$275,077	\$333,428	\$320,430	\$305,983
Full Market Value	\$2,077,000	\$2,359,000	\$2,419,000	\$2,310,000
Market Value per SqFt	\$183.25	\$233.33	\$183.23	\$171.52
Distance from Cooperative in miles		0.21	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01432-0045	1-01349-0049	1-01410-0033	1-01463-0021
Address	1359 3 AVENUE	1076 2 AVENUE	1308 3 AVENUE	1273 YORK 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	D9-ELEVATOR
Total Units	128	166	114	213
Year Built	1965	1948	1962	1957
Gross SqFt	175,671	180,000	191,549	182,345
Estimated Gross Income	\$6,094,027	\$6,417,229	\$6,643,968	\$6,247,229
Gross Income per SqFt	\$34.69	\$35.65	\$34.69	\$34.26
Estimated Expense	\$2,088,728	\$1,925,169	\$2,277,437	\$1,302,259
Expense SqFt	\$11.89	\$10.70	\$11.89	\$7.14
Net Operating Income	\$4,005,299	\$4,492,060	\$4,366,531	\$4,944,970
Full Market Value	\$30,240,000	\$33,915,000	\$32,967,000	\$37,335,000
Market Value per SqFt	\$172.14	\$188.42	\$172.11	\$204.75
Distance from Cooperative in miles		1.06	0.15	0.53

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01433-0007	1-01512-0044	1-01472-0034	1-01527-0009
Address	221 EAST 78 STREET	15 EAST 84 STREET	440 EAST 78 STREET	219 EAST 81 STREET
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	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	54	64	47	53
Year Built	1948	1929	1936	1972
Gross SqFt	46,230	36,935	44,856	36,720
Estimated Gross Income	\$1,483,058	\$1,479,015	\$1,439,046	\$1,153,885
Gross Income per SqFt	\$32.08	\$40.04	\$32.08	\$31.42
Estimated Expense	\$346,263	\$507,793	\$335,762	\$243,792
Expense SqFt	\$7.49	\$13.75	\$7.49	\$6.64
Net Operating Income	\$1,136,795	\$971,222	\$1,103,284	\$910,093
Full Market Value	\$8,583,000	\$7,333,000	\$8,330,000	\$6,871,000
Market Value per SqFt	\$185.66	\$198.54	\$185.71	\$187.12
Distance from Cooperative in miles		0.28	0.28	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01433-0012	1-01453-0010	1-01453-0011	1-01432-0015
Address	223 EAST 78 STREET	315 EAST 78 STREET	317 EAST 78 STREET	239 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	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	16	17	16	16
Year Built	1910	1910	1910	1910
Gross SqFt	7,500	7,176	7,176	7,400
Estimated Gross Income	\$270,750	\$300,782	\$259,044	\$243,625
Gross Income per SqFt	\$36.10	\$41.91	\$36.10	\$32.92
Estimated Expense	\$76,875	\$67,083	\$73,560	\$87,445
Expense SqFt	\$10.25	\$9.35	\$10.25	\$11.82
Net Operating Income	\$193,875	\$233,699	\$185,484	\$156,180
Full Market Value	\$1,464,000	\$1,764,000	\$1,400,000	\$1,179,000
Market Value per SqFt	\$195.20	\$245.82	\$195.09	\$159.32
Distance from Cooperative in miles		0.14	0.14	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01433-0031	1-01439-0009	1-01548-0036	1-01471-0003
Address	240 EAST 79 STREET	325 EAST 64 STREET	334 EAST 86 STREET	1470 1 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	66	86	68	84
Year Built	1929	1920	1961	1975
Gross SqFt	63,488	67,390	62,990	63,862
Estimated Gross Income	\$2,235,412	\$2,402,836	\$2,014,340	\$2,248,626
Gross Income per SqFt	\$35.21	\$35.66	\$31.98	\$35.21
Estimated Expense	\$658,371	\$696,822	\$488,902	\$662,143
Expense SqFt	\$10.37	\$10.34	\$7.76	\$10.37
Net Operating Income	\$1,577,041	\$1,706,014	\$1,525,438	\$1,586,483
Full Market Value	\$11,907,000	\$12,880,000	\$11,517,000	\$11,978,000
Market Value per SqFt	\$187.55	\$191.13	\$182.84	\$187.56
Distance from Cooperative in miles		0.71	0.39	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01433-0034	1-01531-0035	1-01331-0039	1-01490-0122
Address	230 EAST 79 STREET	228 EAST 86 STREET	210 EAST 58 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	110	111	109	87
Year Built	1964	1986	1959	1940
Gross SqFt	88,231	81,100	84,000	75,854
Estimated Gross Income	\$3,186,021	\$3,365,457	\$3,033,288	\$2,566,958
Gross Income per SqFt	\$36.11	\$41.50	\$36.11	\$33.84
Estimated Expense	\$929,955	\$784,179	\$885,761	\$872,766
Expense SqFt	\$10.54	\$9.67	\$10.54	\$11.51
Net Operating Income	\$2,256,066	\$2,581,278	\$2,147,527	\$1,694,192
Full Market Value	\$17,033,000	\$19,489,000	\$16,214,000	\$12,791,000
Market Value per SqFt	\$193.05	\$240.31	\$193.02	\$168.63
Distance from Cooperative in miles		0.36	1.04	0.43

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01436-0019	1-01447-0017	1-01527-0032	1-01431-0038
Address	345 EAST 61 STREET	345 EAST 72 STREET	236 EAST 82 STREET	216 EAST 77 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	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	20	20	20
Year Built	1900	1910	1910	1910
Gross SqFt	8,710	10,055	10,025	9,945
Estimated Gross Income	\$285,601	\$296,585	\$328,726	\$390,702
Gross Income per SqFt	\$32.79	\$29.50	\$32.79	\$39.29
Estimated Expense	\$97,117	\$100,839	\$111,767	\$117,211
Expense SqFt	\$11.15	\$10.03	\$11.15	\$11.79
Net Operating Income	\$188,484	\$195,746	\$216,959	\$273,491
Full Market Value	\$1,423,000	\$1,478,000	\$1,638,000	\$2,065,000
Market Value per SqFt	\$163.38	\$146.99	\$163.39	\$207.64
Distance from Cooperative in miles		0.54	1.01	0.76

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01437-0001	1-01036-0029	1-01343-0049	1-01447-0005
Address	1180 2 AVENUE	717 8 AVENUE	956 2 AVENUE	311 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	131	182	121	131
Year Built	1959	1966	1959	1929
Gross SqFt	120,328	126,778	115,860	121,234
Estimated Gross Income	\$4,065,883	\$4,769,073	\$3,914,387	\$3,816,895
Gross Income per SqFt	\$33.79	\$37.62	\$33.79	\$31.48
Estimated Expense	\$1,449,952	\$1,555,999	\$1,396,513	\$1,297,744
Expense SqFt	\$12.05	\$12.27	\$12.05	\$10.70
Net Operating Income	\$2,615,931	\$3,213,074	\$2,517,874	\$2,519,151
Full Market Value	\$19,750,000	\$24,259,000	\$19,010,000	\$19,020,000
Market Value per SqFt	\$164.13	\$191.35	\$164.08	\$156.89
Distance from Cooperative in miles		1.48	0.60	0.49

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01438-0001	1-00866-0035	1-01516-0013	1-01344-0030
Address	1202 2 AVENUE	40 PARK AVENUE	1290 LEXINGTON AVENUE	939 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MURRAY HILL	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	171	160	123	142
Year Built	1959	1950	1962	1962
Gross SqFt	146,061	153,398	151,184	146,072
Estimated Gross Income	\$4,587,776	\$5,386,425	\$4,749,145	\$4,557,169
Gross Income per SqFt	\$31.41	\$35.11	\$31.41	\$31.20
Estimated Expense	\$1,624,198	\$1,708,857	\$1,680,520	\$1,549,437
Expense SqFt	\$11.12	\$11.14	\$11.12	\$10.61
Net Operating Income	\$2,963,578	\$3,677,568	\$3,068,625	\$3,007,732
Full Market Value	\$22,375,000	\$27,766,000	\$23,168,000	\$22,708,000
Market Value per SqFt	\$153.19	\$181.01	\$153.24	\$155.46
Distance from Cooperative in miles		1.41	1.25	0.59

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01439-0001	1-01463-0021	1-01418-0045	1-01410-0033
Address	1222 2 AVENUE	1273 YORK AVENUE	1081 3 AVENUE	1308 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	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	141	213	116	114
Year Built	1963	1957	1968	1962
Gross SqFt	183,013	182,345	174,273	191,549
Estimated Gross Income	\$6,348,721	\$6,247,229	\$7,065,519	\$6,643,968
Gross Income per SqFt	\$34.69	\$34.26	\$40.54	\$34.69
Estimated Expense	\$2,176,025	\$1,302,259	\$2,125,127	\$2,277,437
Expense SqFt	\$11.89	\$7.14	\$12.19	\$11.89
Net Operating Income	\$4,172,696	\$4,944,970	\$4,940,392	\$4,366,531
Full Market Value	\$31,504,000	\$37,335,000	\$37,300,000	\$32,967,000
Market Value per SqFt	\$172.14	\$204.75	\$214.03	\$172.11
Distance from Cooperative in miles		0.24	0.15	0.60

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01440-0005	1-01438-0049	1-01559-0033	1-01368-0005
Address	315 EAST 65 STREET	1218 2 AVENUE	420 EAST 80 STREET	405 EAST 56 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	133	105	157	175
Year Built	1962	1996	1961	1961
Gross SqFt	143,590	142,209	137,238	160,264
Estimated Gross Income	\$4,402,469	\$5,044,167	\$4,208,403	\$4,881,414
Gross Income per SqFt	\$30.66	\$35.47	\$30.66	\$30.46
Estimated Expense	\$1,497,644	\$2,084,940	\$1,430,857	\$1,659,681
Expense SqFt	\$10.43	\$14.66	\$10.43	\$10.36
Net Operating Income	\$2,904,825	\$2,959,227	\$2,777,546	\$3,221,733
Full Market Value	\$21,931,000	\$32,189,000	\$20,971,000	\$24,324,000
Market Value per SqFt	\$152.73	\$226.35	\$152.81	\$151.77
Distance from Cooperative in miles		0.10	0.72	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01441-0017	1-01426-9035	1-01424-0010	1-01558-0040
Address	333 EAST 66 STREET	218 EAST 72 STREET	219 EAST 69 STREET	306 EAST 96 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	D3-ELEVATOR	D3-ELEVATOR
Total Units	191	148	145	159
Year Built	1964	1975	1957	1962
Gross SqFt	151,009	156,200	163,875	149,485
Estimated Gross Income	\$4,791,516	\$6,594,311	\$5,199,577	\$3,592,805
Gross Income per SqFt	\$31.73	\$42.22	\$31.73	\$24.03
Estimated Expense	\$1,629,387	\$2,300,707	\$1,767,856	\$1,473,050
Expense SqFt	\$10.79	\$14.73	\$10.79	\$9.85
Net Operating Income	\$3,162,129	\$4,293,604	\$3,431,721	\$2,119,755
Full Market Value	\$23,874,000	\$19,239,000	\$25,910,000	\$15,831,000
Market Value per SqFt	\$158.10	\$123.17	\$158.11	\$105.90
Distance from Cooperative in miles		0.28	0.20	1.46

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01441-0033	1-01440-0039	1-01485-0005	1-01440-0041
Address	338 EAST 67 STREET	328 EAST 66 STREET	503 EAST 73 STREET	326 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	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	24	30	37
Year Built	1920	1920	1920	1920
Gross SqFt	17,736	12,516	15,593	18,253
Estimated Gross Income	\$627,145	\$492,045	\$551,375	\$525,240
Gross Income per SqFt	\$35.36	\$39.31	\$35.36	\$28.78
Estimated Expense	\$188,888	\$162,824	\$166,074	\$198,408
Expense SqFt	\$10.65	\$13.01	\$10.65	\$10.87
Net Operating Income	\$438,257	\$329,221	\$385,301	\$326,832
Full Market Value	\$3,309,000	\$2,486,000	\$2,909,000	\$2,468,000
Market Value per SqFt	\$186.57	\$198.63	\$186.56	\$135.21
Distance from Cooperative in miles		0.05	0.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01443-0001	1-01364-0034	1-01302-0033	1-00863-0044
Address	1296 2 AVENUE	422 EAST 53 STREET	760 3 AVENUE	66 EAST 34 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN CBD	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	296	295	310	370
Year Built	1931	1974	1929	1913
Gross SqFt	324,854	312,417	297,703	341,950
Estimated Gross Income	\$10,726,679	\$10,361,717	\$9,829,731	\$11,178,357
Gross Income per SqFt	\$33.02	\$33.17	\$33.02	\$32.69
Estimated Expense	\$3,768,306	\$3,315,749	\$3,452,361	\$3,783,408
Expense SqFt	\$11.60	\$10.61	\$11.60	\$11.06
Net Operating Income	\$6,958,373	\$7,045,968	\$6,377,370	\$7,394,949
Full Market Value	\$52,536,000	\$53,197,000	\$48,149,000	\$55,832,000
Market Value per SqFt	\$161.72	\$170.28	\$161.74	\$163.28
Distance from Cooperative in miles		0.80	1.07	1.79

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01443-0011	1-01508-0001	1-01320-0018	
Address	333 EAST 68 STREET	903 PARK AVENUE	235 EAST 46 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	64	70	63	
Year Built	1928	1913	1938	
Gross SqFt	132,611	113,281	49,914	
Estimated Gross Income	\$4,098,799	\$3,464,904	\$1,689,642	
Gross Income per SqFt	\$30.91	\$30.59	\$33.85	
Estimated Expense	\$1,188,652	\$1,036,094	\$655,676	
Expense SqFt	\$8.96	\$9.15	\$13.14	
Net Operating Income	\$2,910,147	\$2,428,810	\$1,033,966	
Full Market Value	\$21,972,000	\$18,338,000	\$7,806,000	
Market Value per SqFt	\$165.69	\$161.88	\$156.39	
Distance from Cooperative in miles		0.66	1.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01444-0008	1-01406-0054	1-01331-0039	1-01425-0017
Address	315 EAST 69 STREET	993 LEXINGTON AVENUE	210 EAST 58 STREET	225 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	138	39	109	91
Year Built	1961	1914	1959	1961
Gross SqFt	88,198	79,256	84,000	83,220
Estimated Gross Income	\$3,184,830	\$3,388,219	\$3,033,288	\$2,872,242
Gross Income per SqFt	\$36.11	\$42.75	\$36.11	\$34.51
Estimated Expense	\$929,607	\$948,701	\$885,761	\$919,117
Expense SqFt	\$10.54	\$11.97	\$10.54	\$11.04
Net Operating Income	\$2,255,223	\$2,439,518	\$2,147,527	\$1,953,125
Full Market Value	\$17,027,000	\$18,418,000	\$16,214,000	\$14,746,000
Market Value per SqFt	\$193.05	\$232.39	\$193.02	\$177.19
Distance from Cooperative in miles		0.27	0.60	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01444-0015	1-01343-0036	1-01518-0024	
Address	333 EAST 69 STREET	340 EAST 51 STREET	1341 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	117	116	107	
Year Built	1963	1965	1960	
Gross SqFt	160,311	88,658	114,939	
Estimated Gross Income	\$5,506,683	\$3,045,014	\$4,194,185	
Gross Income per SqFt	\$34.35	\$34.35	\$36.49	
Estimated Expense	\$1,541,871	\$857,012	\$982,836	
Expense SqFt	\$9.62	\$9.67	\$8.55	
Net Operating Income	\$3,964,812	\$2,188,002	\$3,211,349	
Full Market Value	\$29,934,000	\$16,519,000	\$24,246,000	
Market Value per SqFt	\$186.72	\$186.32	\$210.95	
Distance from Cooperative in miles		0.94	1.04	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01444-0023	1-01438-0049	1-01317-0030	1-01344-0030
Address	1285 1 AVENUE	1218 2 AVENUE	230 EAST 44 STREET	939 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	137	105	166	142
Year Built	1963	1996	1963	1962
Gross SqFt	134,070	142,209	135,315	146,072
Estimated Gross Income	\$4,511,456	\$5,044,167	\$4,553,547	\$4,557,169
Gross Income per SqFt	\$33.65	\$35.47	\$33.65	\$31.20
Estimated Expense	\$1,112,781	\$2,084,940	\$1,123,290	\$1,549,437
Expense SqFt	\$8.30	\$14.66	\$8.30	\$10.61
Net Operating Income	\$3,398,675	\$2,959,227	\$3,430,257	\$3,007,732
Full Market Value	\$25,660,000	\$32,189,000	\$25,899,000	\$22,708,000
Market Value per SqFt	\$191.39	\$226.35	\$191.40	\$155.46
Distance from Cooperative in miles		0.29	1.29	0.89

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01444-0031	1-01424-0004	1-01471-0021	1-01467-0005
Address	330 EAST 70 STREET	203 EAST 69 STREET	1435 YORK AVENUE	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	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	74	16	45	47
Year Built	1957	1980	1960	1936
Gross SqFt	35,532	32,500	32,375	49,590
Estimated Gross Income	\$1,321,790	\$1,591,516	\$1,204,377	\$1,440,218
Gross Income per SqFt	\$37.20	\$48.97	\$37.20	\$29.04
Estimated Expense	\$396,537	\$274,996	\$361,313	\$297,829
Expense SqFt	\$11.16	\$8.46	\$11.16	\$6.01
Net Operating Income	\$925,253	\$1,316,520	\$843,064	\$1,142,389
Full Market Value	\$6,986,000	\$9,940,000	\$6,365,000	\$8,625,000
Market Value per SqFt	\$196.61	\$305.85	\$196.60	\$173.93
Distance from Cooperative in miles		0.14	0.38	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01444-0043	1-01418-0011	1-01338-0035	1-01518-0024
Address	310 EAST 70 STREET	225 EAST 63 STREET	330 EAST 46 STREET	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	136	153	206	107
Year Built	1959	1962	1961	1960
Gross SqFt	119,000	105,282	133,828	114,939
Estimated Gross Income	\$4,562,460	\$5,176,400	\$5,130,420	\$4,194,185
Gross Income per SqFt	\$38.34	\$49.17	\$38.34	\$36.49
Estimated Expense	\$1,403,010	\$1,449,392	\$1,577,836	\$982,836
Expense SqFt	\$11.79	\$13.77	\$11.79	\$8.55
Net Operating Income	\$3,159,450	\$3,727,008	\$3,552,584	\$3,211,349
Full Market Value	\$23,854,000	\$28,139,000	\$26,822,000	\$24,246,000
Market Value per SqFt	\$200.45	\$267.27	\$200.42	\$210.95
Distance from Cooperative in miles		0.32	1.18	1.04

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01445-0007	1-01426-9035	1-01338-0035	1-01559-0033
Address	315 EAST 70 STREET	218 EAST 72 STREET	330 EAST 46 STREET	420 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	125	148	206	157
Year Built	1960	1975	1961	1961
Gross SqFt	132,748	156,200	133,828	137,238
Estimated Gross Income	\$5,089,558	\$6,594,311	\$5,130,420	\$4,208,403
Gross Income per SqFt	\$38.34	\$42.22	\$38.34	\$30.66
Estimated Expense	\$1,565,099	\$2,300,707	\$1,577,836	\$1,430,857
Expense SqFt	\$11.79	\$14.73	\$11.79	\$10.43
Net Operating Income	\$3,524,459	\$4,293,604	\$3,552,584	\$2,777,546
Full Market Value	\$26,610,000	\$19,239,000	\$26,822,000	\$20,971,000
Market Value per SqFt	\$200.45	\$123.17	\$200.42	\$152.81
Distance from Cooperative in miles		0.15	1.23	0.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01446-0008	1-01343-0036	1-01490-0122	1-01437-0041
Address	311 EAST 71 STREET	340 EAST 51 STREET	555 EAST 78 STREET	330 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	96	116	87	90
Year Built	1962	1965	1940	1949
Gross SqFt	80,056	88,658	75,854	70,992
Estimated Gross Income	\$2,709,095	\$3,045,014	\$2,566,958	\$2,280,464
Gross Income per SqFt	\$33.84	\$34.35	\$33.84	\$32.12
Estimated Expense	\$921,445	\$857,012	\$872,766	\$711,786
Expense SqFt	\$11.51	\$9.67	\$11.51	\$10.03
Net Operating Income	\$1,787,650	\$2,188,002	\$1,694,192	\$1,568,678
Full Market Value	\$13,497,000	\$16,519,000	\$12,791,000	\$11,844,000
Market Value per SqFt	\$168.59	\$186.32	\$168.63	\$166.84
Distance from Cooperative in miles		1.04	0.46	0.44

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01446-0012	1-01526-0014	1-01448-0037	1-01469-0043
Address	321 EAST 71 STREET	229 EAST 80 STREET	334 EAST 74 STREET	404 EAST 75 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	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	39	35	35	48
Year Built	1940	1945	1914	1940
Gross SqFt	19,040	15,392	20,890	25,890
Estimated Gross Income	\$783,115	\$675,015	\$859,153	\$837,717
Gross Income per SqFt	\$41.13	\$43.85	\$41.13	\$32.36
Estimated Expense	\$219,341	\$205,114	\$240,563	\$284,824
Expense SqFt	\$11.52	\$13.33	\$11.52	\$11.00
Net Operating Income	\$563,774	\$469,901	\$618,590	\$552,893
Full Market Value	\$4,257,000	\$3,548,000	\$4,670,000	\$4,174,000
Market Value per SqFt	\$223.58	\$230.51	\$223.55	\$161.22
Distance from Cooperative in miles		0.48	0.11	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01446-0023	1-01624-0033		
Address	1325 1 AVENUE	1710 3 AVENUE		
Neighborhood	UPPER EAST SIDE (59-79)	HARLEM-EAST		
Building Classification	D4-ELEVATOR	D9-ELEVATOR		
Total Units	466	526		
Year Built	1963	1990		
Gross SqFt	560,525	509,090		
Estimated Gross Income	\$18,581,404	\$16,874,361		
Gross Income per SqFt	\$33.15	\$33.15		
Estimated Expense	\$6,317,117	\$5,737,283		
Expense SqFt	\$11.27	\$11.27		
Net Operating Income	\$12,264,287	\$11,137,078		
Full Market Value	\$92,596,000	\$84,085,000		
Market Value per SqFt	\$165.20	\$165.17		
Distance from Cooperative in miles		1.30		

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01446-0038	1-01409-0021	1-01515-0007	1-01125-0009
Address	340 EAST 72 STREET	1033 LEXINGTON AVENUE	103 EAST 86 STREET	37 WEST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	35	35	52	94
Year Built	1930	1923	1914	1929
Gross SqFt	90,247	71,189	91,260	80,281
Estimated Gross Income	\$3,106,302	\$2,516,105	\$3,140,737	\$2,280,130
Gross Income per SqFt	\$34.42	\$35.34	\$34.42	\$28.40
Estimated Expense	\$980,985	\$945,245	\$991,961	\$775,244
Expense SqFt	\$10.87	\$13.28	\$10.87	\$9.66
Net Operating Income	\$2,125,317	\$1,570,860	\$2,148,776	\$1,504,886
Full Market Value	\$16,046,000	\$11,860,000	\$16,223,000	\$11,362,000
Market Value per SqFt	\$177.80	\$166.60	\$177.77	\$141.53
Distance from Cooperative in miles		0.30	0.84	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01446-0042	1-01126-0029		
Address	320 EAST 72 STREET	135 CENTRAL PARK WEST		
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)		
Building Classification	D4-ELEVATOR	D3-ELEVATOR		
Total Units	42	64		
Year Built	1930	1906		
Gross SqFt	132,385	217,280		
Estimated Gross Income	\$5,635,629	\$11,272,377		
Gross Income per SqFt	\$42.57	\$51.88		
Estimated Expense	\$2,085,183	\$3,723,045		
Expense SqFt	\$15.75	\$17.13		
Net Operating Income	\$3,550,446	\$7,549,332		
Full Market Value	\$26,806,000	\$56,998,000		
Market Value per SqFt	\$202.49	\$262.33		
Distance from Cooperative in miles		1.21		

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01447-0009	1-01401-0033	1-01488-0013	1-01488-0001
Address	315 EAST 72 STREET	1130 3 AVENUE	519 EAST 76 STREET	1434 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	D3-ELEVATOR	D3-ELEVATOR
Total Units	219	158	210	221
Year Built	1958	1957	1964	1964
Gross SqFt	276,481	278,325	258,394	257,244
Estimated Gross Income	\$12,812,130	\$12,487,469	\$11,973,100	\$12,004,602
Gross Income per SqFt	\$46.34	\$44.87	\$46.34	\$46.67
Estimated Expense	\$3,950,913	\$3,496,491	\$3,692,950	\$3,474,835
Expense SqFt	\$14.29	\$12.56	\$14.29	\$13.51
Net Operating Income	\$8,861,217	\$8,990,978	\$8,280,150	\$8,529,767
Full Market Value	\$60,673,000	\$67,882,000	\$62,515,000	\$64,400,000
Market Value per SqFt	\$219.45	\$243.89	\$241.94	\$250.35
Distance from Cooperative in miles		0.39	0.36	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01447-0013	1-01439-0009	1-01217-0025	1-01449-0038
Address	325 EAST 72 STREET	325 EAST 64 STREET	115 WEST 86 STREET	310 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	60	86	81	66
Year Built	1927	1920	1931	1936
Gross SqFt	84,823	67,390	83,837	76,368
Estimated Gross Income	\$2,814,427	\$2,402,836	\$2,782,003	\$1,690,566
Gross Income per SqFt	\$33.18	\$35.66	\$33.18	\$22.14
Estimated Expense	\$956,803	\$696,822	\$945,881	\$642,415
Expense SqFt	\$11.28	\$10.34	\$11.28	\$8.41
Net Operating Income	\$1,857,624	\$1,706,014	\$1,836,122	\$1,048,151
Full Market Value	\$14,025,000	\$12,880,000	\$13,863,000	\$7,725,000
Market Value per SqFt	\$165.34	\$191.13	\$165.36	\$101.15
Distance from Cooperative in miles		0.40	1.54	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01447-0019	1-01311-0028	1-01200-0011	1-01518-0024
Address	353 EAST 72 STREET	141 EAST 56 STREET	37 WEST 86 STREET	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	139	115	167	107
Year Built	1975	1940	1927	1960
Gross SqFt	102,593	107,485	104,893	114,939
Estimated Gross Income	\$3,779,526	\$4,120,417	\$3,863,947	\$4,194,185
Gross Income per SqFt	\$36.84	\$38.33	\$36.84	\$36.49
Estimated Expense	\$1,133,653	\$1,201,270	\$1,159,184	\$982,836
Expense SqFt	\$11.05	\$11.18	\$11.05	\$8.55
Net Operating Income	\$2,645,873	\$2,919,147	\$2,704,763	\$3,211,349
Full Market Value	\$19,976,000	\$22,040,000	\$20,421,000	\$24,246,000
Market Value per SqFt	\$194.71	\$205.05	\$194.68	\$210.95
Distance from Cooperative in miles		0.84	1.40	0.89

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01447-0036	1-01448-0044	1-01469-0017	1-01448-0043
Address	328 EAST 73 STREET	322 EAST 74 STREET	435 EAST 74 STREET	324 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	C5-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	20	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	9,620	8,500	9,600	8,395
Estimated Gross Income	\$347,186	\$364,054	\$346,429	\$300,899
Gross Income per SqFt	\$36.09	\$42.83	\$36.09	\$35.84
Estimated Expense	\$104,569	\$84,701	\$104,390	\$90,270
Expense SqFt	\$10.87	\$9.96	\$10.87	\$10.75
Net Operating Income	\$242,617	\$279,353	\$242,039	\$210,629
Full Market Value	\$1,832,000	\$2,109,000	\$1,827,000	\$1,590,000
Market Value per SqFt	\$190.44	\$248.12	\$190.31	\$189.40
Distance from Cooperative in miles		0.05	0.17	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01447-0037	1-01447-0039	1-01469-0017	1-01448-0043
Address	326 EAST 73 STREET	322 EAST 73 STREET	435 EAST 74 STREET	324 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	C4-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	20	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	9,620	11,544	9,600	8,395
Estimated Gross Income	\$347,186	\$429,025	\$346,429	\$300,899
Gross Income per SqFt	\$36.09	\$37.16	\$36.09	\$35.84
Estimated Expense	\$104,569	\$110,805	\$104,390	\$90,270
Expense SqFt	\$10.87	\$9.60	\$10.87	\$10.75
Net Operating Income	\$242,617	\$318,220	\$242,039	\$210,629
Full Market Value	\$1,832,000	\$2,403,000	\$1,827,000	\$1,590,000
Market Value per SqFt	\$190.44	\$208.16	\$190.31	\$189.40
Distance from Cooperative in miles		0.00	0.17	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01447-0046	1-01448-0044	1-01448-0043	1-01467-0038
Address	308 EAST 73 STREET	322 EAST 74 STREET	324 EAST 74 STREET	416 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	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	14	20	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	9,000	8,500	8,395	10,145
Estimated Gross Income	\$322,560	\$364,054	\$300,899	\$348,990
Gross Income per SqFt	\$35.84	\$42.83	\$35.84	\$34.40
Estimated Expense	\$96,750	\$84,701	\$90,270	\$85,788
Expense SqFt	\$10.75	\$9.96	\$10.75	\$8.46
Net Operating Income	\$225,810	\$279,353	\$210,629	\$263,202
Full Market Value	\$1,705,000	\$2,109,000	\$1,590,000	\$1,987,000
Market Value per SqFt	\$189.44	\$248.12	\$189.40	\$195.86
Distance from Cooperative in miles		0.05	0.05	0.14

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01447-0047	1-01428-0007	1-01460-0039	1-01447-0031
Address	304 EAST 73 STREET	211 EAST 73 STREET	420 EAST 66 STREET	336 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	D3-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	40	24	40	38
Year Built	1910	1930	1910	1910
Gross SqFt	19,376	14,185	19,370	20,730
Estimated Gross Income	\$734,350	\$542,408	\$734,165	\$625,117
Gross Income per SqFt	\$37.90	\$38.24	\$37.90	\$30.16
Estimated Expense	\$259,638	\$206,115	\$259,626	\$159,733
Expense SqFt	\$13.40	\$14.53	\$13.40	\$7.71
Net Operating Income	\$474,712	\$336,293	\$474,539	\$465,384
Full Market Value	\$3,584,000	\$2,539,000	\$2,567,000	\$3,514,000
Market Value per SqFt	\$184.97	\$178.99	\$132.52	\$169.51
Distance from Cooperative in miles		0.15	0.37	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01448-0003	1-01422-0021		
Address	1408 2 AVENUE	1283 2 AVENUE		
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)		
Building Classification	D4-ELEVATOR	D6-ELEVATOR		
Total Units	244	181		
Year Built	1967	1973		
Gross SqFt	350,000	348,130		
Estimated Gross Income	\$11,959,500	\$11,896,670		
Gross Income per SqFt	\$34.17	\$34.17		
Estimated Expense	\$4,011,000	\$3,987,882		
Expense SqFt	\$11.46	\$11.46		
Net Operating Income	\$7,948,500	\$7,908,788		
Full Market Value	\$60,011,000	\$59,711,000		
Market Value per SqFt	\$171.46	\$171.52		
Distance from Cooperative in miles		0.33		

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01448-0012	1-01448-0011	1-01448-0044	1-01448-0043
Address	317 EAST 73 STREET	315 EAST 73 STREET	322 EAST 74 STREET	324 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	C4-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	20	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	9,530	9,530	8,500	8,395
Estimated Gross Income	\$408,170	\$465,407	\$364,054	\$300,899
Gross Income per SqFt	\$42.83	\$48.84	\$42.83	\$35.84
Estimated Expense	\$94,919	\$137,915	\$84,701	\$90,270
Expense SqFt	\$9.96	\$14.47	\$9.96	\$10.75
Net Operating Income	\$313,251	\$327,492	\$279,353	\$210,629
Full Market Value	\$2,365,000	\$2,473,000	\$2,109,000	\$1,590,000
Market Value per SqFt	\$248.16	\$259.50	\$248.12	\$189.40
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	1-01448-0013	1-01448-0039	1-01448-0044	1-01451-0042
Address	319 EAST 73 STREET	332 EAST 74 STREET	322 EAST 74 STREET	324 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	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	11	20	24
Year Built	1910	1910	1910	1910
Gross SqFt	9,585	7,786	8,500	9,770
Estimated Gross Income	\$410,526	\$346,580	\$364,054	\$385,291
Gross Income per SqFt	\$42.83	\$44.51	\$42.83	\$39.44
Estimated Expense	\$95,467	\$101,518	\$84,701	\$87,209
Expense SqFt	\$9.96	\$13.04	\$9.96	\$8.93
Net Operating Income	\$315,059	\$245,062	\$279,353	\$298,082
Full Market Value	\$2,379,000	\$1,850,000	\$2,109,000	\$2,251,000
Market Value per SqFt	\$248.20	\$237.61	\$248.12	\$230.40
Distance from Cooperative in miles		0.00	0.00	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01448-0017	1-01426-9035	1-01424-0010	1-01558-0040
Address	345 EAST 73 STREET	218 EAST 72 STREET	219 EAST 69 STREET	306 EAST 96 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	D3-ELEVATOR	D3-ELEVATOR
Total Units	143	148	145	159
Year Built	1961	1975	1957	1962
Gross SqFt	154,506	156,200	163,875	149,485
Estimated Gross Income	\$4,902,475	\$6,594,311	\$5,199,577	\$3,592,805
Gross Income per SqFt	\$31.73	\$42.22	\$31.73	\$24.03
Estimated Expense	\$1,667,120	\$2,300,707	\$1,767,856	\$1,473,050
Expense SqFt	\$10.79	\$14.73	\$10.79	\$9.85
Net Operating Income	\$3,235,355	\$4,293,604	\$3,431,721	\$2,119,755
Full Market Value	\$24,427,000	\$19,239,000	\$25,910,000	\$15,831,000
Market Value per SqFt	\$158.10	\$123.17	\$158.11	\$105.90
Distance from Cooperative in miles		0.18	0.25	1.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01448-0041	1-01448-0009	1-01448-0010	1-01448-0039
Address	328 EAST 74 STREET	311 EAST 73 STREET	313 EAST 73 STREET	332 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	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	17	17	11
Year Built	1910	1910	1910	1910
Gross SqFt	6,875	6,016	6,016	7,786
Estimated Gross Income	\$337,013	\$302,593	\$294,894	\$346,580
Gross Income per SqFt	\$49.02	\$50.30	\$49.02	\$44.51
Estimated Expense	\$80,094	\$75,648	\$70,096	\$101,518
Expense SqFt	\$11.65	\$12.57	\$11.65	\$13.04
Net Operating Income	\$256,919	\$226,945	\$224,798	\$245,062
Full Market Value	\$1,940,000	\$1,713,000	\$1,697,000	\$1,850,000
Market Value per SqFt	\$282.18	\$284.74	\$282.08	\$237.61
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01450-0001	1-01338-0035	1-01343-0049	1-01511-0033
Address	1440 2 AVENUE	330 EAST 46 STREET	956 2 AVENUE	1450 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	139	206	121	94
Year Built	1966	1961	1959	1961
Gross SqFt	128,255	133,828	115,860	147,534
Estimated Gross Income	\$4,333,736	\$5,130,420	\$3,914,387	\$4,487,887
Gross Income per SqFt	\$33.79	\$38.34	\$33.79	\$30.42
Estimated Expense	\$1,545,473	\$1,577,836	\$1,396,513	\$1,292,635
Expense SqFt	\$12.05	\$11.79	\$12.05	\$8.76
Net Operating Income	\$2,788,263	\$3,552,584	\$2,517,874	\$3,195,252
Full Market Value	\$21,051,000	\$26,822,000	\$19,010,000	\$24,124,000
Market Value per SqFt	\$164.13	\$200.42	\$164.08	\$163.51
Distance from Cooperative in miles		1.49	1.24	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01450-0008	1-01412-0012	1-01512-0044	1-01564-0031
Address	311 EAST 75 STREET	117 EAST 77 STREET	15 EAST 84 STREET	44 EAST 85 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	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	40	64	60
Year Built	1930	1929	1929	1925
Gross SqFt	31,211	29,500	36,935	32,208
Estimated Gross Income	\$1,249,688	\$1,263,098	\$1,479,015	\$1,209,197
Gross Income per SqFt	\$40.04	\$42.82	\$40.04	\$37.54
Estimated Expense	\$429,151	\$304,468	\$507,793	\$370,079
Expense SqFt	\$13.75	\$10.32	\$13.75	\$11.49
Net Operating Income	\$820,537	\$958,630	\$971,222	\$839,118
Full Market Value	\$6,195,000	\$7,238,000	\$7,333,000	\$6,335,000
Market Value per SqFt	\$198.49	\$245.36	\$198.54	\$196.69
Distance from Cooperative in miles		0.36	0.48	0.48

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01450-0023	1-01071-0001	1-01024-0001	1-01151-0017
Address	1445 1 AVENUE	555 WEST 42 STREET	870 8 AVENUE	517 WEST 59 STREET
Neighborhood	UPPER EAST SIDE (59-79)	CLINTON	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	374	423	387	467
Year Built	1966	1987	1965	1973
Gross SqFt	388,735	388,273	380,441	402,707
Estimated Gross Income	\$11,836,981	\$14,981,716	\$11,584,890	\$7,903,303
Gross Income per SqFt	\$30.45	\$38.59	\$30.45	\$19.63
Estimated Expense	\$3,751,293	\$4,351,631	\$3,672,561	\$2,353,866
Expense SqFt	\$9.65	\$11.21	\$9.65	\$5.85
Net Operating Income	\$8,085,688	\$10,630,085	\$7,912,329	\$5,549,437
Full Market Value	\$61,047,000	\$80,257,000	\$59,738,000	\$39,930,000
Market Value per SqFt	\$157.04	\$206.70	\$157.02	\$99.15
Distance from Cooperative in miles		2.26	1.57	1.74

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01451-0023	1-01581-0049	1-01532-0004	
Address	1461 1 AVENUE	1596 YORK AVENUE	1533 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	
Total Units	218	234	179	
Year Built	1963	1968	1991	
Gross SqFt	217,143	241,983	222,000	
Estimated Gross Income	\$7,250,405	\$8,080,919	\$7,563,292	
Gross Income per SqFt	\$33.39	\$33.39	\$34.07	
Estimated Expense	\$2,451,544	\$2,733,098	\$2,001,078	
Expense SqFt	\$11.29	\$11.29	\$9.01	
Net Operating Income	\$4,798,861	\$5,347,821	\$5,562,214	
Full Market Value	\$36,231,000	\$40,376,000	\$41,995,000	
Market Value per SqFt	\$166.85	\$166.85	\$189.17	
Distance from Cooperative in miles		0.49	0.53	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01451-0031	1-01518-0009	1-01437-0041	1-01511-0008
Address	350 EAST 77 STREET	115 EAST 89 STREET	330 EAST 63 STREET	115 EAST 82 STREET
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	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	80	45	90	38
Year Built	1920	1924	1949	1919
Gross SqFt	66,962	52,848	70,992	50,592
Estimated Gross Income	\$2,150,819	\$1,801,970	\$2,280,464	\$1,529,730
Gross Income per SqFt	\$32.12	\$34.10	\$32.12	\$30.24
Estimated Expense	\$671,629	\$665,590	\$711,786	\$513,620
Expense SqFt	\$10.03	\$12.59	\$10.03	\$10.15
Net Operating Income	\$1,479,190	\$1,136,380	\$1,568,678	\$1,016,110
Full Market Value	\$11,168,000	\$8,580,000	\$11,844,000	\$7,672,000
Market Value per SqFt	\$166.78	\$162.35	\$166.84	\$151.64
Distance from Cooperative in miles		0.74	0.70	0.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01451-0037	1-01450-0038	1-01451-0007	1-01453-0005
Address	336 EAST 77 STREET	350 EAST 76 STREET	307 EAST 76 STREET	305 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	C5-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	20	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	10,060	9,810	11,135	9,890
Estimated Gross Income	\$357,130	\$332,193	\$395,243	\$361,128
Gross Income per SqFt	\$35.50	\$33.86	\$35.50	\$36.51
Estimated Expense	\$99,996	\$99,658	\$110,688	\$145,893
Expense SqFt	\$9.94	\$10.16	\$9.94	\$14.75
Net Operating Income	\$257,134	\$232,535	\$284,555	\$215,235
Full Market Value	\$1,941,000	\$1,756,000	\$2,148,000	\$1,625,000
Market Value per SqFt	\$192.94	\$179.00	\$192.91	\$164.31
Distance from Cooperative in miles		0.05	0.00	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01451-0038	1-01450-0038	1-01451-0007	1-01453-0005
Address	334 EAST 77 STREET	350 EAST 76 STREET	307 EAST 76 STREET	305 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	C5-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	20	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	10,060	9,810	11,135	9,890
Estimated Gross Income	\$357,130	\$332,193	\$395,243	\$361,128
Gross Income per SqFt	\$35.50	\$33.86	\$35.50	\$36.51
Estimated Expense	\$99,996	\$99,658	\$110,688	\$145,893
Expense SqFt	\$9.94	\$10.16	\$9.94	\$14.75
Net Operating Income	\$257,134	\$232,535	\$284,555	\$215,235
Full Market Value	\$1,941,000	\$1,756,000	\$2,148,000	\$1,625,000
Market Value per SqFt	\$192.94	\$179.00	\$192.91	\$164.31
Distance from Cooperative in miles		0.05	0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01451-0039	1-01450-0038	1-01451-0007	1-01453-0005
Address	332 EAST 77 STREET	350 EAST 76 STREET	307 EAST 76 STREET	305 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	C5-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	20	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	10,060	9,810	11,135	9,890
Estimated Gross Income	\$357,130	\$332,193	\$395,243	\$361,128
Gross Income per SqFt	\$35.50	\$33.86	\$35.50	\$36.51
Estimated Expense	\$99,996	\$99,658	\$110,688	\$145,893
Expense SqFt	\$9.94	\$10.16	\$9.94	\$14.75
Net Operating Income	\$257,134	\$232,535	\$284,555	\$215,235
Full Market Value	\$1,941,000	\$1,756,000	\$2,148,000	\$1,625,000
Market Value per SqFt	\$192.94	\$179.00	\$192.91	\$164.31
Distance from Cooperative in miles		0.05	0.00	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01451-0041	1-01450-0014	1-01453-0015	1-01453-0010
Address	328 EAST 77 STREET	323 EAST 75 STREET	325 EAST 78 STREET	315 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	C4-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	16	12	16	17
Year Built	1910	1910	1910	1910
Gross SqFt	7,585	6,615	8,016	7,176
Estimated Gross Income	\$320,618	\$302,146	\$338,856	\$300,782
Gross Income per SqFt	\$42.27	\$45.68	\$42.27	\$41.91
Estimated Expense	\$79,567	\$67,581	\$82,776	\$67,083
Expense SqFt	\$10.49	\$10.22	\$10.33	\$9.35
Net Operating Income	\$241,051	\$234,565	\$256,080	\$233,699
Full Market Value	\$1,820,000	\$1,771,000	\$1,933,000	\$1,764,000
Market Value per SqFt	\$239.95	\$267.72	\$241.14	\$245.82
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	1-01452-0006	1-01424-0029	1-01512-0044	1-01564-0031
Address	315 EAST 77 STREET	226 EAST 70 STREET	15 EAST 84 STREET	44 EAST 85 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	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	50	64	60
Year Built	1928	1921	1929	1925
Gross SqFt	43,878	41,898	36,935	32,208
Estimated Gross Income	\$1,756,875	\$1,718,953	\$1,479,015	\$1,209,197
Gross Income per SqFt	\$40.04	\$41.03	\$40.04	\$37.54
Estimated Expense	\$603,323	\$495,077	\$507,793	\$370,079
Expense SqFt	\$13.75	\$11.82	\$13.75	\$11.49
Net Operating Income	\$1,153,552	\$1,223,876	\$971,222	\$839,118
Full Market Value	\$8,709,000	\$9,240,000	\$7,333,000	\$6,335,000
Market Value per SqFt	\$198.48	\$220.54	\$198.54	\$196.69
Distance from Cooperative in miles		0.43	0.39	0.38

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01452-0010	1-01518-0009	1-01472-0034	1-01585-0036
Address	325 EAST 77 STREET	115 EAST 89 STREET	440 EAST 78 STREET	530 EAST 89 STREET
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	D3-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	59	45	47	80
Year Built	1940	1924	1936	1920
Gross SqFt	54,774	52,848	44,856	48,600
Estimated Gross Income	\$1,757,150	\$1,801,970	\$1,439,046	\$1,527,094
Gross Income per SqFt	\$32.08	\$34.10	\$32.08	\$31.42
Estimated Expense	\$410,257	\$665,590	\$335,762	\$342,804
Expense SqFt	\$7.49	\$12.59	\$7.49	\$7.05
Net Operating Income	\$1,346,893	\$1,136,380	\$1,103,284	\$1,184,290
Full Market Value	\$10,169,000	\$8,580,000	\$8,330,000	\$8,941,000
Market Value per SqFt	\$185.65	\$162.35	\$185.71	\$183.97
Distance from Cooperative in miles		0.69	0.14	0.63

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01452-0019	1-01424-0029	1-01512-0044	1-01564-0031
Address	345 EAST 77 STREET	226 EAST 70 STREET	15 EAST 84 STREET	44 EAST 85 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	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	50	64	60
Year Built	1920	1921	1929	1925
Gross SqFt	43,410	41,898	36,935	32,208
Estimated Gross Income	\$1,738,136	\$1,718,953	\$1,479,015	\$1,209,197
Gross Income per SqFt	\$40.04	\$41.03	\$40.04	\$37.54
Estimated Expense	\$596,888	\$495,077	\$507,793	\$370,079
Expense SqFt	\$13.75	\$11.82	\$13.75	\$11.49
Net Operating Income	\$1,141,248	\$1,223,876	\$971,222	\$839,118
Full Market Value	\$8,616,000	\$9,240,000	\$7,333,000	\$6,335,000
Market Value per SqFt	\$198.48	\$220.54	\$198.54	\$196.69
Distance from Cooperative in miles		0.43	0.39	0.38

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01453-0001	1-01460-0047	1-01427-0028	1-01344-0030
Address	1498 2 AVENUE	400 EAST 66 STREET	1393 2 AVENUE	939 1 AVENUE
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	130	129	149	142
Year Built	1963	1999	1964	1962
Gross SqFt	139,000	138,500	166,432	146,072
Estimated Gross Income	\$4,477,190	\$5,767,488	\$5,361,605	\$4,557,169
Gross Income per SqFt	\$32.21	\$41.64	\$32.21	\$31.20
Estimated Expense	\$1,406,680	\$1,614,897	\$1,684,096	\$1,549,437
Expense SqFt	\$10.12	\$11.66	\$10.12	\$10.61
Net Operating Income	\$3,070,510	\$4,152,591	\$3,677,509	\$3,007,732
Full Market Value	\$23,182,000	\$31,352,000	\$27,765,000	\$22,708,000
Market Value per SqFt	\$166.78	\$226.37	\$166.82	\$155.46
Distance from Cooperative in miles		0.66	0.33	1.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01453-0017	1-01453-0019	1-01453-0014	1-01453-0018
Address	343 EAST 78 STREET	347 EAST 78 STREET	323 EAST 78 STREET	345 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	C5-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	12	18	16	17
Year Built	1910	1910	1910	1910
Gross SqFt	8,166	8,250	8,016	8,000
Estimated Gross Income	\$295,773	\$296,297	\$327,420	\$289,782
Gross Income per SqFt	\$36.22	\$35.91	\$40.85	\$36.22
Estimated Expense	\$85,661	\$75,745	\$73,308	\$83,883
Expense SqFt	\$10.49	\$9.18	\$9.15	\$10.49
Net Operating Income	\$210,112	\$220,552	\$254,112	\$205,899
Full Market Value	\$1,586,000	\$1,665,000	\$1,919,000	\$1,555,000
Market Value per SqFt	\$194.22	\$201.82	\$239.40	\$194.38
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01453-0037	1-01582-0031	1-01490-0122	1-01217-0025
Address	330 EAST 79 STREET	544 EAST 86 STREET	555 EAST 78 STREET	115 WEST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	70	31	87	81
Year Built	1941	1929	1940	1931
Gross SqFt	82,608	74,396	75,854	83,837
Estimated Gross Income	\$2,795,455	\$3,102,942	\$2,566,958	\$2,782,003
Gross Income per SqFt	\$33.84	\$41.71	\$33.84	\$33.18
Estimated Expense	\$950,818	\$961,702	\$872,766	\$945,881
Expense SqFt	\$11.51	\$12.93	\$11.51	\$11.28
Net Operating Income	\$1,844,637	\$2,141,240	\$1,694,192	\$1,836,122
Full Market Value	\$13,927,000	\$16,166,000	\$12,791,000	\$13,863,000
Market Value per SqFt	\$168.59	\$217.30	\$168.63	\$165.36
Distance from Cooperative in miles		0.45	0.29	1.43

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01453-0043	1-01439-0033	1-01584-0001	1-01349-0049
Address	308 EAST 79 STREET	346 EAST 65 STREET	1658 YORK AVENUE	1076 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	C4-WALK-UP	D7-ELEVATOR	D6-ELEVATOR
Total Units	198	20	180	166
Year Built	1928	1910	1963	1948
Gross SqFt	196,400	10,110	202,322	180,000
Estimated Gross Income	\$7,178,420	\$366,598	\$7,602,247	\$6,417,229
Gross Income per SqFt	\$36.55	\$36.26	\$37.57	\$35.65
Estimated Expense	\$2,427,504	\$106,313	\$2,383,417	\$1,925,169
Expense SqFt	\$12.36	\$10.52	\$11.78	\$10.70
Net Operating Income	\$4,750,916	\$260,285	\$5,218,830	\$4,492,060
Full Market Value	\$35,870,000	\$1,965,000	\$39,402,000	\$33,915,000
Market Value per SqFt	\$182.64	\$194.36	\$194.75	\$188.42
Distance from Cooperative in miles		0.70	0.54	1.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01455-0012	1-01417-0019	1-01417-0020	1-01439-0032
Address	417 EAST 60 STREET	245 EAST 62 STREET	247 EAST 62 STREET	348 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	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	24	22	20
Year Built	1910	1910	1910	1910
Gross SqFt	11,010	11,922	11,922	10,110
Estimated Gross Income	\$364,761	\$413,816	\$394,953	\$331,803
Gross Income per SqFt	\$33.13	\$34.71	\$33.13	\$32.82
Estimated Expense	\$63,308	\$96,870	\$68,541	\$106,177
Expense SqFt	\$5.75	\$8.13	\$5.75	\$10.50
Net Operating Income	\$301,453	\$316,946	\$326,412	\$225,626
Full Market Value	\$2,276,000	\$2,393,000	\$2,464,000	\$1,703,000
Market Value per SqFt	\$206.72	\$200.72	\$206.68	\$168.45
Distance from Cooperative in miles		0.29	0.29	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01456-0026	1-01318-0019	1-01447-0023	1-01577-0008
Address	1143 YORK AVENUE	245 EAST 44 STREET	1347 1 AVENUE	511 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	148	182	145	129
Year Built	1960	1986	1962	1963
Gross SqFt	166,078	168,998	165,527	154,780
Estimated Gross Income	\$4,739,866	\$6,595,673	\$4,724,163	\$3,354,010
Gross Income per SqFt	\$28.54	\$39.03	\$28.54	\$21.67
Estimated Expense	\$1,610,957	\$2,109,109	\$1,606,215	\$1,371,223
Expense SqFt	\$9.70	\$12.48	\$9.70	\$8.86
Net Operating Income	\$3,128,909	\$4,486,564	\$3,117,948	\$1,982,787
Full Market Value	\$23,623,000	\$33,874,000	\$23,541,000	\$14,557,000
Market Value per SqFt	\$142.24	\$200.44	\$142.22	\$94.05
Distance from Cooperative in miles		0.89	0.56	0.96

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01457-0044	1-01429-0103	1-01528-0011	1-01565-0022
Address	406 EAST 63 STREET	203 EAST 74 STREET	221 EAST 82 STREET	1617 YORK 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	D7-ELEVATOR
Total Units	24	26	24	22
Year Built	1960	1973	1981	1910
Gross SqFt	12,000	16,231	12,195	15,032
Estimated Gross Income	\$497,160	\$743,849	\$490,651	\$622,766
Gross Income per SqFt	\$41.43	\$45.83	\$40.23	\$41.43
Estimated Expense	\$150,960	\$228,681	\$148,208	\$189,101
Expense SqFt	\$12.58	\$14.09	\$12.15	\$12.58
Net Operating Income	\$346,200	\$515,168	\$342,443	\$433,665
Full Market Value	\$2,614,000	\$3,890,000	\$2,585,000	\$3,274,000
Market Value per SqFt	\$217.83	\$239.66	\$211.97	\$217.80
Distance from Cooperative in miles		0.66	1.04	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01458-0005	1-01424-0010	1-01473-0038	
Address	405 EAST 63 STREET	219 EAST 69 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	154	145	112	
Year Built	1957	1957	1959	
Gross SqFt	122,346	163,875	113,820	
Estimated Gross Income	\$3,940,269	\$5,199,577	\$3,479,020	
Gross Income per SqFt	\$32.21	\$31.73	\$30.57	
Estimated Expense	\$1,260,886	\$1,767,856	\$1,182,867	
Expense SqFt	\$10.31	\$10.79	\$10.39	
Net Operating Income	\$2,679,383	\$3,431,721	\$2,296,153	
Full Market Value	\$20,229,000	\$25,910,000	\$17,336,000	
Market Value per SqFt	\$165.34	\$158.11	\$152.31	
Distance from Cooperative in miles		0.40	0.75	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01460-0001	1-00939-0038	1-01338-0035	1-01559-0033
Address	1206 1 AVENUE	340 EAST 34 STREET	330 EAST 46 STREET	420 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (59-79)	KIPS BAY	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	148	201	206	157
Year Built	1962	1962	1961	1961
Gross SqFt	139,000	142,260	133,828	137,238
Estimated Gross Income	\$5,329,260	\$6,375,081	\$5,130,420	\$4,208,403
Gross Income per SqFt	\$38.34	\$44.81	\$38.34	\$30.66
Estimated Expense	\$1,638,810	\$1,721,272	\$1,577,836	\$1,430,857
Expense SqFt	\$11.79	\$12.10	\$11.79	\$10.43
Net Operating Income	\$3,690,450	\$4,653,809	\$3,552,584	\$2,777,546
Full Market Value	\$27,863,000	\$35,136,000	\$26,822,000	\$20,971,000
Market Value per SqFt	\$200.45	\$246.98	\$200.42	\$152.81
Distance from Cooperative in miles		1.59	1.00	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01460-0017	1-01343-0036	1-01473-0038	1-01362-0012
Address	435 EAST 65 STREET	340 EAST 51 STREET	420 EAST 79 STREET	20 BEEKMAN PLACE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	120	116	112	78
Year Built	1963	1965	1959	1957
Gross SqFt	107,780	88,658	113,820	98,808
Estimated Gross Income	\$3,294,835	\$3,045,014	\$3,479,020	\$2,571,253
Gross Income per SqFt	\$30.57	\$34.35	\$30.57	\$26.02
Estimated Expense	\$1,119,834	\$857,012	\$1,182,867	\$874,226
Expense SqFt	\$10.39	\$9.67	\$10.39	\$8.85
Net Operating Income	\$2,175,001	\$2,188,002	\$2,296,153	\$1,697,027
Full Market Value	\$16,421,000	\$16,519,000	\$17,336,000	\$12,797,000
Market Value per SqFt	\$152.36	\$186.32	\$152.31	\$129.51
Distance from Cooperative in miles		0.76	0.65	0.75

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01466-0037	1-01338-0040	1-01349-0014	1-01581-0049
Address	420 EAST 72 STREET	314 EAST 46 STREET	333 EAST 56 STREET	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	192	250	228	234
Year Built	1962	1981	1982	1968
Gross SqFt	236,350	253,256	239,874	241,983
Estimated Gross Income	\$10,106,326	\$10,906,643	\$10,257,897	\$8,080,919
Gross Income per SqFt	\$42.76	\$43.07	\$42.76	\$33.39
Estimated Expense	\$3,072,550	\$3,605,760	\$3,118,751	\$2,733,098
Expense SqFt	\$13.00	\$14.24	\$13.00	\$11.29
Net Operating Income	\$7,033,776	\$7,300,883	\$7,139,146	\$5,347,821
Full Market Value	\$53,105,000	\$55,122,000	\$53,901,000	\$40,376,000
Market Value per SqFt	\$224.69	\$217.65	\$224.71	\$166.85
Distance from Cooperative in miles		1.29	0.75	0.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01467-0001	1-01516-0013	1-01344-0030	1-01559-0033
Address	1344 1 AVENUE	1290 LEXINGTON AVENUE	939 1 AVENUE	420 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	168	123	142	157
Year Built	1961	1962	1962	1961
Gross SqFt	159,403	151,184	146,072	137,238
Estimated Gross Income	\$4,973,374	\$4,749,145	\$4,557,169	\$4,208,403
Gross Income per SqFt	\$31.20	\$31.41	\$31.20	\$30.66
Estimated Expense	\$1,691,266	\$1,680,520	\$1,549,437	\$1,430,857
Expense SqFt	\$10.61	\$11.12	\$10.61	\$10.43
Net Operating Income	\$3,282,108	\$3,068,625	\$3,007,732	\$2,777,546
Full Market Value	\$24,780,000	\$23,168,000	\$22,708,000	\$20,971,000
Market Value per SqFt	\$155.46	\$153.24	\$155.46	\$152.81
Distance from Cooperative in miles		0.90	1.05	0.36

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01467-0042	1-01469-0017	1-01467-0038	1-01467-0040
Address	408 EAST 73 STREET	435 EAST 74 STREET	416 EAST 73 STREET	412 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	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	9,720	9,600	10,145	9,720
Estimated Gross Income	\$334,368	\$346,429	\$348,990	\$283,057
Gross Income per SqFt	\$34.40	\$36.09	\$34.40	\$29.12
Estimated Expense	\$82,231	\$104,390	\$85,788	\$116,881
Expense SqFt	\$8.46	\$10.87	\$8.46	\$12.02
Net Operating Income	\$252,137	\$242,039	\$263,202	\$166,176
Full Market Value	\$1,904,000	\$1,827,000	\$1,987,000	\$1,255,000
Market Value per SqFt	\$195.88	\$190.31	\$195.86	\$129.12
Distance from Cooperative in miles		0.10	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01468-0035	1-01528-0030	1-01579-0033	1-01472-0033
Address	482 EAST 74 STREET	240 EAST 83 STREET	534 EAST 83 STREET	442 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	20	20	22	20
Year Built	1910	1910	1910	1928
Gross SqFt	8,395	8,980	8,230	9,000
Estimated Gross Income	\$314,225	\$375,683	\$308,028	\$301,565
Gross Income per SqFt	\$37.43	\$41.84	\$37.43	\$33.51
Estimated Expense	\$104,518	\$81,811	\$102,436	\$102,532
Expense SqFt	\$12.45	\$9.11	\$12.45	\$11.39
Net Operating Income	\$209,707	\$293,872	\$205,592	\$199,033
Full Market Value	\$1,583,000	\$2,219,000	\$1,552,000	\$1,503,000
Market Value per SqFt	\$188.56	\$247.10	\$188.58	\$167.00
Distance from Cooperative in miles		0.53	0.48	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01468-0041	1-01512-0044	1-01580-0038	1-01448-0045
Address	402 EAST 74 STREET	15 EAST 84 STREET	518 EAST 84 STREET	310 EAST 74 STREET
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	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	42	64	60	60
Year Built	1937	1929	1940	1938
Gross SqFt	38,844	36,935	33,000	46,932
Estimated Gross Income	\$1,237,181	\$1,479,015	\$1,051,011	\$1,311,412
Gross Income per SqFt	\$31.85	\$40.04	\$31.85	\$27.94
Estimated Expense	\$358,919	\$507,793	\$304,968	\$432,183
Expense SqFt	\$9.24	\$13.75	\$9.24	\$9.21
Net Operating Income	\$878,262	\$971,222	\$746,043	\$879,229
Full Market Value	\$6,631,000	\$7,333,000	\$5,633,000	\$6,638,000
Market Value per SqFt	\$170.71	\$198.54	\$170.70	\$141.44
Distance from Cooperative in miles		0.64	0.52	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01469-0028	1-01492-0036	1-01559-0033	1-01447-0023
Address	1401 YORK AVENUE	920 PARK AVENUE	420 EAST 80 STREET	1347 1 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	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	113	72	157	145
Year Built	1963	1962	1961	1962
Gross SqFt	136,820	155,544	137,238	165,527
Estimated Gross Income	\$4,194,901	\$5,935,028	\$4,208,403	\$4,724,163
Gross Income per SqFt	\$30.66	\$38.16	\$30.66	\$28.54
Estimated Expense	\$1,427,033	\$1,882,298	\$1,430,857	\$1,606,215
Expense SqFt	\$10.43	\$12.10	\$10.43	\$9.70
Net Operating Income	\$2,767,868	\$4,052,730	\$2,777,546	\$3,117,948
Full Market Value	\$20,897,000	\$30,598,000	\$20,971,000	\$23,541,000
Market Value per SqFt	\$152.73	\$196.72	\$152.81	\$142.22
Distance from Cooperative in miles		0.66	0.26	0.17

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01471-0032	1-01567-0035	1-01530-0009	1-01567-0037
Address	430 EAST 77 STREET	432 EAST 88 STREET	219 EAST 84 STREET	418 EAST 88 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	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	37	45	54	48
Year Built	1960	1973	1974	1950
Gross SqFt	26,000	24,572	28,150	25,395
Estimated Gross Income	\$871,260	\$969,093	\$943,234	\$786,722
Gross Income per SqFt	\$33.51	\$39.44	\$33.51	\$30.98
Estimated Expense	\$278,720	\$233,966	\$301,835	\$267,485
Expense SqFt	\$10.72	\$9.52	\$10.72	\$10.53
Net Operating Income	\$592,540	\$735,127	\$641,399	\$519,237
Full Market Value	\$4,474,000	\$5,550,000	\$4,843,000	\$3,920,000
Market Value per SqFt	\$172.08	\$225.87	\$172.04	\$154.36
Distance from Cooperative in miles		0.57	0.49	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01471-0036	1-01451-0042	1-01469-0008	1-01469-0018
Address	424 EAST 77 STREET	324 EAST 77 STREET	409 EAST 74 STREET	437 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	C5-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	24	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	8,805	9,770	9,055	9,600
Estimated Gross Income	\$319,181	\$385,291	\$328,232	\$313,977
Gross Income per SqFt	\$36.25	\$39.44	\$36.25	\$32.71
Estimated Expense	\$113,937	\$87,209	\$117,133	\$102,821
Expense SqFt	\$12.94	\$8.93	\$12.94	\$10.71
Net Operating Income	\$205,244	\$298,082	\$211,099	\$211,156
Full Market Value	\$1,550,000	\$2,251,000	\$1,594,000	\$1,594,000
Market Value per SqFt	\$176.04	\$230.40	\$176.04	\$166.04
Distance from Cooperative in miles		0.14	0.10	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01471-0045	1-01349-0049	1-01427-0028	1-01447-0023
Address	1478 1 AVENUE	1076 2 AVENUE	1393 2 AVENUE	1347 1 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	160	166	149	145
Year Built	1964	1948	1964	1962
Gross SqFt	168,680	180,000	166,432	165,527
Estimated Gross Income	\$5,433,183	\$6,417,229	\$5,361,605	\$4,724,163
Gross Income per SqFt	\$32.21	\$35.65	\$32.21	\$28.54
Estimated Expense	\$1,707,042	\$1,925,169	\$1,684,096	\$1,606,215
Expense SqFt	\$10.12	\$10.70	\$10.12	\$9.70
Net Operating Income	\$3,726,141	\$4,492,060	\$3,677,509	\$3,117,948
Full Market Value	\$28,132,000	\$33,915,000	\$27,765,000	\$23,541,000
Market Value per SqFt	\$166.78	\$188.42	\$166.82	\$142.22
Distance from Cooperative in miles		1.01	0.34	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01472-0014	1-01441-0031	1-01490-0122	1-01437-0041
Address	435 EAST 77 STREET	342 EAST 67 STREET	555 EAST 78 STREET	330 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	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	87	60	87	90
Year Built	1962	1964	1940	1949
Gross SqFt	62,920	59,020	75,854	70,992
Estimated Gross Income	\$2,020,990	\$1,660,785	\$2,566,958	\$2,280,464
Gross Income per SqFt	\$32.12	\$28.14	\$33.84	\$32.12
Estimated Expense	\$631,088	\$564,667	\$872,766	\$711,786
Expense SqFt	\$10.03	\$9.57	\$11.51	\$10.03
Net Operating Income	\$1,389,902	\$1,096,118	\$1,694,192	\$1,568,678
Full Market Value	\$10,494,000	\$8,276,000	\$12,791,000	\$11,844,000
Market Value per SqFt	\$166.78	\$140.22	\$168.63	\$166.84
Distance from Cooperative in miles		0.57	0.16	0.76

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-0012	1-01453-0015	1-01453-0014	1-01453-0009
Address	417 EAST 78 STREET	325 EAST 78 STREET	323 EAST 78 STREET	313 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	C4-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	16	16	16	16
Year Built	1910	1910	1910	1910
Gross SqFt	8,000	8,016	8,016	7,016
Estimated Gross Income	\$326,800	\$338,856	\$327,420	\$273,238
Gross Income per SqFt	\$40.85	\$42.27	\$40.85	\$38.94
Estimated Expense	\$73,200	\$82,776	\$73,308	\$39,941
Expense SqFt	\$9.15	\$10.33	\$9.15	\$5.69
Net Operating Income	\$253,600	\$256,080	\$254,112	\$233,297
Full Market Value	\$1,915,000	\$1,933,000	\$1,919,000	\$1,761,000
Market Value per SqFt	\$239.38	\$241.14	\$239.40	\$251.00
Distance from Cooperative in miles		0.14	0.14	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-0013	1-01453-0015	1-01453-0014	1-01453-0018
Address	419 EAST 78 STREET	325 EAST 78 STREET	323 EAST 78 STREET	345 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	C4-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	16	16	16	17
Year Built	1910	1910	1910	1910
Gross SqFt	8,000	8,016	8,016	8,000
Estimated Gross Income	\$326,800	\$338,856	\$327,420	\$289,782
Gross Income per SqFt	\$40.85	\$42.27	\$40.85	\$36.22
Estimated Expense	\$73,200	\$82,776	\$73,308	\$83,883
Expense SqFt	\$9.15	\$10.33	\$9.15	\$10.49
Net Operating Income	\$253,600	\$256,080	\$254,112	\$205,899
Full Market Value	\$1,915,000	\$1,933,000	\$1,919,000	\$1,555,000
Market Value per SqFt	\$239.38	\$241.14	\$239.40	\$194.38
Distance from Cooperative in miles		0.14	0.14	0.14

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-0014	1-01453-0014	1-01453-0015	1-01453-0018
Address	421 EAST 78 STREET	323 EAST 78 STREET	325 EAST 78 STREET	345 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	C5-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	16	16	16	17
Year Built	1910	1910	1910	1910
Gross SqFt	8,000	8,016	8,016	8,000
Estimated Gross Income	\$326,800	\$327,420	\$338,856	\$289,782
Gross Income per SqFt	\$40.85	\$40.85	\$42.27	\$36.22
Estimated Expense	\$73,203	\$73,308	\$82,776	\$83,883
Expense SqFt	\$9.15	\$9.15	\$10.33	\$10.49
Net Operating Income	\$253,597	\$254,112	\$256,080	\$205,899
Full Market Value	\$1,915,000	\$1,919,000	\$1,933,000	\$1,555,000
Market Value per SqFt	\$239.38	\$239.40	\$241.14	\$194.38
Distance from Cooperative in miles		0.14	0.14	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-0016	1-01560-0010	1-01527-0020	1-01585-0014
Address	425 EAST 78 STREET	425 EAST 80 STREET	243 EAST 81 STREET	525 EAST 88 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	D1-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	35	40	44	39
Year Built	1910	1925	1910	1910
Gross SqFt	22,341	23,568	25,775	21,500
Estimated Gross Income	\$803,606	\$847,780	\$975,880	\$620,980
Gross Income per SqFt	\$35.97	\$35.97	\$37.86	\$28.88
Estimated Expense	\$282,837	\$298,321	\$292,764	\$187,981
Expense SqFt	\$12.66	\$12.66	\$11.36	\$8.74
Net Operating Income	\$520,769	\$549,459	\$683,116	\$432,999
Full Market Value	\$3,932,000	\$4,148,000	\$5,158,000	\$3,269,000
Market Value per SqFt	\$176.00	\$176.00	\$200.12	\$152.05
Distance from Cooperative in miles		0.11	0.31	0.54

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-0018	1-01349-0014	1-01532-0004	1-01581-0049
Address	440 EAST 79 STREET	333 EAST 56 STREET	1533 3 AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	222	228	179	234
Year Built	1956	1982	1991	1968
Gross SqFt	238,293	239,874	222,000	241,983
Estimated Gross Income	\$8,118,643	\$10,257,897	\$7,563,292	\$8,080,919
Gross Income per SqFt	\$34.07	\$42.76	\$34.07	\$33.39
Estimated Expense	\$2,147,020	\$3,118,751	\$2,001,078	\$2,733,098
Expense SqFt	\$9.01	\$13.00	\$9.01	\$11.29
Net Operating Income	\$5,971,623	\$7,139,146	\$5,562,214	\$5,347,821
Full Market Value	\$45,086,000	\$53,901,000	\$41,995,000	\$40,376,000
Market Value per SqFt	\$189.20	\$224.71	\$189.17	\$166.85
Distance from Cooperative in miles		1.11	0.49	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-0020	1-01526-0047	1-01473-0004	1-01450-0050
Address	445 EAST 78 STREET	1425 3 AVENUE	1502 1 AVENUE	1452 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	14	11	18
Year Built	1910	1910	1910	1910
Gross SqFt	7,016	6,520	7,676	8,180
Estimated Gross Income	\$289,410	\$342,828	\$316,636	\$292,701
Gross Income per SqFt	\$41.25	\$52.58	\$41.25	\$35.78
Estimated Expense	\$88,682	\$86,190	\$97,042	\$90,143
Expense SqFt	\$12.64	\$13.22	\$12.64	\$11.02
Net Operating Income	\$200,728	\$256,638	\$219,594	\$202,558
Full Market Value	\$1,516,000	\$1,938,000	\$1,658,000	\$1,529,000
Market Value per SqFt	\$216.08	\$297.24	\$216.00	\$186.92
Distance from Cooperative in miles		0.29	0.00	0.21

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01483-0028	1-01417-0035	1-01410-0033	1-01565-0035
Address	530 EAST 72 STREET	220 EAST 63 STREET	1308 3 AVENUE	430 EAST 86 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	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	130	195	114	133
Year Built	1962	1963	1962	1931
Gross SqFt	195,000	177,143	191,549	205,967
Estimated Gross Income	\$6,764,550	\$7,339,868	\$6,643,968	\$6,403,486
Gross Income per SqFt	\$34.69	\$41.43	\$34.69	\$31.09
Estimated Expense	\$2,318,550	\$2,097,305	\$2,277,437	\$2,432,123
Expense SqFt	\$11.89	\$11.84	\$11.89	\$11.81
Net Operating Income	\$4,446,000	\$5,242,563	\$4,366,531	\$3,971,363
Full Market Value	\$33,567,000	\$39,581,000	\$32,967,000	\$29,984,000
Market Value per SqFt	\$172.14	\$223.44	\$172.11	\$145.58
Distance from Cooperative in miles		0.61	0.57	0.73

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01483-0038	1-01417-0035	1-01349-0049	1-01375-0037
Address	520 EAST 72 STREET	220 EAST 63 STREET	1076 2 AVENUE	530 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	254	195	166	187
Year Built	1964	1963	1948	1941
Gross SqFt	181,246	177,143	180,000	190,227
Estimated Gross Income	\$6,461,420	\$7,339,868	\$6,417,229	\$5,724,200
Gross Income per SqFt	\$35.65	\$41.43	\$35.65	\$30.09
Estimated Expense	\$1,939,332	\$2,097,305	\$1,925,169	\$2,174,860
Expense SqFt	\$10.70	\$11.84	\$10.70	\$11.43
Net Operating Income	\$4,522,088	\$5,242,563	\$4,492,060	\$3,549,340
Full Market Value	\$34,142,000	\$39,581,000	\$33,915,000	\$26,798,000
Market Value per SqFt	\$188.37	\$223.44	\$188.42	\$140.87
Distance from Cooperative in miles		0.61	0.79	0.91

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01484-0019	1-01467-0038	1-01469-0037	1-01467-0040
Address	527 EAST 72 STREET	416 EAST 73 STREET	424 EAST 75 STREET	412 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	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	13,500	10,145	10,780	9,720
Estimated Gross Income	\$430,650	\$348,990	\$343,844	\$283,057
Gross Income per SqFt	\$31.90	\$34.40	\$31.90	\$29.12
Estimated Expense	\$128,115	\$85,788	\$102,266	\$116,881
Expense SqFt	\$9.49	\$8.46	\$9.49	\$12.02
Net Operating Income	\$302,535	\$263,202	\$241,578	\$166,176
Full Market Value	\$2,048,000	\$1,987,000	\$1,824,000	\$1,255,000
Market Value per SqFt	\$151.70	\$195.86	\$169.20	\$129.12
Distance from Cooperative in miles		0.14	0.17	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01484-0022	1-01447-0039	1-01469-0037	1-01467-0040
Address	531 EAST 72 STREET	322 EAST 73 STREET	424 EAST 75 STREET	412 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	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	13,500	11,544	10,780	9,720
Estimated Gross Income	\$430,650	\$429,025	\$343,844	\$283,057
Gross Income per SqFt	\$31.90	\$37.16	\$31.90	\$29.12
Estimated Expense	\$128,115	\$110,805	\$102,266	\$116,881
Expense SqFt	\$9.49	\$9.60	\$9.49	\$12.02
Net Operating Income	\$302,535	\$318,220	\$241,578	\$166,176
Full Market Value	\$2,048,000	\$2,403,000	\$1,824,000	\$1,255,000
Market Value per SqFt	\$151.70	\$208.16	\$169.20	\$129.12
Distance from Cooperative in miles		0.28	0.17	0.14

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01484-0023	1-01467-0038	1-01469-0037	1-01467-0040
Address	535 EAST 72 STREET	416 EAST 73 STREET	424 EAST 75 STREET	412 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	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	13,500	10,145	10,780	9,720
Estimated Gross Income	\$430,650	\$348,990	\$343,844	\$283,057
Gross Income per SqFt	\$31.90	\$34.40	\$31.90	\$29.12
Estimated Expense	\$128,115	\$85,788	\$102,266	\$116,881
Expense SqFt	\$9.49	\$8.46	\$9.49	\$12.02
Net Operating Income	\$302,535	\$263,202	\$241,578	\$166,176
Full Market Value	\$2,284,000	\$1,987,000	\$1,824,000	\$1,255,000
Market Value per SqFt	\$169.19	\$195.86	\$169.20	\$129.12
Distance from Cooperative in miles		0.14	0.17	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01484-0024	1-01467-0015	1-01470-0031	1-01470-0013
Address	541 EAST 72 STREET	421 EAST 72 STREET	436 EAST 76 STREET	423 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	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	11	19	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	11,550	10,625	9,620	9,951
Estimated Gross Income	\$384,731	\$421,888	\$320,484	\$310,865
Gross Income per SqFt	\$33.31	\$39.71	\$33.31	\$31.24
Estimated Expense	\$123,123	\$87,450	\$102,555	\$89,220
Expense SqFt	\$10.66	\$8.23	\$10.66	\$8.97
Net Operating Income	\$261,608	\$334,438	\$217,929	\$221,645
Full Market Value	\$1,975,000	\$2,525,000	\$1,645,000	\$1,673,000
Market Value per SqFt	\$171.00	\$237.65	\$171.00	\$168.12
Distance from Cooperative in miles		0.14	0.21	0.21

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01485-0004	1-01437-0017	1-01451-0040	1-01382-0007
Address	1376 YORK AVENUE	341 EAST 62 STREET	330 EAST 77 STREET	5 EAST 67 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	D2-ELEVATOR
Total Units	20	17	20	22
Year Built	1910	1910	1900	1910
Gross SqFt	9,435	11,900	10,130	11,472
Estimated Gross Income	\$398,346	\$516,423	\$427,674	\$443,626
Gross Income per SqFt	\$42.22	\$43.40	\$42.22	\$38.67
Estimated Expense	\$118,598	\$174,299	\$127,309	\$126,335
Expense SqFt	\$12.57	\$14.65	\$12.57	\$11.01
Net Operating Income	\$279,748	\$342,124	\$300,365	\$317,291
Full Market Value	\$2,112,000	\$2,583,000	\$2,268,000	\$2,396,000
Market Value per SqFt	\$223.85	\$217.06	\$223.89	\$208.86
Distance from Cooperative in miles		0.62	0.32	0.88

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01487-0039	1-01490-0122	1-01437-0041	1-01441-0031
Address	520 EAST 76 STREET	555 EAST 78 STREET	330 EAST 63 STREET	342 EAST 67 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	D3-ELEVATOR
Total Units	102	87	90	60
Year Built	1964	1940	1949	1964
Gross SqFt	81,000	75,854	70,992	59,020
Estimated Gross Income	\$2,601,720	\$2,566,958	\$2,280,464	\$1,660,785
Gross Income per SqFt	\$32.12	\$33.84	\$32.12	\$28.14
Estimated Expense	\$812,430	\$872,766	\$711,786	\$564,667
Expense SqFt	\$10.03	\$11.51	\$10.03	\$9.57
Net Operating Income	\$1,789,290	\$1,694,192	\$1,568,678	\$1,096,118
Full Market Value	\$13,509,000	\$12,791,000	\$11,844,000	\$8,276,000
Market Value per SqFt	\$166.78	\$168.63	\$166.84	\$140.22
Distance from Cooperative in miles		0.15	0.71	0.53

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01489-0008	1-01490-0001	1-01488-0001	1-01488-0013
Address	509 EAST 77 STREET	1472 YORK AVENUE	1434 YORK AVENUE	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	C6-WALK-UP	C7-WALK-UP	D3-ELEVATOR	D3-ELEVATOR
Total Units	287	192	221	210
Year Built	1900	1911	1964	1964
Gross SqFt	98,580	98,622	257,244	258,394
Estimated Gross Income	\$3,783,500	\$3,784,876	\$12,004,602	\$11,973,100
Gross Income per SqFt	\$38.38	\$38.38	\$46.67	\$46.34
Estimated Expense	\$1,134,656	\$1,135,463	\$3,474,835	\$3,692,950
Expense SqFt	\$11.51	\$11.51	\$13.51	\$14.29
Net Operating Income	\$2,648,844	\$2,649,413	\$8,529,767	\$8,280,150
Full Market Value	\$19,999,000	\$20,003,000	\$64,400,000	\$62,515,000
Market Value per SqFt	\$202.87	\$202.82	\$250.35	\$241.94
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	1-01490-0001	1-01488-0001	1-01488-0013
Address	508 EAST 78 STREET	1472 YORK AVENUE	1434 YORK AVENUE	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	C6-WALK-UP	C7-WALK-UP	D3-ELEVATOR	D3-ELEVATOR
Total Units	384	192	221	210
Year Built	1910	1911	1964	1964
Gross SqFt	98,580	98,622	257,244	258,394
Estimated Gross Income	\$3,783,500	\$3,784,876	\$12,004,602	\$11,973,100
Gross Income per SqFt	\$38.38	\$38.38	\$46.67	\$46.34
Estimated Expense	\$1,134,656	\$1,135,463	\$3,474,835	\$3,692,950
Expense SqFt	\$11.51	\$11.51	\$13.51	\$14.29
Net Operating Income	\$2,648,844	\$2,649,413	\$8,529,767	\$8,280,150
Full Market Value	\$19,999,000	\$20,003,000	\$64,400,000	\$62,515,000
Market Value per SqFt	\$202.87	\$202.82	\$250.35	\$241.94
Distance from Cooperative in miles		0.06	0.06	0.06

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-0001	1-01584-0001	1-01417-0028	1-01512-0040
Address	980 5 AVENUE	1658 YORK AVENUE	1191 2 AVENUE	1482 3 AVENUE
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	D6-ELEVATOR	D6-ELEVATOR
Total Units	46	180	191	185
Year Built	1966	1963	1964	1963
Gross SqFt	202,777	202,322	207,284	224,000
Estimated Gross Income	\$6,580,114	\$7,602,247	\$6,054,615	\$7,268,002
Gross Income per SqFt	\$32.45	\$37.57	\$29.21	\$32.45
Estimated Expense	\$1,652,633	\$2,383,417	\$2,058,569	\$1,824,906
Expense SqFt	\$8.15	\$11.78	\$9.93	\$8.15
Net Operating Income	\$4,927,481	\$5,218,830	\$3,996,046	\$5,443,096
Full Market Value	\$37,203,000	\$39,402,000	\$30,170,000	\$41,095,000
Market Value per SqFt	\$183.47	\$194.75	\$145.55	\$183.46
Distance from Cooperative in miles		0.92	0.94	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-0012	1-01392-0047	1-01511-0008	1-01518-0009
Address	21 EAST 79 STREET	50 EAST 78 STREET	115 EAST 82 STREET	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	14	48	38	45
Year Built	1930	1936	1919	1924
Gross SqFt	56,017	52,356	50,592	52,848
Estimated Gross Income	\$1,910,180	\$2,364,456	\$1,529,730	\$1,801,970
Gross Income per SqFt	\$34.10	\$45.16	\$30.24	\$34.10
Estimated Expense	\$705,254	\$651,071	\$513,620	\$665,590
Expense SqFt	\$12.59	\$12.44	\$10.15	\$12.59
Net Operating Income	\$1,204,926	\$1,713,385	\$1,016,110	\$1,136,380
Full Market Value	\$9,097,000	\$12,936,000	\$7,672,000	\$8,580,000
Market Value per SqFt	\$162.40	\$247.08	\$151.64	\$162.35
Distance from Cooperative in miles		0.14	0.25	0.54

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-0016	1-01492-0049	1-01446-0014	
Address	1040 MADISON AVENUE	1067 MADISON AVENUE	331 EAST 71 STREET	
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	19	60	55	
Year Built	1925	1955	1940	
Gross SqFt	60,947	60,858	60,400	
Estimated Gross Income	\$2,008,204	\$2,436,243	\$1,562,618	
Gross Income per SqFt	\$32.95	\$40.03	\$25.87	
Estimated Expense	\$738,678	\$812,074	\$478,605	
Expense SqFt	\$12.12	\$13.34	\$7.92	
Net Operating Income	\$1,269,526	\$1,624,169	\$1,084,013	
Full Market Value	\$9,585,000	\$12,263,000	\$8,184,000	
Market Value per SqFt	\$157.27	\$201.50	\$135.50	
Distance from Cooperative in miles		0.11	0.68	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-0023	1-01409-0021	1-01500-0065	1-01446-0014
Address	1033 MADISON AVENUE	1033 LEXINGTON AVENUE	4 EAST 89 STREET	331 EAST 71 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	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	21	35	84	55
Year Built	1925	1923	1955	1940
Gross SqFt	69,585	71,189	70,678	60,400
Estimated Gross Income	\$2,459,134	\$2,516,105	\$2,614,230	\$1,562,618
Gross Income per SqFt	\$35.34	\$35.34	\$36.99	\$25.87
Estimated Expense	\$924,089	\$945,245	\$866,681	\$478,605
Expense SqFt	\$13.28	\$13.28	\$12.26	\$7.92
Net Operating Income	\$1,535,045	\$1,570,860	\$1,747,549	\$1,084,013
Full Market Value	\$11,590,000	\$11,860,000	\$13,194,000	\$8,184,000
Market Value per SqFt	\$166.56	\$166.60	\$186.68	\$135.50
Distance from Cooperative in miles		0.32	0.46	0.61

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-0030	1-01492-0049	1-01200-0005	
Address	73 EAST 79 STREET	1067 MADISON AVENUE	51 WEST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	15	60	83	
Year Built	1928	1955	1927	
Gross SqFt	60,150	60,858	70,144	
Estimated Gross Income	\$2,101,040	\$2,436,243	\$2,091,762	
Gross Income per SqFt	\$34.93	\$40.03	\$29.82	
Estimated Expense	\$787,364	\$812,074	\$900,865	
Expense SqFt	\$13.09	\$13.34	\$12.84	
Net Operating Income	\$1,313,676	\$1,624,169	\$1,190,897	
Full Market Value	\$9,918,000	\$12,263,000	\$8,991,000	
Market Value per SqFt	\$164.89	\$201.50	\$128.18	
Distance from Cooperative in miles		0.05	0.84	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-0037	1-01409-0021	1-01517-0058	1-01239-0044
Address	908 PARK AVENUE	1033 LEXINGTON AVENUE	1328 LEXINGTON AVENUE	2476 BROADWAY
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	25	35	60	64
Year Built	1925	1923	1936	1920
Gross SqFt	70,322	71,189	64,344	67,954
Estimated Gross Income	\$2,485,179	\$2,516,105	\$2,503,244	\$1,796,090
Gross Income per SqFt	\$35.34	\$35.34	\$38.90	\$26.43
Estimated Expense	\$933,876	\$945,245	\$574,450	\$655,982
Expense SqFt	\$13.28	\$13.28	\$8.93	\$9.65
Net Operating Income	\$1,551,303	\$1,570,860	\$1,928,794	\$1,140,108
Full Market Value	\$11,712,000	\$11,860,000	\$14,562,000	\$8,608,000
Market Value per SqFt	\$166.55	\$166.60	\$226.31	\$126.67
Distance from Cooperative in miles		0.32	0.47	1.21

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-0048	1-01144-0061	1-01583-0050	
Address	40 EAST 80 STREET	269 AMSTERDAM AVENUE	1654 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	43	80	92	
Year Built	1967	1906	1963	
Gross SqFt	111,231	110,770	121,501	
Estimated Gross Income	\$3,243,496	\$3,861,240	\$2,849,552	
Gross Income per SqFt	\$29.16	\$34.86	\$23.45	
Estimated Expense	\$989,956	\$994,306	\$1,072,110	
Expense SqFt	\$8.90	\$8.98	\$8.82	
Net Operating Income	\$2,253,540	\$2,866,934	\$1,777,442	
Full Market Value	\$17,014,000	\$21,645,000	\$13,225,000	
Market Value per SqFt	\$152.96	\$195.40	\$108.85	
Distance from Cooperative in miles		1.00	0.81	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-0062	1-01491-0063	1-01388-0030	1-01428-0007
Address	16 EAST 80 STREET	14 EAST 80 STREET	51 EAST 73 STREET	211 EAST 73 STREET
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	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	19	15	20	24
Year Built	1925	1925	1910	1930
Gross SqFt	11,295	8,290	12,321	14,185
Estimated Gross Income	\$431,921	\$362,354	\$454,750	\$542,408
Gross Income per SqFt	\$38.24	\$43.71	\$36.91	\$38.24
Estimated Expense	\$164,116	\$102,429	\$139,661	\$206,115
Expense SqFt	\$14.53	\$12.36	\$11.34	\$14.53
Net Operating Income	\$267,805	\$259,925	\$315,089	\$336,293
Full Market Value	\$2,022,000	\$1,962,000	\$2,379,000	\$2,539,000
Market Value per SqFt	\$179.02	\$236.67	\$193.08	\$178.99
Distance from Cooperative in miles		0.00	0.32	0.50

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01492-0003	1-01492-0015	1-01515-0007	1-01426-0029
Address	993 5 AVENUE	1058 MADISON AVENUE	103 EAST 86 STREET	242 EAST 72 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	D6-ELEVATOR
Total Units	21	72	52	75
Year Built	1930	1938	1914	1930
Gross SqFt	93,389	104,209	91,260	98,150
Estimated Gross Income	\$3,214,449	\$4,406,742	\$3,140,737	\$3,031,249
Gross Income per SqFt	\$34.42	\$42.29	\$34.42	\$30.88
Estimated Expense	\$1,015,138	\$1,392,830	\$991,961	\$1,030,625
Expense SqFt	\$10.87	\$13.37	\$10.87	\$10.50
Net Operating Income	\$2,199,311	\$3,013,912	\$2,148,776	\$2,000,624
Full Market Value	\$16,605,000	\$22,755,000	\$16,223,000	\$15,105,000
Market Value per SqFt	\$177.80	\$218.36	\$177.77	\$153.90
Distance from Cooperative in miles		0.00	0.37	0.61

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01492-0037	1-01515-0007	1-01125-0009	
Address	930 PARK AVENUE	103 EAST 86 STREET	37 WEST 72 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	24	52	94	
Year Built	1916	1914	1929	
Gross SqFt	80,405	91,260	80,281	
Estimated Gross Income	\$2,525,521	\$3,140,737	\$2,280,130	
Gross Income per SqFt	\$31.41	\$34.42	\$28.40	
Estimated Expense	\$825,759	\$991,961	\$775,244	
Expense SqFt	\$10.27	\$10.87	\$9.66	
Net Operating Income	\$1,699,762	\$2,148,776	\$1,504,886	
Full Market Value	\$12,833,000	\$16,223,000	\$11,362,000	
Market Value per SqFt	\$159.60	\$177.77	\$141.53	
Distance from Cooperative in miles		0.33	0.87	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01492-0069	1-01517-0001	1-01492-0036	
Address	995 5 AVENUE	1085 PARK AVENUE	920 PARK 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	37	46	72	
Year Built	1926	1926	1962	
Gross SqFt	142,708	127,395	155,544	
Estimated Gross Income	\$6,270,590	\$6,333,809	\$5,935,028	
Gross Income per SqFt	\$43.94	\$49.72	\$38.16	
Estimated Expense	\$1,820,954	\$1,708,704	\$1,882,298	
Expense SqFt	\$12.76	\$13.41	\$12.10	
Net Operating Income	\$4,449,636	\$4,625,105	\$4,052,730	
Full Market Value	\$33,595,000	\$34,920,000	\$30,598,000	
Market Value per SqFt	\$235.41	\$274.11	\$196.72	
Distance from Cooperative in miles		0.45	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01493-0001	1-01124-0059	1-01369-0045	1-01516-0013
Address	998 5 AVENUE	50 WEST 72 STREET	1058 1 AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	18	213	130	123
Year Built	1912	1927	1929	1962
Gross SqFt	145,230	143,791	140,000	151,184
Estimated Gross Income	\$4,561,674	\$5,148,770	\$4,256,890	\$4,749,145
Gross Income per SqFt	\$31.41	\$35.81	\$30.41	\$31.41
Estimated Expense	\$1,614,958	\$1,920,559	\$1,447,343	\$1,680,520
Expense SqFt	\$11.12	\$13.36	\$10.34	\$11.12
Net Operating Income	\$2,946,716	\$3,228,211	\$2,809,547	\$3,068,625
Full Market Value	\$22,248,000	\$24,373,000	\$20,346,000	\$23,168,000
Market Value per SqFt	\$153.19	\$169.50	\$145.33	\$153.24
Distance from Cooperative in miles		0.85	1.37	0.36

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01493-0033	1-01409-0021	1-01445-0035	1-01122-0047
Address	940 PARK AVENUE	1033 LEXINGTON AVENUE	330 EAST 71 STREET	30 WEST 70 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	30	35	59	35
Year Built	1926	1923	1940	1916
Gross SqFt	64,058	71,189	53,768	58,361
Estimated Gross Income	\$1,904,444	\$2,516,105	\$1,569,833	\$1,734,966
Gross Income per SqFt	\$29.73	\$35.34	\$29.20	\$29.73
Estimated Expense	\$647,626	\$945,245	\$533,743	\$589,888
Expense SqFt	\$10.11	\$13.28	\$9.93	\$10.11
Net Operating Income	\$1,256,818	\$1,570,860	\$1,036,090	\$1,145,078
Full Market Value	\$9,489,000	\$11,860,000	\$7,822,000	\$8,645,000
Market Value per SqFt	\$148.13	\$166.60	\$145.48	\$148.13
Distance from Cooperative in miles		0.40	0.72	0.98

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01493-0037	1-01426-0029	1-01150-0001	
Address	950 PARK AVENUE	242 EAST 72 STREET	173 WEST 78 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	27	75	90	
Year Built	1921	1930	1929	
Gross SqFt	98,800	98,150	96,992	
Estimated Gross Income	\$2,799,992	\$3,031,249	\$2,501,543	
Gross Income per SqFt	\$28.34	\$30.88	\$25.79	
Estimated Expense	\$1,002,820	\$1,030,625	\$950,586	
Expense SqFt	\$10.15	\$10.50	\$9.80	
Net Operating Income	\$1,797,172	\$2,000,624	\$1,550,957	
Full Market Value	\$13,569,000	\$15,105,000	\$11,704,000	
Market Value per SqFt	\$137.34	\$153.90	\$120.67	
Distance from Cooperative in miles		0.60	0.94	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01493-0072	1-01532-0016	1-01200-0011	1-01492-0015
Address	1001 5 AVENUE	241 EAST 86 STREET	37 WEST 86 STREET	1058 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	70	111	167	72
Year Built	1978	1989	1927	1938
Gross SqFt	109,076	104,440	104,893	104,209
Estimated Gross Income	\$4,187,428	\$4,009,095	\$3,863,947	\$4,406,742
Gross Income per SqFt	\$38.39	\$38.39	\$36.84	\$42.29
Estimated Expense	\$915,148	\$875,808	\$1,159,184	\$1,392,830
Expense SqFt	\$8.39	\$8.39	\$11.05	\$13.37
Net Operating Income	\$3,272,280	\$3,133,287	\$2,704,763	\$3,013,912
Full Market Value	\$24,706,000	\$23,656,000	\$20,421,000	\$22,755,000
Market Value per SqFt	\$226.50	\$226.50	\$194.68	\$218.36
Distance from Cooperative in miles		0.48	0.71	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0001	1-01565-0035	1-01410-0033	1-01527-0028
Address	1010 5 AVENUE	430 EAST 86 STREET	1308 3 AVENUE	1571 2 AVENUE
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	D6-ELEVATOR	D6-ELEVATOR
Total Units	74	133	114	182
Year Built	1925	1931	1962	1963
Gross SqFt	196,727	205,967	191,549	189,612
Estimated Gross Income	\$6,116,242	\$6,403,486	\$6,643,968	\$5,180,658
Gross Income per SqFt	\$31.09	\$31.09	\$34.69	\$27.32
Estimated Expense	\$2,323,346	\$2,432,123	\$2,277,437	\$1,968,650
Expense SqFt	\$11.81	\$11.81	\$11.89	\$10.38
Net Operating Income	\$3,792,896	\$3,971,363	\$4,366,531	\$3,212,008
Full Market Value	\$28,636,000	\$29,984,000	\$32,967,000	\$24,251,000
Market Value per SqFt	\$145.56	\$145.58	\$172.11	\$127.90
Distance from Cooperative in miles		0.70	0.46	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0023	1-01517-0058	1-01246-0001	
Address	1089 MADISON AVENUE	1328 LEXINGTON AVENUE	125 RIVERSIDE DRIVE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	22	60	64	
Year Built	1912	1936	1907	
Gross SqFt	71,643	64,344	70,328	
Estimated Gross Income	\$2,151,439	\$2,503,244	\$1,487,834	
Gross Income per SqFt	\$30.03	\$38.90	\$21.16	
Estimated Expense	\$630,458	\$574,450	\$610,012	
Expense SqFt	\$8.80	\$8.93	\$8.67	
Net Operating Income	\$1,520,981	\$1,928,794	\$877,822	
Full Market Value	\$11,483,000	\$14,562,000	\$6,413,000	
Market Value per SqFt	\$160.28	\$226.31	\$91.19	
Distance from Cooperative in miles		0.32	1.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0032	1-01169-0008	1-01447-0005	
Address	960 PARK AVENUE	2181 BROADWAY	311 EAST 72 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	32	115	131	
Year Built	1915	1924	1929	
Gross SqFt	112,078	114,767	121,234	
Estimated Gross Income	\$3,562,960	\$3,682,883	\$3,816,895	
Gross Income per SqFt	\$31.79	\$32.09	\$31.48	
Estimated Expense	\$1,211,563	\$1,252,180	\$1,297,744	
Expense SqFt	\$10.81	\$10.91	\$10.70	
Net Operating Income	\$2,351,397	\$2,430,703	\$2,519,151	
Full Market Value	\$17,753,000	\$18,352,000	\$19,020,000	
Market Value per SqFt	\$158.40	\$159.91	\$156.89	
Distance from Cooperative in miles		1.18	0.67	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0037	1-01515-0007	1-01426-0029	1-01521-0020
Address	970 PARK AVENUE	103 EAST 86 STREET	242 EAST 72 STREET	145 EAST 92 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	D6-ELEVATOR	D6-ELEVATOR
Total Units	42	52	75	49
Year Built	1912	1914	1930	1929
Gross SqFt	96,379	91,260	98,150	85,924
Estimated Gross Income	\$2,976,184	\$3,140,737	\$3,031,249	\$2,242,502
Gross Income per SqFt	\$30.88	\$34.42	\$30.88	\$26.10
Estimated Expense	\$1,011,980	\$991,961	\$1,030,625	\$970,338
Expense SqFt	\$10.50	\$10.87	\$10.50	\$11.29
Net Operating Income	\$1,964,204	\$2,148,776	\$2,000,624	\$1,272,164
Full Market Value	\$14,830,000	\$16,223,000	\$15,105,000	\$9,605,000
Market Value per SqFt	\$153.87	\$177.77	\$153.90	\$111.78
Distance from Cooperative in miles		0.23	0.64	0.54

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0041	1-01390-0043	1-01388-0030	1-01428-0036
Address	68 EAST 83 STREET	48 EAST 76 STREET	51 EAST 73 STREET	226 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	22	27	20	34
Year Built	1912	1910	1910	1920
Gross SqFt	13,972	14,336	12,321	15,040
Estimated Gross Income	\$515,707	\$376,083	\$454,750	\$674,312
Gross Income per SqFt	\$36.91	\$26.23	\$36.91	\$44.83
Estimated Expense	\$158,442	\$101,430	\$139,661	\$168,583
Expense SqFt	\$11.34	\$7.08	\$11.34	\$11.21
Net Operating Income	\$357,265	\$274,653	\$315,089	\$505,729
Full Market Value	\$2,697,000	\$2,074,000	\$2,379,000	\$3,818,000
Market Value per SqFt	\$193.03	\$144.67	\$193.08	\$253.86
Distance from Cooperative in miles		0.36	0.46	0.55

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0050	1-01515-0007	1-01125-0009	
Address	1095 MADISON AVENUE	103 EAST 86 STREET	37 WEST 72 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	34	52	94	
Year Built	1912	1914	1929	
Gross SqFt	81,125	91,260	80,281	
Estimated Gross Income	\$2,548,136	\$3,140,737	\$2,280,130	
Gross Income per SqFt	\$31.41	\$34.42	\$28.40	
Estimated Expense	\$833,154	\$991,961	\$775,244	
Expense SqFt	\$10.27	\$10.87	\$9.66	
Net Operating Income	\$1,714,982	\$2,148,776	\$1,504,886	
Full Market Value	\$12,948,000	\$16,223,000	\$11,362,000	
Market Value per SqFt	\$159.61	\$177.77	\$141.53	
Distance from Cooperative in miles		0.23	0.92	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0059	1-01447-0023	1-01590-0036	
Address	8 EAST 83 STREET	1347 1 AVENUE	85 EAST END AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	81	145	175	
Year Built	1963	1962	1951	
Gross SqFt	179,576	165,527	169,386	
Estimated Gross Income	\$5,220,274	\$4,724,163	\$5,013,835	
Gross Income per SqFt	\$29.07	\$28.54	\$29.60	
Estimated Expense	\$1,871,182	\$1,606,215	\$1,885,307	
Expense SqFt	\$10.42	\$9.70	\$11.13	
Net Operating Income	\$3,349,092	\$3,117,948	\$3,128,528	
Full Market Value	\$25,286,000	\$23,541,000	\$22,528,000	
Market Value per SqFt	\$140.81	\$142.22	\$133.00	
Distance from Cooperative in miles		0.74	0.93	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0069	1-01236-0010	1-01237-0033	
Address	1016 5 AVENUE	2401 BROADWAY	618 AMSTERDAM AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	65	79	116	
Year Built	1929	1924	1925	
Gross SqFt	166,600	164,530	161,422	
Estimated Gross Income	\$4,371,584	\$4,113,043	\$4,434,645	
Gross Income per SqFt	\$26.24	\$25.00	\$27.47	
Estimated Expense	\$1,680,994	\$1,562,956	\$1,722,033	
Expense SqFt	\$10.09	\$9.50	\$10.67	
Net Operating Income	\$2,690,590	\$2,550,087	\$2,712,612	
Full Market Value	\$20,314,000	\$19,159,000	\$20,480,000	
Market Value per SqFt	\$121.93	\$116.45	\$126.87	
Distance from Cooperative in miles		1.09	1.02	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01495-0001	1-01521-0007	1-01200-0005	1-01517-0058
Address	1020 5 AVENUE	115 EAST 92 STREET	51 WEST 86 STREET	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	14	54	83	60
Year Built	1925	1927	1927	1936
Gross SqFt	66,983	65,692	70,144	64,344
Estimated Gross Income	\$2,452,917	\$2,405,762	\$2,091,762	\$2,503,244
Gross Income per SqFt	\$36.62	\$36.62	\$29.82	\$38.90
Estimated Expense	\$922,356	\$904,658	\$900,865	\$574,450
Expense SqFt	\$13.77	\$13.77	\$12.84	\$8.93
Net Operating Income	\$1,530,561	\$1,501,104	\$1,190,897	\$1,928,794
Full Market Value	\$11,556,000	\$11,333,000	\$8,991,000	\$14,562,000
Market Value per SqFt	\$172.52	\$172.52	\$128.18	\$226.31
Distance from Cooperative in miles		0.49	0.68	0.32

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01495-0004	1-01560-0001	1-01208-0029	1-01364-0034
Address	1025 5 AVENUE	1540 1 AVENUE	350 CENTRAL PARK WEST	422 EAST 53 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	168	316	174	295
Year Built	1955	1980	1929	1974
Gross SqFt	312,550	302,049	323,690	312,417
Estimated Gross Income	\$10,367,284	\$13,194,490	\$6,766,250	\$10,361,717
Gross Income per SqFt	\$33.17	\$43.68	\$20.90	\$33.17
Estimated Expense	\$3,316,156	\$4,187,180	\$2,774,163	\$3,315,749
Expense SqFt	\$10.61	\$13.86	\$8.57	\$10.61
Net Operating Income	\$7,051,128	\$9,007,310	\$3,992,087	\$7,045,968
Full Market Value	\$53,236,000	\$68,005,000	\$29,088,000	\$53,197,000
Market Value per SqFt	\$170.33	\$225.15	\$89.86	\$170.28
Distance from Cooperative in miles		0.69	0.86	1.69

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01495-0049	1-01511-0033	1-01516-0052	
Address	1115 MADISON AVENUE	1450 3 AVENUE	16 EAST 88 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	63	94	154	
Year Built	1963	1961	1963	
Gross SqFt	137,375	147,534	128,132	
Estimated Gross Income	\$4,118,503	\$4,487,887	\$3,784,275	
Gross Income per SqFt	\$29.98	\$30.42	\$29.53	
Estimated Expense	\$1,487,771	\$1,292,635	\$1,652,665	
Expense SqFt	\$10.83	\$8.76	\$12.90	
Net Operating Income	\$2,630,732	\$3,195,252	\$2,131,610	
Full Market Value	\$19,862,000	\$24,124,000	\$16,094,000	
Market Value per SqFt	\$144.58	\$163.51	\$125.60	
Distance from Cooperative in miles		0.20	0.28	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01495-0059	1-01510-0025	1-01511-0021	1-01547-0037
Address	20 EAST 84 STREET	151 EAST 81 STREET	147 EAST 82 STREET	332 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	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	42	42	44
Year Built	1910	1910	1920	1920
Gross SqFt	23,948	25,402	26,880	23,375
Estimated Gross Income	\$819,501	\$944,046	\$880,691	\$799,869
Gross Income per SqFt	\$34.22	\$37.16	\$32.76	\$34.22
Estimated Expense	\$278,515	\$246,724	\$253,017	\$271,955
Expense SqFt	\$11.63	\$9.71	\$9.41	\$11.63
Net Operating Income	\$540,986	\$697,322	\$627,674	\$527,914
Full Market Value	\$4,084,000	\$5,265,000	\$4,739,000	\$3,986,000
Market Value per SqFt	\$170.54	\$207.27	\$176.30	\$170.52
Distance from Cooperative in miles		0.30	0.29	0.54

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01496-0006	1-01552-0041	1-01412-0029	
Address	3 EAST 84 STREET	316 EAST 90 STREET	169 EAST 77 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	12	44	42	
Year Built	1928	1930	1930	
Gross SqFt	33,911	28,041	23,925	
Estimated Gross Income	\$1,064,466	\$859,264	\$768,943	
Gross Income per SqFt	\$31.39	\$30.64	\$32.14	
Estimated Expense	\$322,494	\$226,483	\$261,441	
Expense SqFt	\$9.51	\$8.08	\$10.93	
Net Operating Income	\$741,972	\$632,781	\$507,502	
Full Market Value	\$5,602,000	\$4,778,000	\$3,832,000	
Market Value per SqFt	\$165.20	\$170.39	\$160.17	
Distance from Cooperative in miles		0.60	0.46	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01496-0013	1-01409-0042	1-01523-0050	
Address	17 EAST 84 STREET	192 EAST 75 STREET	1469 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	22	43	60	
Year Built	1925	1927	1920	
Gross SqFt	39,222	40,249	35,399	
Estimated Gross Income	\$1,131,947	\$1,465,304	\$753,948	
Gross Income per SqFt	\$28.86	\$36.41	\$21.30	
Estimated Expense	\$302,794	\$389,156	\$203,880	
Expense SqFt	\$7.72	\$9.67	\$5.76	
Net Operating Income	\$829,153	\$1,076,148	\$550,068	
Full Market Value	\$6,260,000	\$8,125,000	\$3,554,000	
Market Value per SqFt	\$159.60	\$201.87	\$100.40	
Distance from Cooperative in miles		0.58	0.58	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01496-0034	1-01236-0010	1-01581-0030	
Address	1000 PARK AVENUE	2401 BROADWAY	110 EAST END AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	70	79	146	
Year Built	1916	1924	1951	
Gross SqFt	164,672	164,530	150,754	
Estimated Gross Income	\$4,470,845	\$4,113,043	\$4,415,931	
Gross Income per SqFt	\$27.15	\$25.00	\$29.29	
Estimated Expense	\$1,653,307	\$1,562,956	\$1,594,655	
Expense SqFt	\$10.04	\$9.50	\$10.58	
Net Operating Income	\$2,817,538	\$2,550,087	\$2,821,276	
Full Market Value	\$21,272,000	\$19,159,000	\$21,301,000	
Market Value per SqFt	\$129.18	\$116.45	\$141.30	
Distance from Cooperative in miles		1.16	0.72	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01496-0054	1-01210-0001	1-01515-0007	
Address	1133 MADISON AVENUE	401 AMSTERDAM AVENUE	103 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	66	80	52	
Year Built	1925	1927	1914	
Gross SqFt	107,547	106,521	91,260	
Estimated Gross Income	\$3,521,089	\$3,308,989	\$3,140,737	
Gross Income per SqFt	\$32.74	\$31.06	\$34.42	
Estimated Expense	\$1,175,489	\$1,169,408	\$991,961	
Expense SqFt	\$10.93	\$10.98	\$10.87	
Net Operating Income	\$2,345,600	\$2,139,581	\$2,148,776	
Full Market Value	\$17,709,000	\$16,154,000	\$16,223,000	
Market Value per SqFt	\$164.66	\$151.65	\$177.77	
Distance from Cooperative in miles		0.96	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01496-0065	1-01602-0033	1-01603-0020	1-01445-0035
Address	10 EAST 85 STREET	1240 PARK AVENUE	51 EAST 97 STREET	330 EAST 71 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	38	39	33	59
Year Built	1925	1920	1920	1940
Gross SqFt	54,696	47,822	49,340	53,768
Estimated Gross Income	\$1,597,123	\$1,803,198	\$818,376	\$1,569,833
Gross Income per SqFt	\$29.20	\$37.71	\$16.59	\$29.20
Estimated Expense	\$543,131	\$327,742	\$376,453	\$533,743
Expense SqFt	\$9.93	\$6.85	\$7.63	\$9.93
Net Operating Income	\$1,053,992	\$1,475,456	\$441,923	\$1,036,090
Full Market Value	\$7,958,000	\$11,140,000	\$3,052,000	\$7,822,000
Market Value per SqFt	\$145.50	\$232.95	\$61.86	\$145.48
Distance from Cooperative in miles		0.61	0.66	0.89

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01496-0071	1-01142-0064	1-01164-0005	
Address	1035 5 AVENUE	2054 BROADWAY	253 WEST 72 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	76	320	265	
Year Built	1928	1923	1926	
Gross SqFt	233,923	235,400	218,851	
Estimated Gross Income	\$6,935,817	\$7,253,045	\$6,233,995	
Gross Income per SqFt	\$29.65	\$30.81	\$28.49	
Estimated Expense	\$2,313,498	\$2,377,723	\$2,119,558	
Expense SqFt	\$9.89	\$10.10	\$9.68	
Net Operating Income	\$4,622,319	\$4,875,322	\$4,114,437	
Full Market Value	\$34,899,000	\$36,809,000	\$31,064,000	
Market Value per SqFt	\$149.19	\$156.37	\$141.94	
Distance from Cooperative in miles		1.09	1.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0001	1-01124-0059	1-01517-0001	1-01581-0030
Address	1040 5 AVENUE	50 WEST 72 STREET	1085 PARK AVENUE	110 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	29	213	46	146
Year Built	1930	1927	1926	1951
Gross SqFt	146,235	143,791	127,395	150,754
Estimated Gross Income	\$5,236,675	\$5,148,770	\$6,333,809	\$4,415,931
Gross Income per SqFt	\$35.81	\$35.81	\$49.72	\$29.29
Estimated Expense	\$1,953,700	\$1,920,559	\$1,708,704	\$1,594,655
Expense SqFt	\$13.36	\$13.36	\$13.41	\$10.58
Net Operating Income	\$3,282,975	\$3,228,211	\$4,625,105	\$2,821,276
Full Market Value	\$24,787,000	\$24,373,000	\$34,920,000	\$21,301,000
Market Value per SqFt	\$169.50	\$169.50	\$274.11	\$141.30
Distance from Cooperative in miles		0.99	0.25	0.82

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0005	1-01567-0022	1-01523-0050	1-01519-0040
Address	3 EAST 85 STREET	1661 YORK AVENUE	1469 LEXINGTON AVENUE	172 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	D7-ELEVATOR	D7-ELEVATOR
Total Units	32	64	60	44
Year Built	1913	1920	1920	1900
Gross SqFt	32,762	29,700	35,399	35,200
Estimated Gross Income	\$1,101,786	\$1,301,733	\$753,948	\$1,183,877
Gross Income per SqFt	\$33.63	\$43.83	\$21.30	\$33.63
Estimated Expense	\$350,226	\$364,485	\$203,880	\$376,359
Expense SqFt	\$10.69	\$12.27	\$5.76	\$10.69
Net Operating Income	\$751,560	\$937,248	\$550,068	\$807,518
Full Market Value	\$5,674,000	\$7,076,000	\$3,554,000	\$6,097,000
Market Value per SqFt	\$173.19	\$238.25	\$100.40	\$173.21
Distance from Cooperative in miles		0.69	0.54	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0007	1-01519-0022	1-01509-0064	1-01553-0016
Address	7 EAST 85 STREET	151 EAST 90 STREET	108 EAST 81 STREET	327 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	D9-ELEVATOR
Total Units	38	43	20	59
Year Built	1928	1930	1922	1930
Gross SqFt	37,099	38,500	32,383	33,300
Estimated Gross Income	\$1,200,524	\$835,935	\$1,149,311	\$1,077,482
Gross Income per SqFt	\$32.36	\$21.71	\$35.49	\$32.36
Estimated Expense	\$411,428	\$203,559	\$352,135	\$369,333
Expense SqFt	\$11.09	\$5.29	\$10.87	\$11.09
Net Operating Income	\$789,096	\$632,376	\$797,176	\$708,149
Full Market Value	\$5,958,000	\$4,644,000	\$6,019,000	\$5,347,000
Market Value per SqFt	\$160.60	\$120.62	\$185.87	\$160.57
Distance from Cooperative in miles		0.39	0.32	0.60

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0021	1-01512-0040	1-01568-0001	1-01547-0023
Address	35 EAST 85 STREET	1482 3 AVENUE	1700 1 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	D6-ELEVATOR	D6-ELEVATOR
Total Units	169	185	213	187
Year Built	1959	1963	1964	1970
Gross SqFt	242,861	224,000	227,259	261,150
Estimated Gross Income	\$7,599,121	\$7,268,002	\$6,159,062	\$8,171,104
Gross Income per SqFt	\$31.29	\$32.45	\$27.10	\$31.29
Estimated Expense	\$2,700,614	\$1,824,906	\$2,340,444	\$2,904,514
Expense SqFt	\$11.12	\$8.15	\$10.30	\$11.12
Net Operating Income	\$4,898,507	\$5,443,096	\$3,818,618	\$5,266,590
Full Market Value	\$36,984,000	\$41,095,000	\$28,831,000	\$39,763,000
Market Value per SqFt	\$152.28	\$183.46	\$126.86	\$152.26
Distance from Cooperative in miles		0.22	0.61	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0028	1-01515-0007	1-01210-0001	1-01426-0029
Address	45 EAST 85 STREET	103 EAST 86 STREET	401 AMSTERDAM AVENUE	242 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	48	52	80	75
Year Built	1925	1914	1927	1930
Gross SqFt	104,000	91,260	106,521	98,150
Estimated Gross Income	\$3,230,240	\$3,140,737	\$3,308,989	\$3,031,249
Gross Income per SqFt	\$31.06	\$34.42	\$31.06	\$30.88
Estimated Expense	\$1,141,920	\$991,961	\$1,169,408	\$1,030,625
Expense SqFt	\$10.98	\$10.87	\$10.98	\$10.50
Net Operating Income	\$2,088,320	\$2,148,776	\$2,139,581	\$2,000,624
Full Market Value	\$15,767,000	\$16,223,000	\$16,154,000	\$15,105,000
Market Value per SqFt	\$151.61	\$177.77	\$151.65	\$153.90
Distance from Cooperative in miles		0.12	0.98	0.78

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0034	1-01518-0024	1-01526-0021	1-01447-0005
Address	1020 PARK AVENUE	1341 LEXINGTON AVENUE	1543 2 AVENUE	311 EAST 72 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	D9-ELEVATOR
Total Units	57	107	117	131
Year Built	1962	1960	1959	1929
Gross SqFt	117,879	114,939	123,524	121,234
Estimated Gross Income	\$3,710,831	\$4,194,185	\$3,196,691	\$3,816,895
Gross Income per SqFt	\$31.48	\$36.49	\$25.88	\$31.48
Estimated Expense	\$1,261,305	\$982,836	\$1,409,055	\$1,297,744
Expense SqFt	\$10.70	\$8.55	\$11.41	\$10.70
Net Operating Income	\$2,449,526	\$3,211,349	\$1,787,636	\$2,519,151
Full Market Value	\$18,494,000	\$24,246,000	\$13,474,000	\$19,020,000
Market Value per SqFt	\$156.89	\$210.95	\$109.08	\$156.89
Distance from Cooperative in miles		0.28	0.40	0.79

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0041	1-01518-0024	1-01426-0029	1-01521-0020
Address	1036 PARK AVENUE	1341 LEXINGTON AVENUE	242 EAST 72 STREET	145 EAST 92 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	D6-ELEVATOR	D6-ELEVATOR
Total Units	73	107	75	49
Year Built	1957	1960	1930	1929
Gross SqFt	97,755	114,939	98,150	85,924
Estimated Gross Income	\$3,018,674	\$4,194,185	\$3,031,249	\$2,242,502
Gross Income per SqFt	\$30.88	\$36.49	\$30.88	\$26.10
Estimated Expense	\$1,026,428	\$982,836	\$1,030,625	\$970,338
Expense SqFt	\$10.50	\$8.55	\$10.50	\$11.29
Net Operating Income	\$1,992,246	\$3,211,349	\$2,000,624	\$1,272,164
Full Market Value	\$15,041,000	\$24,246,000	\$15,105,000	\$9,605,000
Market Value per SqFt	\$153.86	\$210.95	\$153.90	\$111.78
Distance from Cooperative in miles		0.28	0.78	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0044	1-01602-0033	1-01603-0020	1-01122-0047
Address	68 EAST 86 STREET	1240 PARK AVENUE	51 EAST 97 STREET	30 WEST 70 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	27	39	33	35
Year Built	1912	1920	1920	1916
Gross SqFt	53,220	47,822	49,340	58,361
Estimated Gross Income	\$1,582,231	\$1,803,198	\$818,376	\$1,734,966
Gross Income per SqFt	\$29.73	\$37.71	\$16.59	\$29.73
Estimated Expense	\$538,054	\$327,742	\$376,453	\$589,888
Expense SqFt	\$10.11	\$6.85	\$7.63	\$10.11
Net Operating Income	\$1,044,177	\$1,475,456	\$441,923	\$1,145,078
Full Market Value	\$7,884,000	\$11,140,000	\$3,052,000	\$8,645,000
Market Value per SqFt	\$148.14	\$232.95	\$61.86	\$148.13
Distance from Cooperative in miles		0.56	0.61	1.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0046	1-01446-0014	1-01122-0047	1-01602-0033
Address	64 EAST 86 STREET	331 EAST 71 STREET	30 WEST 70 STREET	1240 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	40	55	35	39
Year Built	1917	1940	1916	1920
Gross SqFt	59,948	60,400	58,361	47,822
Estimated Gross Income	\$1,782,254	\$1,562,618	\$1,734,966	\$1,803,198
Gross Income per SqFt	\$29.73	\$25.87	\$29.73	\$37.71
Estimated Expense	\$606,074	\$478,605	\$589,888	\$327,742
Expense SqFt	\$10.11	\$7.92	\$10.11	\$6.85
Net Operating Income	\$1,176,180	\$1,084,013	\$1,145,078	\$1,475,456
Full Market Value	\$8,880,000	\$8,184,000	\$8,645,000	\$11,140,000
Market Value per SqFt	\$148.13	\$135.50	\$148.13	\$232.95
Distance from Cooperative in miles		0.84	1.12	0.56

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0073	1-01498-0007	1-01552-0006	
Address	1045 5 AVENUE	5 EAST 86 STREET	307 EAST 89 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	66	55	
Year Built	1967	1961	1973	
Gross SqFt	43,900	46,600	31,500	
Estimated Gross Income	\$1,387,679	\$1,707,494	\$836,958	
Gross Income per SqFt	\$31.61	\$36.64	\$26.57	
Estimated Expense	\$457,877	\$550,997	\$284,566	
Expense SqFt	\$10.43	\$11.82	\$9.03	
Net Operating Income	\$929,802	\$1,156,497	\$552,392	
Full Market Value	\$7,020,000	\$8,732,000	\$4,171,000	
Market Value per SqFt	\$159.91	\$187.38	\$132.41	
Distance from Cooperative in miles		0.06	0.58	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0001	1-01410-0033	1-01375-0037	
Address	1050 5 AVENUE	1308 3 AVENUE	530 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	94	114	187	
Year Built	1960	1962	1941	
Gross SqFt	190,640	191,549	190,227	
Estimated Gross Income	\$6,174,830	\$6,643,968	\$5,724,200	
Gross Income per SqFt	\$32.39	\$34.69	\$30.09	
Estimated Expense	\$2,222,862	\$2,277,437	\$2,174,860	
Expense SqFt	\$11.66	\$11.89	\$11.43	
Net Operating Income	\$3,951,968	\$4,366,531	\$3,549,340	
Full Market Value	\$29,837,000	\$32,967,000	\$26,798,000	
Market Value per SqFt	\$156.51	\$172.11	\$140.87	
Distance from Cooperative in miles		0.63	1.32	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0010	1-01516-0052	1-01559-0033	
Address	11 EAST 86 STREET	16 EAST 88 STREET	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	56	154	157	
Year Built	1960	1963	1961	
Gross SqFt	126,440	128,132	137,238	
Estimated Gross Income	\$3,805,844	\$3,784,275	\$4,208,403	
Gross Income per SqFt	\$30.10	\$29.53	\$30.66	
Estimated Expense	\$1,475,555	\$1,652,665	\$1,430,857	
Expense SqFt	\$11.67	\$12.90	\$10.43	
Net Operating Income	\$2,330,289	\$2,131,610	\$2,777,546	
Full Market Value	\$17,594,000	\$16,094,000	\$20,971,000	
Market Value per SqFt	\$139.15	\$125.60	\$152.81	
Distance from Cooperative in miles		0.29	0.76	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0014	1-01547-0023	1-01546-0023	
Address	1178 MADISON AVENUE	351 EAST 84 STREET	353 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	D6-ELEVATOR	
Total Units	118	187	232	
Year Built	1926	1970	1967	
Gross SqFt	263,334	261,150	267,771	
Estimated Gross Income	\$7,323,319	\$8,171,104	\$6,513,537	
Gross Income per SqFt	\$27.81	\$31.29	\$24.33	
Estimated Expense	\$2,680,740	\$2,904,514	\$2,475,144	
Expense SqFt	\$10.18	\$11.12	\$9.24	
Net Operating Income	\$4,642,579	\$5,266,590	\$4,038,393	
Full Market Value	\$35,052,000	\$39,763,000	\$30,216,000	
Market Value per SqFt	\$133.11	\$152.26	\$112.84	
Distance from Cooperative in miles		0.55	0.56	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0020	1-01125-0009	1-01426-0029	
Address	49 EAST 86 STREET	37 WEST 72 STREET	242 EAST 72 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	48	94	75	
Year Built	1930	1929	1930	
Gross SqFt	86,553	80,281	98,150	
Estimated Gross Income	\$2,565,431	\$2,280,130	\$3,031,249	
Gross Income per SqFt	\$29.64	\$28.40	\$30.88	
Estimated Expense	\$872,454	\$775,244	\$1,030,625	
Expense SqFt	\$10.08	\$9.66	\$10.50	
Net Operating Income	\$1,692,977	\$1,504,886	\$2,000,624	
Full Market Value	\$12,782,000	\$11,362,000	\$15,105,000	
Market Value per SqFt	\$147.68	\$141.53	\$153.90	
Distance from Cooperative in miles		1.05	0.83	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0027	1-01409-0021	1-01239-0044	
Address	61 EAST 86 STREET	1033 LEXINGTON AVENUE	2476 BROADWAY	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	48	35	64	
Year Built	1910	1923	1920	
Gross SqFt	64,922	71,189	67,954	
Estimated Gross Income	\$2,005,441	\$2,516,105	\$1,796,090	
Gross Income per SqFt	\$30.89	\$35.34	\$26.43	
Estimated Expense	\$744,655	\$945,245	\$655,982	
Expense SqFt	\$11.47	\$13.28	\$9.65	
Net Operating Income	\$1,260,786	\$1,570,860	\$1,140,108	
Full Market Value	\$9,519,000	\$11,860,000	\$8,608,000	
Market Value per SqFt	\$146.62	\$166.60	\$126.67	
Distance from Cooperative in miles		0.64	1.08	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0033	1-01230-0043	1-01237-0033	
Address	1040 PARK AVENUE	2290 BROADWAY	618 AMSTERDAM AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	92	125	116	
Year Built	1925	1924	1925	
Gross SqFt	162,651	165,452	161,422	
Estimated Gross Income	\$4,612,782	\$4,837,731	\$4,434,645	
Gross Income per SqFt	\$28.36	\$29.24	\$27.47	
Estimated Expense	\$1,676,932	\$1,644,829	\$1,722,033	
Expense SqFt	\$10.31	\$9.94	\$10.67	
Net Operating Income	\$2,935,850	\$3,192,902	\$2,712,612	
Full Market Value	\$22,166,000	\$24,106,000	\$20,480,000	
Market Value per SqFt	\$136.28	\$145.70	\$126.87	
Distance from Cooperative in miles		1.08	1.07	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0037	1-01581-0030	1-01577-0008	
Address	1050 PARK AVENUE	110 EAST END AVENUE	511 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	64	146	129	
Year Built	1923	1951	1963	
Gross SqFt	150,782	150,754	154,780	
Estimated Gross Income	\$3,841,925	\$4,415,931	\$3,354,010	
Gross Income per SqFt	\$25.48	\$29.29	\$21.67	
Estimated Expense	\$1,465,601	\$1,594,655	\$1,371,223	
Expense SqFt	\$9.72	\$10.58	\$8.86	
Net Operating Income	\$2,376,324	\$2,821,276	\$1,982,787	
Full Market Value	\$17,906,000	\$21,301,000	\$14,557,000	
Market Value per SqFt	\$118.75	\$141.30	\$94.05	
Distance from Cooperative in miles		0.73	0.78	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0043	1-01528-0041	1-01431-0038	
Address	62 EAST 87 STREET	212 EAST 83 STREET	216 EAST 77 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	15	22	20	
Year Built	1923	1920	1910	
Gross SqFt	10,220	9,740	9,945	
Estimated Gross Income	\$382,943	\$347,275	\$390,702	
Gross Income per SqFt	\$37.47	\$35.65	\$39.29	
Estimated Expense	\$125,502	\$124,417	\$117,211	
Expense SqFt	\$12.28	\$12.77	\$11.79	
Net Operating Income	\$257,441	\$222,858	\$273,491	
Full Market Value	\$1,944,000	\$1,683,000	\$2,065,000	
Market Value per SqFt	\$190.22	\$172.79	\$207.64	
Distance from Cooperative in miles		0.37	0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0045	1-01509-0064	1-01553-0016	1-01549-0038
Address	56 EAST 87 STREET	108 EAST 81 STREET	327 EAST 90 STREET	340 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	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	33	20	59	47
Year Built	1923	1922	1930	1925
Gross SqFt	33,402	32,383	33,300	25,380
Estimated Gross Income	\$1,080,889	\$1,149,311	\$1,077,482	\$556,598
Gross Income per SqFt	\$32.36	\$35.49	\$32.36	\$21.93
Estimated Expense	\$370,428	\$352,135	\$369,333	\$211,507
Expense SqFt	\$11.09	\$10.87	\$11.09	\$8.33
Net Operating Income	\$710,461	\$797,176	\$708,149	\$345,091
Full Market Value	\$5,364,000	\$6,019,000	\$5,347,000	\$2,539,000
Market Value per SqFt	\$160.59	\$185.87	\$160.57	\$100.04
Distance from Cooperative in miles		0.32	0.49	0.45

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0061	1-01602-0050	1-01498-0007	
Address	12 EAST 87 STREET	1391 MADISON AVENUE	5 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	32	48	66	
Year Built	1920	1920	1961	
Gross SqFt	45,000	44,184	46,600	
Estimated Gross Income	\$1,400,850	\$1,131,641	\$1,707,494	
Gross Income per SqFt	\$31.13	\$25.61	\$36.64	
Estimated Expense	\$445,500	\$352,405	\$550,997	
Expense SqFt	\$9.90	\$7.98	\$11.82	
Net Operating Income	\$955,350	\$779,236	\$1,156,497	
Full Market Value	\$7,213,000	\$5,876,000	\$8,732,000	
Market Value per SqFt	\$160.29	\$132.99	\$187.38	
Distance from Cooperative in miles		0.51	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0069	1-01581-0030	1-01577-0008	1-01511-0033
Address	1056 5 AVENUE	110 EAST END AVENUE	511 EAST 80 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	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	81	146	129	94
Year Built	1951	1951	1963	1961
Gross SqFt	154,575	150,754	154,780	147,534
Estimated Gross Income	\$4,527,502	\$4,415,931	\$3,354,010	\$4,487,887
Gross Income per SqFt	\$29.29	\$29.29	\$21.67	\$30.42
Estimated Expense	\$1,635,404	\$1,594,655	\$1,371,223	\$1,292,635
Expense SqFt	\$10.58	\$10.58	\$8.86	\$8.76
Net Operating Income	\$2,892,098	\$2,821,276	\$1,982,787	\$3,195,252
Full Market Value	\$21,835,000	\$21,301,000	\$14,557,000	\$24,124,000
Market Value per SqFt	\$141.26	\$141.30	\$94.05	\$163.51
Distance from Cooperative in miles		0.82	0.87	0.35

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0001	1-01164-0005	1-01238-0046	1-01250-0030
Address	1060 5 AVENUE	253 WEST 72 STREET	2450 BROADWAY	585 WEST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	53	265	366	133
Year Built	1928	1926	1923	1927
Gross SqFt	218,907	218,851	214,011	209,113
Estimated Gross Income	\$6,236,660	\$6,233,995	\$8,560,901	\$4,247,672
Gross Income per SqFt	\$28.49	\$28.49	\$40.00	\$20.31
Estimated Expense	\$2,119,020	\$2,119,558	\$3,017,197	\$1,741,546
Expense SqFt	\$9.68	\$9.68	\$14.10	\$8.33
Net Operating Income	\$4,117,640	\$4,114,437	\$5,543,704	\$2,506,126
Full Market Value	\$31,088,000	\$31,064,000	\$41,855,000	\$18,160,000
Market Value per SqFt	\$142.01	\$141.94	\$195.57	\$86.84
Distance from Cooperative in miles		1.28	0.97	1.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0010	1-01581-0045	1-01518-0033	
Address	11 EAST 87 STREET	510 EAST 85 STREET	1588 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	90	97	100	
Year Built	1954	1956	1980	
Gross SqFt	78,700	77,768	81,837	
Estimated Gross Income	\$2,578,212	\$2,470,002	\$2,762,230	
Gross Income per SqFt	\$32.76	\$31.76	\$33.75	
Estimated Expense	\$779,917	\$886,454	\$689,371	
Expense SqFt	\$9.91	\$11.40	\$8.42	
Net Operating Income	\$1,798,295	\$1,583,548	\$2,072,859	
Full Market Value	\$13,577,000	\$11,956,000	\$15,650,000	
Market Value per SqFt	\$172.52	\$153.74	\$191.23	
Distance from Cooperative in miles		0.83	0.31	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0014	1-01565-0035	1-01561-0001	
Address	1190 MADISON AVENUE	430 EAST 86 STREET	1562 1 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	86	133	205	
Year Built	1927	1931	1964	
Gross SqFt	204,195	205,967	210,428	
Estimated Gross Income	\$5,815,474	\$6,403,486	\$5,441,993	
Gross Income per SqFt	\$28.48	\$31.09	\$25.86	
Estimated Expense	\$2,221,642	\$2,432,123	\$2,091,033	
Expense SqFt	\$10.88	\$11.81	\$9.94	
Net Operating Income	\$3,593,832	\$3,971,363	\$3,350,960	
Full Market Value	\$27,133,000	\$29,984,000	\$25,298,000	
Market Value per SqFt	\$132.88	\$145.58	\$120.22	
Distance from Cooperative in miles		0.69	0.74	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0020	1-01526-0021	1-01516-0052	1-01577-0027
Address	1211 MADISON AVENUE	1543 2 AVENUE	16 EAST 88 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	62	117	154	103
Year Built	1948	1959	1963	1950
Gross SqFt	116,190	123,524	128,132	109,723
Estimated Gross Income	\$3,175,473	\$3,196,691	\$3,784,275	\$2,998,758
Gross Income per SqFt	\$27.33	\$25.88	\$29.53	\$27.33
Estimated Expense	\$1,048,034	\$1,409,055	\$1,652,665	\$989,525
Expense SqFt	\$9.02	\$11.41	\$12.90	\$9.02
Net Operating Income	\$2,127,439	\$1,787,636	\$2,131,610	\$2,009,233
Full Market Value	\$16,062,000	\$13,474,000	\$16,094,000	\$15,170,000
Market Value per SqFt	\$138.24	\$109.08	\$125.60	\$138.26
Distance from Cooperative in miles		0.46	0.20	0.80

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0025	1-01447-0023	1-01237-0033	
Address	55 EAST 87 STREET	1347 1 AVENUE	618 AMSTERDAM AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	129	145	116	
Year Built	1963	1962	1925	
Gross SqFt	156,729	165,527	161,422	
Estimated Gross Income	\$4,389,979	\$4,724,163	\$4,434,645	
Gross Income per SqFt	\$28.01	\$28.54	\$27.47	
Estimated Expense	\$1,597,069	\$1,606,215	\$1,722,033	
Expense SqFt	\$10.19	\$9.70	\$10.67	
Net Operating Income	\$2,792,910	\$3,117,948	\$2,712,612	
Full Market Value	\$21,087,000	\$23,541,000	\$20,480,000	
Market Value per SqFt	\$134.54	\$142.22	\$126.87	
Distance from Cooperative in miles		0.88	1.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0032	1-01447-0005	1-01148-0001	
Address	1060 PARK AVENUE	311 EAST 72 STREET	341 AMSTERDAM AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	90	131	103	
Year Built	1924	1929	1925	
Gross SqFt	119,281	121,234	125,040	
Estimated Gross Income	\$3,477,041	\$3,816,895	\$3,354,054	
Gross Income per SqFt	\$29.15	\$31.48	\$26.82	
Estimated Expense	\$1,246,486	\$1,297,744	\$1,274,541	
Expense SqFt	\$10.45	\$10.70	\$10.19	
Net Operating Income	\$2,230,555	\$2,519,151	\$2,079,513	
Full Market Value	\$16,841,000	\$19,020,000	\$15,700,000	
Market Value per SqFt	\$141.19	\$156.89	\$125.56	
Distance from Cooperative in miles		0.88	1.09	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0040	1-01250-0030	1-01512-0040	
Address	1070 PARK AVENUE	585 WEST END AVENUE	1482 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	77	133	185	
Year Built	1928	1927	1963	
Gross SqFt	208,788	209,113	224,000	
Estimated Gross Income	\$5,507,827	\$4,247,672	\$7,268,002	
Gross Income per SqFt	\$26.38	\$20.31	\$32.45	
Estimated Expense	\$1,720,413	\$1,741,546	\$1,824,906	
Expense SqFt	\$8.24	\$8.33	\$8.15	
Net Operating Income	\$3,787,414	\$2,506,126	\$5,443,096	
Full Market Value	\$28,595,000	\$18,160,000	\$41,095,000	
Market Value per SqFt	\$136.96	\$86.84	\$183.46	
Distance from Cooperative in miles		1.26	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0051	1-01527-0028	1-01236-0010	
Address	1217 MADISON AVENUE	1571 2 AVENUE	2401 BROADWAY	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	93	182	79	
Year Built	1930	1963	1924	
Gross SqFt	181,011	189,612	164,530	
Estimated Gross Income	\$4,735,248	\$5,180,658	\$4,113,043	
Gross Income per SqFt	\$26.16	\$27.32	\$25.00	
Estimated Expense	\$1,799,249	\$1,968,650	\$1,562,956	
Expense SqFt	\$9.94	\$10.38	\$9.50	
Net Operating Income	\$2,935,999	\$3,212,008	\$2,550,087	
Full Market Value	\$22,167,000	\$24,251,000	\$19,159,000	
Market Value per SqFt	\$122.46	\$127.90	\$116.45	
Distance from Cooperative in miles		0.43	1.15	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0060	1-01491-0063	1-01528-0041	
Address	20 EAST 88 STREET	14 EAST 80 STREET	212 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	D9-ELEVATOR	
Total Units	18	15	22	
Year Built	1923	1925	1920	
Gross SqFt	9,995	8,290	9,740	
Estimated Gross Income	\$396,602	\$362,354	\$347,275	
Gross Income per SqFt	\$39.68	\$43.71	\$35.65	
Estimated Expense	\$125,637	\$102,429	\$124,417	
Expense SqFt	\$12.57	\$12.36	\$12.77	
Net Operating Income	\$270,965	\$259,925	\$222,858	
Full Market Value	\$2,046,000	\$1,962,000	\$1,683,000	
Market Value per SqFt	\$204.70	\$236.67	\$172.79	
Distance from Cooperative in miles		0.40	0.47	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0065	1-01615-0014	1-01122-0047	1-01602-0050
Address	4 EAST 88 STREET	1632 MADISON AVENUE	30 WEST 70 STREET	1391 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	37	64	35	48
Year Built	1922	1920	1916	1920
Gross SqFt	57,726	59,280	58,361	44,184
Estimated Gross Income	\$1,478,363	\$1,240,640	\$1,734,966	\$1,131,641
Gross Income per SqFt	\$25.61	\$20.93	\$29.73	\$25.61
Estimated Expense	\$460,653	\$461,957	\$589,888	\$352,405
Expense SqFt	\$7.98	\$7.79	\$10.11	\$7.98
Net Operating Income	\$1,017,710	\$778,683	\$1,145,078	\$779,236
Full Market Value	\$7,674,000	\$5,676,000	\$8,645,000	\$5,876,000
Market Value per SqFt	\$132.94	\$95.75	\$148.13	\$132.99
Distance from Cooperative in miles		1.11	1.14	0.47

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0069	1-01446-0014	1-01498-0007	
Address	1068 5 AVENUE	331 EAST 71 STREET	5 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	15	55	66	
Year Built	1930	1940	1961	
Gross SqFt	58,110	60,400	46,600	
Estimated Gross Income	\$1,816,519	\$1,562,618	\$1,707,494	
Gross Income per SqFt	\$31.26	\$25.87	\$36.64	
Estimated Expense	\$573,546	\$478,605	\$550,997	
Expense SqFt	\$9.87	\$7.92	\$11.82	
Net Operating Income	\$1,242,973	\$1,084,013	\$1,156,497	
Full Market Value	\$9,384,000	\$8,184,000	\$8,732,000	
Market Value per SqFt	\$161.49	\$135.50	\$187.38	
Distance from Cooperative in miles		0.98	0.04	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0071	1-01602-0033	1-01163-0020	
Address	1067 5 AVENUE	1240 PARK AVENUE	225 WEST 71 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	14	39	37	
Year Built	1917	1920	1920	
Gross SqFt	50,700	47,822	49,150	
Estimated Gross Income	\$1,483,989	\$1,803,198	\$1,023,363	
Gross Income per SqFt	\$29.27	\$37.71	\$20.82	
Estimated Expense	\$390,390	\$327,742	\$419,579	
Expense SqFt	\$7.70	\$6.85	\$8.54	
Net Operating Income	\$1,093,599	\$1,475,456	\$603,784	
Full Market Value	\$8,257,000	\$11,140,000	\$4,396,000	
Market Value per SqFt	\$162.86	\$232.95	\$89.44	
Distance from Cooperative in miles		0.47	1.31	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01500-0015	1-01237-0033	1-01236-0010	
Address	1220 MADISON AVENUE	618 AMSTERDAM AVENUE	2401 BROADWAY	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	105	116	79	
Year Built	1937	1925	1924	
Gross SqFt	160,357	161,422	164,530	
Estimated Gross Income	\$4,207,768	\$4,434,645	\$4,113,043	
Gross Income per SqFt	\$26.24	\$27.47	\$25.00	
Estimated Expense	\$1,618,002	\$1,722,033	\$1,562,956	
Expense SqFt	\$10.09	\$10.67	\$9.50	
Net Operating Income	\$2,589,766	\$2,712,612	\$2,550,087	
Full Market Value	\$19,553,000	\$20,480,000	\$19,159,000	
Market Value per SqFt	\$121.93	\$126.87	\$116.45	
Distance from Cooperative in miles		0.96	1.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01500-0020	1-01236-0010	1-01237-0033	
Address	1225 MADISON AVENUE	2401 BROADWAY	618 AMSTERDAM AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	63	79	116	
Year Built	1930	1924	1925	
Gross SqFt	165,364	164,530	161,422	
Estimated Gross Income	\$4,339,151	\$4,113,043	\$4,434,645	
Gross Income per SqFt	\$26.24	\$25.00	\$27.47	
Estimated Expense	\$1,668,523	\$1,562,956	\$1,722,033	
Expense SqFt	\$10.09	\$9.50	\$10.67	
Net Operating Income	\$2,670,628	\$2,550,087	\$2,712,612	
Full Market Value	\$20,163,000	\$19,159,000	\$20,480,000	
Market Value per SqFt	\$121.93	\$116.45	\$126.87	
Distance from Cooperative in miles		1.15	1.06	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01500-0040	1-01233-0016	1-01512-0040	
Address	1088 PARK AVENUE	2350 BROADWAY	1482 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	90	321	185	
Year Built	1925	1903	1963	
Gross SqFt	237,164	236,789	224,000	
Estimated Gross Income	\$8,137,097	\$8,564,096	\$7,268,002	
Gross Income per SqFt	\$34.31	\$36.17	\$32.45	
Estimated Expense	\$2,210,368	\$2,483,588	\$1,824,906	
Expense SqFt	\$9.32	\$10.49	\$8.15	
Net Operating Income	\$5,926,729	\$6,080,508	\$5,443,096	
Full Market Value	\$44,747,000	\$45,908,000	\$41,095,000	
Market Value per SqFt	\$188.68	\$193.88	\$183.46	
Distance from Cooperative in miles		1.07	0.32	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01500-0045	1-01573-0022	1-01024-0001	
Address	48 EAST 89 STREET	1775 YORK AVENUE	870 8 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	211	274	387	
Year Built	1973	1994	1965	
Gross SqFt	364,623	347,118	380,441	
Estimated Gross Income	\$11,463,747	\$11,256,613	\$11,584,890	
Gross Income per SqFt	\$31.44	\$32.43	\$30.45	
Estimated Expense	\$3,642,584	\$3,582,341	\$3,672,561	
Expense SqFt	\$9.99	\$10.32	\$9.65	
Net Operating Income	\$7,821,163	\$7,674,272	\$7,912,329	
Full Market Value	\$59,050,000	\$57,941,000	\$59,738,000	
Market Value per SqFt	\$161.95	\$166.92	\$157.02	
Distance from Cooperative in miles		0.61	1.92	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01501-0001	1-01518-0024	1-01526-0021	
Address	1080 5 AVENUE	1341 LEXINGTON AVENUE	1543 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	48	107	117	
Year Built	1961	1960	1959	
Gross SqFt	109,262	114,939	123,524	
Estimated Gross Income	\$3,407,882	\$4,194,185	\$3,196,691	
Gross Income per SqFt	\$31.19	\$36.49	\$25.88	
Estimated Expense	\$1,090,435	\$982,836	\$1,409,055	
Expense SqFt	\$9.98	\$8.55	\$11.41	
Net Operating Income	\$2,317,447	\$3,211,349	\$1,787,636	
Full Market Value	\$17,497,000	\$24,246,000	\$13,474,000	
Market Value per SqFt	\$160.14	\$210.95	\$109.08	
Distance from Cooperative in miles		0.29	0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01501-0016	1-01237-0033	1-01236-0010	
Address	1240 MADISON AVENUE	618 AMSTERDAM AVENUE	2401 BROADWAY	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	67	116	79	
Year Built	1925	1925	1924	
Gross SqFt	156,287	161,422	164,530	
Estimated Gross Income	\$4,100,971	\$4,434,645	\$4,113,043	
Gross Income per SqFt	\$26.24	\$27.47	\$25.00	
Estimated Expense	\$1,576,936	\$1,722,033	\$1,562,956	
Expense SqFt	\$10.09	\$10.67	\$9.50	
Net Operating Income	\$2,524,035	\$2,712,612	\$2,550,087	
Full Market Value	\$19,057,000	\$20,480,000	\$19,159,000	
Market Value per SqFt	\$121.94	\$126.87	\$116.45	
Distance from Cooperative in miles		0.96	1.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01501-0033	1-01233-0016	1-01872-0043	
Address	1100 PARK AVENUE	2350 BROADWAY	2644 BROADWAY	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	70	321	176	
Year Built	1930	1903	1926	
Gross SqFt	244,935	236,789	259,607	
Estimated Gross Income	\$7,240,279	\$8,564,096	\$5,956,436	
Gross Income per SqFt	\$29.56	\$36.17	\$22.94	
Estimated Expense	\$2,454,249	\$2,483,588	\$2,477,408	
Expense SqFt	\$10.02	\$10.49	\$9.54	
Net Operating Income	\$4,786,030	\$6,080,508	\$3,479,028	
Full Market Value	\$36,135,000	\$45,908,000	\$25,797,000	
Market Value per SqFt	\$147.53	\$193.88	\$99.37	
Distance from Cooperative in miles		1.08	1.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01501-0040	1-01496-0021	1-01169-0029	
Address	1112 PARK AVENUE	1125 MADISON AVENUE	360 AMSTERDAM AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	45	41	134	
Year Built	1927	1922	1929	
Gross SqFt	128,811	113,052	131,476	
Estimated Gross Income	\$4,811,091	\$4,865,888	\$4,161,865	
Gross Income per SqFt	\$37.35	\$43.04	\$31.65	
Estimated Expense	\$1,329,330	\$1,441,812	\$1,331,797	
Expense SqFt	\$10.32	\$12.75	\$10.13	
Net Operating Income	\$3,481,761	\$3,424,076	\$2,830,068	
Full Market Value	\$26,287,000	\$25,852,000	\$21,367,000	
Market Value per SqFt	\$204.07	\$228.67	\$162.52	
Distance from Cooperative in miles		0.25	1.22	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01501-0056	1-01447-0023	1-01347-0030	
Address	1246 MADISON AVENUE	1347 1 AVENUE	989 1 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	60	145	161	
Year Built	1929	1962	1928	
Gross SqFt	166,317	165,527	164,161	
Estimated Gross Income	\$4,405,737	\$4,724,163	\$4,011,489	
Gross Income per SqFt	\$26.49	\$28.54	\$24.44	
Estimated Expense	\$1,613,275	\$1,606,215	\$1,591,280	
Expense SqFt	\$9.70	\$9.70	\$9.69	
Net Operating Income	\$2,792,462	\$3,117,948	\$2,420,209	
Full Market Value	\$21,083,000	\$23,541,000	\$18,134,000	
Market Value per SqFt	\$126.76	\$142.22	\$110.46	
Distance from Cooperative in miles		1.01	1.83	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01502-0017	1-01210-0001	1-01515-0007	
Address	1254 MADISON AVENUE	401 AMSTERDAM AVENUE	103 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	55	80	52	
Year Built	1927	1927	1914	
Gross SqFt	104,445	106,521	91,260	
Estimated Gross Income	\$3,419,529	\$3,308,989	\$3,140,737	
Gross Income per SqFt	\$32.74	\$31.06	\$34.42	
Estimated Expense	\$1,141,584	\$1,169,408	\$991,961	
Expense SqFt	\$10.93	\$10.98	\$10.87	
Net Operating Income	\$2,277,945	\$2,139,581	\$2,148,776	
Full Market Value	\$17,199,000	\$16,154,000	\$16,223,000	
Market Value per SqFt	\$164.67	\$151.65	\$177.77	
Distance from Cooperative in miles		1.00	0.28	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01502-0020	1-01509-0066	1-01509-0064	
Address	1261 MADISON AVENUE	104 EAST 81 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	D1-ELEVATOR	D3-ELEVATOR	
Total Units	16	48	20	
Year Built	1901	1900	1922	
Gross SqFt	37,240	40,632	32,383	
Estimated Gross Income	\$1,173,805	\$1,118,857	\$1,149,311	
Gross Income per SqFt	\$31.52	\$27.54	\$35.49	
Estimated Expense	\$321,009	\$258,995	\$352,135	
Expense SqFt	\$8.62	\$6.37	\$10.87	
Net Operating Income	\$852,796	\$859,862	\$797,176	
Full Market Value	\$6,439,000	\$6,492,000	\$6,019,000	
Market Value per SqFt	\$172.91	\$159.78	\$185.87	
Distance from Cooperative in miles		0.51	0.51	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01502-0023	1-01602-0033	1-01511-0008	1-01602-0050
Address	51 EAST 90 STREET	1240 PARK AVENUE	115 EAST 82 STREET	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	D3-ELEVATOR	D7-ELEVATOR
Total Units	40	39	38	48
Year Built	1928	1920	1919	1920
Gross SqFt	51,475	47,822	50,592	44,184
Estimated Gross Income	\$1,556,604	\$1,803,198	\$1,529,730	\$1,131,641
Gross Income per SqFt	\$30.24	\$37.71	\$30.24	\$25.61
Estimated Expense	\$522,471	\$327,742	\$513,620	\$352,405
Expense SqFt	\$10.15	\$6.85	\$10.15	\$7.98
Net Operating Income	\$1,034,133	\$1,475,456	\$1,016,110	\$779,236
Full Market Value	\$7,808,000	\$11,140,000	\$7,672,000	\$5,876,000
Market Value per SqFt	\$151.69	\$232.95	\$151.64	\$132.99
Distance from Cooperative in miles		0.31	0.41	0.31

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01502-0033	1-01565-0035	1-01561-0001	1-01512-0040
Address	1120 PARK AVENUE	430 EAST 86 STREET	1562 1 AVENUE	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	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	75	133	205	185
Year Built	1929	1931	1964	1963
Gross SqFt	213,729	205,967	210,428	224,000
Estimated Gross Income	\$6,644,835	\$6,403,486	\$5,441,993	\$7,268,002
Gross Income per SqFt	\$31.09	\$31.09	\$25.86	\$32.45
Estimated Expense	\$2,524,139	\$2,432,123	\$2,091,033	\$1,824,906
Expense SqFt	\$11.81	\$11.81	\$9.94	\$8.15
Net Operating Income	\$4,120,696	\$3,971,363	\$3,350,960	\$5,443,096
Full Market Value	\$31,111,000	\$29,984,000	\$25,298,000	\$41,095,000
Market Value per SqFt	\$145.56	\$145.58	\$120.22	\$183.46
Distance from Cooperative in miles		0.63	0.73	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01502-0040	1-01236-0010	1-01581-0030	1-01247-0029
Address	1128 PARK AVENUE	2401 BROADWAY	110 EAST END AVENUE	525 WEST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	47	79	146	129
Year Built	1927	1924	1951	1920
Gross SqFt	159,372	164,530	150,754	171,655
Estimated Gross Income	\$3,984,300	\$4,113,043	\$4,415,931	\$3,583,978
Gross Income per SqFt	\$25.00	\$25.00	\$29.29	\$20.88
Estimated Expense	\$1,514,034	\$1,562,956	\$1,594,655	\$1,505,271
Expense SqFt	\$9.50	\$9.50	\$10.58	\$8.77
Net Operating Income	\$2,470,266	\$2,550,087	\$2,821,276	\$2,078,707
Full Market Value	\$18,561,000	\$19,159,000	\$21,301,000	\$15,144,000
Market Value per SqFt	\$116.46	\$116.45	\$141.30	\$88.22
Distance from Cooperative in miles		1.15	0.78	1.29

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01503-0014	1-01518-0024	1-01473-0038	1-01526-0021
Address	1274 MADISON AVENUE	1341 LEXINGTON AVENUE	420 EAST 79 STREET	1543 2 AVENUE
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	42	107	112	117
Year Built	1948	1960	1959	1959
Gross SqFt	112,857	114,939	113,820	123,524
Estimated Gross Income	\$3,450,038	\$4,194,185	\$3,479,020	\$3,196,691
Gross Income per SqFt	\$30.57	\$36.49	\$30.57	\$25.88
Estimated Expense	\$1,172,584	\$982,836	\$1,182,867	\$1,409,055
Expense SqFt	\$10.39	\$8.55	\$10.39	\$11.41
Net Operating Income	\$2,277,454	\$3,211,349	\$2,296,153	\$1,787,636
Full Market Value	\$17,195,000	\$24,246,000	\$17,336,000	\$13,474,000
Market Value per SqFt	\$152.36	\$210.95	\$152.31	\$109.08
Distance from Cooperative in miles		0.31	0.94	0.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01503-0038	1-01427-0028	1-01492-0036	1-01168-0010
Address	1150 PARK AVENUE	1393 2 AVENUE	920 PARK AVENUE	2161 BROADWAY
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	93	149	72	83
Year Built	1940	1964	1962	1925
Gross SqFt	166,742	166,432	155,544	170,801
Estimated Gross Income	\$5,370,760	\$5,361,605	\$5,935,028	\$5,223,527
Gross Income per SqFt	\$32.21	\$32.21	\$38.16	\$30.58
Estimated Expense	\$1,687,429	\$1,684,096	\$1,882,298	\$1,775,999
Expense SqFt	\$10.12	\$10.12	\$12.10	\$10.40
Net Operating Income	\$3,683,331	\$3,677,509	\$4,052,730	\$3,447,528
Full Market Value	\$27,809,000	\$27,765,000	\$30,598,000	\$26,029,000
Market Value per SqFt	\$166.78	\$166.82	\$196.72	\$152.39
Distance from Cooperative in miles		1.01	0.55	1.38

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01503-0069	1-01517-0001	1-01559-0033	1-01447-0005
Address	1107 5 AVENUE	1085 PARK AVENUE	420 EAST 80 STREET	311 EAST 72 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	D9-ELEVATOR
Total Units	30	46	157	131
Year Built	1925	1926	1961	1929
Gross SqFt	136,240	127,395	137,238	121,234
Estimated Gross Income	\$4,288,835	\$6,333,809	\$4,208,403	\$3,816,895
Gross Income per SqFt	\$31.48	\$49.72	\$30.66	\$31.48
Estimated Expense	\$1,457,768	\$1,708,704	\$1,430,857	\$1,297,744
Expense SqFt	\$10.70	\$13.41	\$10.43	\$10.70
Net Operating Income	\$2,831,067	\$4,625,105	\$2,777,546	\$2,519,151
Full Market Value	\$21,375,000	\$34,920,000	\$20,971,000	\$19,020,000
Market Value per SqFt	\$156.89	\$274.11	\$152.81	\$156.89
Distance from Cooperative in miles		0.25	0.90	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01504-0031	1-01876-0001	1-01565-0035	
Address	1160 PARK AVENUE	900 WEST END AVENUE	430 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	67	129	133	
Year Built	1926	1927	1931	
Gross SqFt	181,136	172,176	205,967	
Estimated Gross Income	\$4,716,781	\$3,613,738	\$6,403,486	
Gross Income per SqFt	\$26.04	\$20.99	\$31.09	
Estimated Expense	\$1,856,644	\$1,495,847	\$2,432,123	
Expense SqFt	\$10.25	\$8.69	\$11.81	
Net Operating Income	\$2,860,137	\$2,117,891	\$3,971,363	
Full Market Value	\$21,594,000	\$15,447,000	\$29,984,000	
Market Value per SqFt	\$119.21	\$89.72	\$145.58	
Distance from Cooperative in miles		1.31	0.68	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01504-0040	1-01496-0021	1-01447-0005	1-01526-0021
Address	1172 PARK AVENUE	1125 MADISON AVENUE	311 EAST 72 STREET	1543 2 AVENUE
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	D9-ELEVATOR	D6-ELEVATOR
Total Units	50	41	131	117
Year Built	1926	1922	1929	1959
Gross SqFt	121,642	113,052	121,234	123,524
Estimated Gross Income	\$3,829,290	\$4,865,888	\$3,816,895	\$3,196,691
Gross Income per SqFt	\$31.48	\$43.04	\$31.48	\$25.88
Estimated Expense	\$1,301,569	\$1,441,812	\$1,297,744	\$1,409,055
Expense SqFt	\$10.70	\$12.75	\$10.70	\$11.41
Net Operating Income	\$2,527,721	\$3,424,076	\$2,519,151	\$1,787,636
Full Market Value	\$19,084,000	\$25,852,000	\$19,020,000	\$13,474,000
Market Value per SqFt	\$156.89	\$228.67	\$156.89	\$109.08
Distance from Cooperative in miles		0.40	1.10	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01504-0056	1-01602-0033	1-01570-0024	1-01873-0042
Address	24 EAST 93 STREET	1240 PARK AVENUE	435 EAST 90 STREET	2670 BROADWAY
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	50	39	66	39
Year Built	1925	1920	1920	1920
Gross SqFt	49,520	47,822	46,421	45,209
Estimated Gross Income	\$1,598,010	\$1,803,198	\$1,225,986	\$1,458,932
Gross Income per SqFt	\$32.27	\$37.71	\$26.41	\$32.27
Estimated Expense	\$543,234	\$327,742	\$248,106	\$496,037
Expense SqFt	\$10.97	\$6.85	\$5.34	\$10.97
Net Operating Income	\$1,054,776	\$1,475,456	\$977,880	\$962,895
Full Market Value	\$7,964,000	\$11,140,000	\$7,383,000	\$7,270,000
Market Value per SqFt	\$160.82	\$232.95	\$159.04	\$160.81
Distance from Cooperative in miles		0.23	0.69	1.07

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01504-0069	1-01410-0033	1-01565-0035	1-01527-0028
Address	1115 5 AVENUE	1308 3 AVENUE	430 EAST 86 STREET	1571 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	42	114	133	182
Year Built	1926	1962	1931	1963
Gross SqFt	184,263	191,549	205,967	189,612
Estimated Gross Income	\$5,728,737	\$6,643,968	\$6,403,486	\$5,180,658
Gross Income per SqFt	\$31.09	\$34.69	\$31.09	\$27.32
Estimated Expense	\$2,176,146	\$2,277,437	\$2,432,123	\$1,968,650
Expense SqFt	\$11.81	\$11.89	\$11.81	\$10.38
Net Operating Income	\$3,552,591	\$4,366,531	\$3,971,363	\$3,212,008
Full Market Value	\$26,822,000	\$32,967,000	\$29,984,000	\$24,251,000
Market Value per SqFt	\$145.56	\$172.11	\$145.58	\$127.90
Distance from Cooperative in miles		0.90	0.76	0.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01505-0040	1-01565-0035	1-01584-0001	1-01375-0037
Address	1192 PARK AVENUE	430 EAST 86 STREET	1658 YORK AVENUE	530 PARK 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	D7-ELEVATOR	D6-ELEVATOR
Total Units	78	133	180	187
Year Built	1926	1931	1963	1941
Gross SqFt	196,577	205,967	202,322	190,227
Estimated Gross Income	\$6,111,579	\$6,403,486	\$7,602,247	\$5,724,200
Gross Income per SqFt	\$31.09	\$31.09	\$37.57	\$30.09
Estimated Expense	\$2,321,574	\$2,432,123	\$2,383,417	\$2,174,860
Expense SqFt	\$11.81	\$11.81	\$11.78	\$11.43
Net Operating Income	\$3,790,005	\$3,971,363	\$5,218,830	\$3,549,340
Full Market Value	\$28,615,000	\$29,984,000	\$39,402,000	\$26,798,000
Market Value per SqFt	\$145.57	\$145.58	\$194.75	\$140.87
Distance from Cooperative in miles		0.71	0.78	1.66

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01505-0044	1-01529-0018	1-01530-0034	1-01518-0009
Address	64 EAST 94 STREET	235 EAST 83 STREET	230 EAST 85 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	D9-ELEVATOR	D3-ELEVATOR
Total Units	46	55	55	45
Year Built	1962	1963	1946	1924
Gross SqFt	44,750	36,800	50,853	52,848
Estimated Gross Income	\$1,525,975	\$992,586	\$1,838,345	\$1,801,970
Gross Income per SqFt	\$34.10	\$26.97	\$36.15	\$34.10
Estimated Expense	\$563,403	\$413,203	\$477,922	\$665,590
Expense SqFt	\$12.59	\$11.23	\$9.40	\$12.59
Net Operating Income	\$962,572	\$579,383	\$1,360,423	\$1,136,380
Full Market Value	\$7,267,000	\$4,374,000	\$10,271,000	\$8,580,000
Market Value per SqFt	\$162.39	\$118.86	\$201.97	\$162.35
Distance from Cooperative in miles		0.59	0.55	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01505-0056	1-01602-0050	1-01585-0036	
Address	28 EAST 94 STREET	1391 MADISON AVENUE	530 EAST 89 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	41	48	80	
Year Built	1900	1920	1920	
Gross SqFt	51,912	44,184	48,600	
Estimated Gross Income	\$1,480,530	\$1,131,641	\$1,527,094	
Gross Income per SqFt	\$28.52	\$25.61	\$31.42	
Estimated Expense	\$390,378	\$352,405	\$342,804	
Expense SqFt	\$7.52	\$7.98	\$7.05	
Net Operating Income	\$1,090,152	\$779,236	\$1,184,290	
Full Market Value	\$8,231,000	\$5,876,000	\$8,941,000	
Market Value per SqFt	\$158.56	\$132.99	\$183.97	
Distance from Cooperative in miles		0.18	0.85	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01505-0069	1-01409-0021	1-01239-0044	
Address	1125 5 AVENUE	1033 LEXINGTON AVENUE	2476 BROADWAY	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	19	35	64	
Year Built	1925	1923	1920	
Gross SqFt	70,820	71,189	67,954	
Estimated Gross Income	\$2,187,630	\$2,516,105	\$1,796,090	
Gross Income per SqFt	\$30.89	\$35.34	\$26.43	
Estimated Expense	\$812,305	\$945,245	\$655,982	
Expense SqFt	\$11.47	\$13.28	\$9.65	
Net Operating Income	\$1,375,325	\$1,570,860	\$1,140,108	
Full Market Value	\$10,384,000	\$11,860,000	\$8,608,000	
Market Value per SqFt	\$146.63	\$166.60	\$126.67	
Distance from Cooperative in miles		1.00	0.97	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01506-0003	1-01602-0033	1-01615-0014	
Address	1133 5 AVENUE	1240 PARK AVENUE	1632 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	19	39	64	
Year Built	1928	1920	1920	
Gross SqFt	60,192	47,822	59,280	
Estimated Gross Income	\$1,764,829	\$1,803,198	\$1,240,640	
Gross Income per SqFt	\$29.32	\$37.71	\$20.93	
Estimated Expense	\$440,605	\$327,742	\$461,957	
Expense SqFt	\$7.32	\$6.85	\$7.79	
Net Operating Income	\$1,324,224	\$1,475,456	\$778,683	
Full Market Value	\$9,998,000	\$11,140,000	\$5,676,000	
Market Value per SqFt	\$166.10	\$232.95	\$95.75	
Distance from Cooperative in miles		0.14	0.76	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01506-0018	1-01507-0050	1-01602-0027	1-01519-0040
Address	30 EAST 95 STREET	1371 MADISON AVENUE	59 EAST 96 STREET	172 EAST 91 STREET
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	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	40	26	24	44
Year Built	1910	1902	1920	1900
Gross SqFt	29,148	35,998	21,600	35,200
Estimated Gross Income	\$980,247	\$1,471,326	\$665,534	\$1,183,877
Gross Income per SqFt	\$33.63	\$40.87	\$30.81	\$33.63
Estimated Expense	\$311,592	\$492,815	\$226,282	\$376,359
Expense SqFt	\$10.69	\$13.69	\$10.48	\$10.69
Net Operating Income	\$668,655	\$978,511	\$439,252	\$807,518
Full Market Value	\$5,048,000	\$7,388,000	\$3,316,000	\$6,097,000
Market Value per SqFt	\$173.19	\$205.23	\$153.52	\$173.21
Distance from Cooperative in miles		0.11	0.14	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01506-0065	1-01518-0009	1-01511-0008	
Address	2 EAST 95 STREET	115 EAST 89 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	D3-ELEVATOR	D3-ELEVATOR	
Total Units	37	45	38	
Year Built	1923	1924	1919	
Gross SqFt	65,656	52,848	50,592	
Estimated Gross Income	\$2,112,154	\$1,801,970	\$1,529,730	
Gross Income per SqFt	\$32.17	\$34.10	\$30.24	
Estimated Expense	\$746,509	\$665,590	\$513,620	
Expense SqFt	\$11.37	\$12.59	\$10.15	
Net Operating Income	\$1,365,645	\$1,136,380	\$1,016,110	
Full Market Value	\$10,311,000	\$8,580,000	\$7,672,000	
Market Value per SqFt	\$157.05	\$162.35	\$151.64	
Distance from Cooperative in miles		0.32	0.63	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01506-0069	1-01496-0021	1-01447-0005	1-01148-0001
Address	1136 5 AVENUE	1125 MADISON AVENUE	311 EAST 72 STREET	341 AMSTERDAM AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	46	41	131	103
Year Built	1925	1922	1929	1925
Gross SqFt	122,701	113,052	121,234	125,040
Estimated Gross Income	\$3,862,627	\$4,865,888	\$3,816,895	\$3,354,054
Gross Income per SqFt	\$31.48	\$43.04	\$31.48	\$26.82
Estimated Expense	\$1,312,901	\$1,441,812	\$1,297,744	\$1,274,541
Expense SqFt	\$10.70	\$12.75	\$10.70	\$10.19
Net Operating Income	\$2,549,726	\$3,424,076	\$2,519,151	\$2,079,513
Full Market Value	\$19,250,000	\$25,852,000	\$19,020,000	\$15,700,000
Market Value per SqFt	\$156.89	\$228.67	\$156.89	\$125.56
Distance from Cooperative in miles		0.51	1.23	1.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0001	1-01521-0007	1-01216-0054	
Address	1140 5 AVENUE	115 EAST 92 STREET	156 WEST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	44	54	38	
Year Built	1922	1927	1916	
Gross SqFt	77,858	65,692	76,302	
Estimated Gross Income	\$2,443,184	\$2,405,762	\$1,993,988	
Gross Income per SqFt	\$31.38	\$36.62	\$26.13	
Estimated Expense	\$847,874	\$904,658	\$757,715	
Expense SqFt	\$10.89	\$13.77	\$9.93	
Net Operating Income	\$1,595,310	\$1,501,104	\$1,236,273	
Full Market Value	\$12,045,000	\$11,333,000	\$8,079,000	
Market Value per SqFt	\$154.70	\$172.52	\$105.88	
Distance from Cooperative in miles		0.24	0.98	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0011	1-01519-0011	1-01547-0043	
Address	17 EAST 95 STREET	121 EAST 90 STREET	320 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	D3-ELEVATOR	
Total Units	13	20	40	
Year Built	1920	1923	1925	
Gross SqFt	16,800	9,530	19,990	
Estimated Gross Income	\$576,072	\$324,759	\$689,700	
Gross Income per SqFt	\$34.29	\$34.08	\$34.50	
Estimated Expense	\$190,008	\$123,185	\$193,581	
Expense SqFt	\$11.31	\$12.93	\$9.68	
Net Operating Income	\$386,064	\$201,574	\$496,119	
Full Market Value	\$2,915,000	\$1,522,000	\$3,746,000	
Market Value per SqFt	\$173.51	\$159.71	\$187.39	
Distance from Cooperative in miles		0.31	0.77	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0013	1-01203-0055	1-01551-0040	
Address	19 EAST 95 STREET	48 WEST 90 STREET	320 EAST 89 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	13	29	35	
Year Built	1921	1930	1940	
Gross SqFt	16,800	19,290	17,280	
Estimated Gross Income	\$622,608	\$619,631	\$725,613	
Gross Income per SqFt	\$37.06	\$32.12	\$41.99	
Estimated Expense	\$201,936	\$230,986	\$208,449	
Expense SqFt	\$12.02	\$11.97	\$12.06	
Net Operating Income	\$420,672	\$388,645	\$517,164	
Full Market Value	\$3,176,000	\$2,934,000	\$3,905,000	
Market Value per SqFt	\$189.05	\$152.10	\$225.98	
Distance from Cooperative in miles		0.73	0.64	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0014	1-01552-0041	1-01547-0037	
Address	27 EAST 95 STREET	316 EAST 90 STREET	332 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	D9-ELEVATOR	
Total Units	13	44	44	
Year Built	1930	1930	1920	
Gross SqFt	22,800	28,041	23,375	
Estimated Gross Income	\$739,404	\$859,264	\$799,869	
Gross Income per SqFt	\$32.43	\$30.64	\$34.22	
Estimated Expense	\$224,808	\$226,483	\$271,955	
Expense SqFt	\$9.86	\$8.08	\$11.63	
Net Operating Income	\$514,596	\$632,781	\$527,914	
Full Market Value	\$3,885,000	\$4,778,000	\$3,986,000	
Market Value per SqFt	\$170.39	\$170.39	\$170.52	
Distance from Cooperative in miles		0.61	0.77	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0016	1-01521-0059	1-01547-0037	1-01510-0025
Address	1356 MADISON AVENUE	130 EAST 93 STREET	332 EAST 85 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	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	12	27	44	42
Year Built	1902	1925	1920	1910
Gross SqFt	22,600	20,375	23,375	25,402
Estimated Gross Income	\$773,372	\$552,415	\$799,869	\$944,046
Gross Income per SqFt	\$34.22	\$27.11	\$34.22	\$37.16
Estimated Expense	\$262,838	\$239,863	\$271,955	\$246,724
Expense SqFt	\$11.63	\$11.77	\$11.63	\$9.71
Net Operating Income	\$510,534	\$312,552	\$527,914	\$697,322
Full Market Value	\$3,855,000	\$2,310,000	\$3,986,000	\$5,265,000
Market Value per SqFt	\$170.58	\$113.37	\$170.52	\$207.27
Distance from Cooperative in miles		0.24	0.77	0.75

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0021	1-01521-0007	1-01200-0005	
Address	1361 MADISON AVENUE	115 EAST 92 STREET	51 WEST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	52	54	83	
Year Built	1902	1927	1927	
Gross SqFt	68,992	65,692	70,144	
Estimated Gross Income	\$2,291,914	\$2,405,762	\$2,091,762	
Gross Income per SqFt	\$33.22	\$36.62	\$29.82	
Estimated Expense	\$918,284	\$904,658	\$900,865	
Expense SqFt	\$13.31	\$13.77	\$12.84	
Net Operating Income	\$1,373,630	\$1,501,104	\$1,190,897	
Full Market Value	\$10,371,000	\$11,333,000	\$8,991,000	
Market Value per SqFt	\$150.32	\$172.52	\$128.18	
Distance from Cooperative in miles		0.18	0.89	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0029	1-01507-0027	1-01625-0048	1-01625-0047
Address	61 EAST 95 STREET	57 EAST 95 STREET	142 EAST 98 STREET	146 EAST 98 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	18	30	30
Year Built	1930	1930	1925	1925
Gross SqFt	17,580	17,580	14,682	14,680
Estimated Gross Income	\$514,039	\$342,604	\$429,285	\$429,285
Gross Income per SqFt	\$29.24	\$19.49	\$29.24	\$29.24
Estimated Expense	\$174,745	\$106,345	\$145,957	\$145,957
Expense SqFt	\$9.94	\$6.05	\$9.94	\$9.94
Net Operating Income	\$339,294	\$236,259	\$283,328	\$283,328
Full Market Value	\$2,562,000	\$1,698,000	\$2,139,000	\$2,139,000
Market Value per SqFt	\$145.73	\$96.59	\$145.69	\$145.71
Distance from Cooperative in miles		0.00	0.22	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0033	1-01201-0034	1-01198-0029	1-01889-0001
Address	1220 PARK AVENUE	275 CENTRAL PARK WEST	241 CENTRAL PARK WEST	280 RIVERSIDE DRIVE
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	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	56	114	140	125
Year Built	1930	1931	1931	1940
Gross SqFt	231,050	248,962	253,749	211,041
Estimated Gross Income	\$6,665,793	\$8,297,029	\$7,319,409	\$4,693,451
Gross Income per SqFt	\$28.85	\$33.33	\$28.85	\$22.24
Estimated Expense	\$2,280,464	\$2,940,237	\$2,504,390	\$1,927,310
Expense SqFt	\$9.87	\$11.81	\$9.87	\$9.13
Net Operating Income	\$4,385,329	\$5,356,792	\$4,815,019	\$2,766,141
Full Market Value	\$33,109,000	\$40,444,000	\$36,353,000	\$20,402,000
Market Value per SqFt	\$143.30	\$162.45	\$143.26	\$96.67
Distance from Cooperative in miles		0.86	0.94	1.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0040	1-01517-0001	1-01447-0005	1-01583-0050
Address	1230 PARK AVENUE	1085 PARK AVENUE	311 EAST 72 STREET	1654 YORK AVENUE
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	D9-ELEVATOR	D7-ELEVATOR
Total Units	84	46	131	92
Year Built	1930	1926	1929	1963
Gross SqFt	119,765	127,395	121,234	121,501
Estimated Gross Income	\$3,770,202	\$6,333,809	\$3,816,895	\$2,849,552
Gross Income per SqFt	\$31.48	\$49.72	\$31.48	\$23.45
Estimated Expense	\$1,281,486	\$1,708,704	\$1,297,744	\$1,072,110
Expense SqFt	\$10.70	\$13.41	\$10.70	\$8.82
Net Operating Income	\$2,488,716	\$4,625,105	\$2,519,151	\$1,777,442
Full Market Value	\$18,790,000	\$34,920,000	\$19,020,000	\$13,225,000
Market Value per SqFt	\$156.89	\$274.11	\$156.89	\$108.85
Distance from Cooperative in miles		0.36	1.24	0.84

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0041	1-01496-0021	1-01195-0014	1-01199-0045
Address	70 EAST 96 STREET	1125 MADISON AVENUE	25 WEST 81 STREET	20 WEST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	74	41	64	64
Year Built	1929	1922	1927	1929
Gross SqFt	112,083	113,052	109,896	103,112
Estimated Gross Income	\$3,702,101	\$4,865,888	\$3,629,906	\$2,999,909
Gross Income per SqFt	\$33.03	\$43.04	\$33.03	\$29.09
Estimated Expense	\$1,258,692	\$1,441,812	\$1,234,168	\$1,062,163
Expense SqFt	\$11.23	\$12.75	\$11.23	\$10.30
Net Operating Income	\$2,443,409	\$3,424,076	\$2,395,738	\$1,937,746
Full Market Value	\$18,448,000	\$25,852,000	\$18,088,000	\$14,630,000
Market Value per SqFt	\$164.59	\$228.67	\$164.59	\$141.88
Distance from Cooperative in miles		0.55	1.04	0.92

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0045	1-01200-0025	1-01195-0014	1-01150-0041
Address	58 EAST 96 STREET	5 WEST 86 STREET	25 WEST 81 STREET	120 WEST 79 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	83	85	64	64
Year Built	1929	1937	1927	1926
Gross SqFt	114,003	116,021	109,896	114,696
Estimated Gross Income	\$3,302,667	\$3,324,384	\$3,629,906	\$3,323,219
Gross Income per SqFt	\$28.97	\$28.65	\$33.03	\$28.97
Estimated Expense	\$1,122,930	\$1,387,554	\$1,234,168	\$1,129,894
Expense SqFt	\$9.85	\$11.96	\$11.23	\$9.85
Net Operating Income	\$2,179,737	\$1,936,830	\$2,395,738	\$2,193,325
Full Market Value	\$16,457,000	\$13,688,000	\$18,088,000	\$16,560,000
Market Value per SqFt	\$144.36	\$117.98	\$164.59	\$144.38
Distance from Cooperative in miles		0.89	1.04	1.27

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0056	1-01500-0065	1-01615-0014	
Address	16 EAST 96 STREET	4 EAST 89 STREET	1632 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	43	84	64	
Year Built	1930	1955	1920	
Gross SqFt	67,704	70,678	59,280	
Estimated Gross Income	\$1,960,708	\$2,614,230	\$1,240,640	
Gross Income per SqFt	\$28.96	\$36.99	\$20.93	
Estimated Expense	\$679,071	\$866,681	\$461,957	
Expense SqFt	\$10.03	\$12.26	\$7.79	
Net Operating Income	\$1,281,637	\$1,747,549	\$778,683	
Full Market Value	\$9,676,000	\$13,194,000	\$5,676,000	
Market Value per SqFt	\$142.92	\$186.68	\$95.75	
Distance from Cooperative in miles		0.35	0.71	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0064	1-01521-0020	1-01499-0061	1-01873-0031
Address	8 EAST 96 STREET	145 EAST 92 STREET	12 EAST 88 STREET	850 AMSTERDAM AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	41	49	69	125
Year Built	1928	1929	1931	1931
Gross SqFt	81,133	85,924	87,640	82,172
Estimated Gross Income	\$2,274,158	\$2,242,502	\$3,811,513	\$2,303,502
Gross Income per SqFt	\$28.03	\$26.10	\$43.49	\$28.03
Estimated Expense	\$773,197	\$970,338	\$1,067,551	\$783,191
Expense SqFt	\$9.53	\$11.29	\$12.18	\$9.53
Net Operating Income	\$1,500,961	\$1,272,164	\$2,743,962	\$1,520,311
Full Market Value	\$11,332,000	\$9,605,000	\$20,717,000	\$11,478,000
Market Value per SqFt	\$139.67	\$111.78	\$236.39	\$139.68
Distance from Cooperative in miles		0.32	0.40	1.01

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0069	1-01590-0036	1-01447-0023	1-01516-0013
Address	1148 5 AVENUE	85 EAST END AVENUE	1347 1 AVENUE	1290 LEXINGTON AVENUE
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	D6-ELEVATOR	D6-ELEVATOR
Total Units	60	175	145	123
Year Built	1923	1951	1962	1962
Gross SqFt	166,158	169,386	165,527	151,184
Estimated Gross Income	\$4,918,277	\$5,013,835	\$4,724,163	\$4,749,145
Gross Income per SqFt	\$29.60	\$29.60	\$28.54	\$31.41
Estimated Expense	\$1,849,339	\$1,885,307	\$1,606,215	\$1,680,520
Expense SqFt	\$11.13	\$11.13	\$9.70	\$11.12
Net Operating Income	\$3,068,938	\$3,128,528	\$3,117,948	\$3,068,625
Full Market Value	\$23,171,000	\$22,528,000	\$23,541,000	\$23,168,000
Market Value per SqFt	\$139.45	\$133.00	\$142.22	\$153.24
Distance from Cooperative in miles		1.10	1.27	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0016	1-01511-0008	1-01409-0042	1-01509-0066
Address	139 EAST 79 STREET	115 EAST 82 STREET	192 EAST 75 STREET	104 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	D6-ELEVATOR	D1-ELEVATOR
Total Units	20	38	43	48
Year Built	1928	1919	1927	1900
Gross SqFt	48,600	50,592	40,249	40,632
Estimated Gross Income	\$1,469,664	\$1,529,730	\$1,465,304	\$1,118,857
Gross Income per SqFt	\$30.24	\$30.24	\$36.41	\$27.54
Estimated Expense	\$493,290	\$513,620	\$389,156	\$258,995
Expense SqFt	\$10.15	\$10.15	\$9.67	\$6.37
Net Operating Income	\$976,374	\$1,016,110	\$1,076,148	\$859,862
Full Market Value	\$7,372,000	\$7,672,000	\$8,125,000	\$6,492,000
Market Value per SqFt	\$151.69	\$151.64	\$201.87	\$159.78
Distance from Cooperative in miles		0.15	0.27	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0020	1-01521-0007	1-01409-0021	1-01446-0014
Address	151 EAST 79 STREET	115 EAST 92 STREET	1033 LEXINGTON AVENUE	331 EAST 71 STREET
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	D3-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	18	54	35	55
Year Built	1925	1927	1923	1940
Gross SqFt	63,686	65,692	71,189	60,400
Estimated Gross Income	\$2,250,663	\$2,405,762	\$2,516,105	\$1,562,618
Gross Income per SqFt	\$35.34	\$36.62	\$35.34	\$25.87
Estimated Expense	\$845,750	\$904,658	\$945,245	\$478,605
Expense SqFt	\$13.28	\$13.77	\$13.28	\$7.92
Net Operating Income	\$1,404,913	\$1,501,104	\$1,570,860	\$1,084,013
Full Market Value	\$10,607,000	\$11,333,000	\$11,860,000	\$8,184,000
Market Value per SqFt	\$166.55	\$172.52	\$166.60	\$135.50
Distance from Cooperative in miles		0.66	0.26	0.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0024	1-01518-0009	1-01585-0036	1-01392-0047
Address	161 EAST 79 STREET	115 EAST 89 STREET	530 EAST 89 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	D3-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	24	45	80	48
Year Built	1915	1924	1920	1936
Gross SqFt	51,792	52,848	48,600	52,356
Estimated Gross Income	\$1,766,107	\$1,801,970	\$1,527,094	\$2,364,456
Gross Income per SqFt	\$34.10	\$34.10	\$31.42	\$45.16
Estimated Expense	\$652,061	\$665,590	\$342,804	\$651,071
Expense SqFt	\$12.59	\$12.59	\$7.05	\$12.44
Net Operating Income	\$1,114,046	\$1,136,380	\$1,184,290	\$1,713,385
Full Market Value	\$8,411,000	\$8,580,000	\$8,941,000	\$12,936,000
Market Value per SqFt	\$162.40	\$162.35	\$183.97	\$247.08
Distance from Cooperative in miles		0.51	0.71	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0027	1-01515-0007	1-01426-0029	1-01406-0054
Address	173 EAST 79 STREET	103 EAST 86 STREET	242 EAST 72 STREET	993 LEXINGTON 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	D6-ELEVATOR	D7-ELEVATOR
Total Units	62	52	75	39
Year Built	1928	1914	1930	1914
Gross SqFt	92,216	91,260	98,150	79,256
Estimated Gross Income	\$3,174,075	\$3,140,737	\$3,031,249	\$3,388,219
Gross Income per SqFt	\$34.42	\$34.42	\$30.88	\$42.75
Estimated Expense	\$1,002,388	\$991,961	\$1,030,625	\$948,701
Expense SqFt	\$10.87	\$10.87	\$10.50	\$11.97
Net Operating Income	\$2,171,687	\$2,148,776	\$2,000,624	\$2,439,518
Full Market Value	\$16,396,000	\$16,223,000	\$15,105,000	\$18,418,000
Market Value per SqFt	\$177.80	\$177.77	\$153.90	\$232.39
Distance from Cooperative in miles		0.37	0.43	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0031	1-01509-0006	1-01521-0007	
Address	179 EAST 79 STREET	107 EAST 80 STREET	115 EAST 92 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	59	33	54	
Year Built	1928	1925	1927	
Gross SqFt	61,300	52,272	65,692	
Estimated Gross Income	\$2,539,046	\$2,415,379	\$2,405,762	
Gross Income per SqFt	\$41.42	\$46.21	\$36.62	
Estimated Expense	\$877,816	\$776,518	\$904,658	
Expense SqFt	\$14.32	\$14.86	\$13.77	
Net Operating Income	\$1,661,230	\$1,638,861	\$1,501,104	
Full Market Value	\$12,542,000	\$12,373,000	\$11,333,000	
Market Value per SqFt	\$204.60	\$236.70	\$172.52	
Distance from Cooperative in miles		0.10	0.66	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0038	1-01559-0033	1-01511-0033	1-01516-0013
Address	1402 3 AVENUE	420 EAST 80 STREET	1450 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	150	157	94	123
Year Built	1973	1961	1961	1962
Gross SqFt	138,875	137,238	147,534	151,184
Estimated Gross Income	\$4,257,908	\$4,208,403	\$4,487,887	\$4,749,145
Gross Income per SqFt	\$30.66	\$30.66	\$30.42	\$31.41
Estimated Expense	\$1,448,466	\$1,430,857	\$1,292,635	\$1,680,520
Expense SqFt	\$10.43	\$10.43	\$8.76	\$11.12
Net Operating Income	\$2,809,442	\$2,777,546	\$3,195,252	\$3,068,625
Full Market Value	\$20,142,000	\$20,971,000	\$24,124,000	\$23,168,000
Market Value per SqFt	\$145.04	\$152.81	\$163.51	\$153.24
Distance from Cooperative in miles		0.39	0.15	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0046	1-01511-0008	1-01518-0009	1-01392-0047
Address	162 EAST 80 STREET	115 EAST 82 STREET	115 EAST 89 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	D3-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	27	38	45	48
Year Built	1926	1919	1924	1936
Gross SqFt	49,435	50,592	52,848	52,356
Estimated Gross Income	\$1,685,734	\$1,529,730	\$1,801,970	\$2,364,456
Gross Income per SqFt	\$34.10	\$30.24	\$34.10	\$45.16
Estimated Expense	\$622,387	\$513,620	\$665,590	\$651,071
Expense SqFt	\$12.59	\$10.15	\$12.59	\$12.44
Net Operating Income	\$1,063,347	\$1,016,110	\$1,136,380	\$1,713,385
Full Market Value	\$8,028,000	\$7,672,000	\$8,580,000	\$12,936,000
Market Value per SqFt	\$162.40	\$151.64	\$162.35	\$247.08
Distance from Cooperative in miles		0.17	0.51	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0072	1-01524-0001	1-01447-0023	1-01421-0005
Address	911 PARK AVENUE	1225 PARK AVENUE	1347 1 AVENUE	205 EAST 66 STREET
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	D3-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	40	86	145	257
Year Built	1926	1925	1962	1880
Gross SqFt	173,873	165,834	165,527	170,424
Estimated Gross Income	\$4,962,335	\$4,368,036	\$4,724,163	\$5,140,280
Gross Income per SqFt	\$28.54	\$26.34	\$28.54	\$30.16
Estimated Expense	\$1,686,568	\$1,496,773	\$1,606,215	\$1,803,783
Expense SqFt	\$9.70	\$9.03	\$9.70	\$10.58
Net Operating Income	\$3,275,767	\$2,871,263	\$3,117,948	\$3,336,497
Full Market Value	\$24,732,000	\$21,673,000	\$23,541,000	\$25,191,000
Market Value per SqFt	\$142.24	\$130.69	\$142.22	\$147.81
Distance from Cooperative in miles		0.80	0.50	0.69

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0130	1-01471-0015	1-01530-0009	1-01513-0059
Address	177 EAST 79 STREET	427 EAST 76 STREET	219 EAST 84 STREET	128 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	15	35	54	35
Year Built	1980	1940	1974	1985
Gross SqFt	25,010	24,131	28,150	20,736
Estimated Gross Income	\$946,629	\$913,328	\$943,234	\$811,196
Gross Income per SqFt	\$37.85	\$37.85	\$33.51	\$39.12
Estimated Expense	\$242,597	\$234,129	\$301,835	\$185,167
Expense SqFt	\$9.70	\$9.70	\$10.72	\$8.93
Net Operating Income	\$704,032	\$679,199	\$641,399	\$626,029
Full Market Value	\$5,315,000	\$5,128,000	\$4,843,000	\$4,727,000
Market Value per SqFt	\$212.51	\$212.51	\$172.04	\$227.96
Distance from Cooperative in miles		0.42	0.28	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01509-0001	1-01492-0015	1-01515-0007	1-01426-0029
Address	925 PARK AVENUE	1058 MADISON AVENUE	103 EAST 86 STREET	242 EAST 72 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	D6-ELEVATOR
Total Units	32	72	52	75
Year Built	1908	1938	1914	1930
Gross SqFt	102,881	104,209	91,260	98,150
Estimated Gross Income	\$3,541,164	\$4,406,742	\$3,140,737	\$3,031,249
Gross Income per SqFt	\$34.42	\$42.29	\$34.42	\$30.88
Estimated Expense	\$1,118,316	\$1,392,830	\$991,961	\$1,030,625
Expense SqFt	\$10.87	\$13.37	\$10.87	\$10.50
Net Operating Income	\$2,422,848	\$3,013,912	\$2,148,776	\$2,000,624
Full Market Value	\$18,293,000	\$22,755,000	\$16,223,000	\$15,105,000
Market Value per SqFt	\$177.81	\$218.36	\$177.77	\$153.90
Distance from Cooperative in miles		0.19	0.31	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01509-0016	1-01409-0021	1-01582-0031	1-01431-0016
Address	133 EAST 80 STREET	1033 LEXINGTON AVENUE	544 EAST 86 STREET	231 EAST 76 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	D6-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	22	35	31	90
Year Built	1930	1923	1929	1938
Gross SqFt	76,413	71,189	74,396	82,065
Estimated Gross Income	\$2,700,435	\$2,516,105	\$3,102,942	\$2,289,613
Gross Income per SqFt	\$35.34	\$35.34	\$41.71	\$27.90
Estimated Expense	\$1,014,765	\$945,245	\$961,702	\$778,468
Expense SqFt	\$13.28	\$13.28	\$12.93	\$9.49
Net Operating Income	\$1,685,670	\$1,570,860	\$2,141,240	\$1,511,145
Full Market Value	\$12,727,000	\$11,860,000	\$16,166,000	\$11,409,000
Market Value per SqFt	\$166.56	\$166.60	\$217.30	\$139.02
Distance from Cooperative in miles		0.32	0.67	0.29

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01509-0051	1-01492-0015	1-01195-0014	1-01426-0029
Address	140 EAST 81 STREET	1058 MADISON AVENUE	25 WEST 81 STREET	242 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	91	72	64	75
Year Built	1928	1938	1927	1930
Gross SqFt	109,157	104,209	109,896	98,150
Estimated Gross Income	\$3,605,456	\$4,406,742	\$3,629,906	\$3,031,249
Gross Income per SqFt	\$33.03	\$42.29	\$33.03	\$30.88
Estimated Expense	\$1,225,833	\$1,392,830	\$1,234,168	\$1,030,625
Expense SqFt	\$11.23	\$13.37	\$11.23	\$10.50
Net Operating Income	\$2,379,623	\$3,013,912	\$2,395,738	\$2,000,624
Full Market Value	\$17,966,000	\$22,755,000	\$18,088,000	\$15,105,000
Market Value per SqFt	\$164.59	\$218.36	\$164.59	\$153.90
Distance from Cooperative in miles		0.29	0.95	0.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01509-0056	1-01547-0023	1-01523-0034	
Address	112 EAST 81 STREET	351 EAST 84 STREET	1680 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	106	187	253	
Year Built	1958	1970	1980	
Gross SqFt	250,097	261,150	242,158	
Estimated Gross Income	\$8,533,310	\$8,171,104	\$8,945,322	
Gross Income per SqFt	\$34.12	\$31.29	\$36.94	
Estimated Expense	\$2,841,102	\$2,904,514	\$2,805,837	
Expense SqFt	\$11.36	\$11.12	\$11.59	
Net Operating Income	\$5,692,208	\$5,266,590	\$6,139,485	
Full Market Value	\$42,976,000	\$39,763,000	\$46,353,000	
Market Value per SqFt	\$171.84	\$152.26	\$191.42	
Distance from Cooperative in miles		0.40	0.71	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01509-0069	1-01521-0007	1-01511-0008	1-01446-0014
Address	935 PARK AVENUE	115 EAST 92 STREET	115 EAST 82 STREET	331 EAST 71 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	D7-ELEVATOR
Total Units	34	54	38	55
Year Built	1924	1927	1919	1940
Gross SqFt	62,598	65,692	50,592	60,400
Estimated Gross Income	\$1,892,964	\$2,405,762	\$1,529,730	\$1,562,618
Gross Income per SqFt	\$30.24	\$36.62	\$30.24	\$25.87
Estimated Expense	\$635,370	\$904,658	\$513,620	\$478,605
Expense SqFt	\$10.15	\$13.77	\$10.15	\$7.92
Net Operating Income	\$1,257,594	\$1,501,104	\$1,016,110	\$1,084,013
Full Market Value	\$9,495,000	\$11,333,000	\$7,672,000	\$8,184,000
Market Value per SqFt	\$151.68	\$172.52	\$151.64	\$135.50
Distance from Cooperative in miles		0.60	0.10	0.58

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01509-0071	1-01511-0008	1-01585-0036	
Address	929 PARK AVENUE	115 EAST 82 STREET	530 EAST 89 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	37	38	80	
Year Built	1913	1919	1920	
Gross SqFt	47,537	50,592	48,600	
Estimated Gross Income	\$1,465,566	\$1,529,730	\$1,527,094	
Gross Income per SqFt	\$30.83	\$30.24	\$31.42	
Estimated Expense	\$408,818	\$513,620	\$342,804	
Expense SqFt	\$8.60	\$10.15	\$7.05	
Net Operating Income	\$1,056,748	\$1,016,110	\$1,184,290	
Full Market Value	\$7,978,000	\$7,672,000	\$8,941,000	
Market Value per SqFt	\$167.83	\$151.64	\$183.97	
Distance from Cooperative in miles		0.10	0.75	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01510-0001	1-01524-0001	1-01427-0028	1-01492-0036
Address	941 PARK AVENUE	1225 PARK AVENUE	1393 2 AVENUE	920 PARK AVENUE
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	D6-ELEVATOR	D9-ELEVATOR
Total Units	38	86	149	72
Year Built	1927	1925	1964	1962
Gross SqFt	164,868	165,834	166,432	155,544
Estimated Gross Income	\$5,310,398	\$4,368,036	\$5,361,605	\$5,935,028
Gross Income per SqFt	\$32.21	\$26.34	\$32.21	\$38.16
Estimated Expense	\$1,668,464	\$1,496,773	\$1,684,096	\$1,882,298
Expense SqFt	\$10.12	\$9.03	\$10.12	\$12.10
Net Operating Income	\$3,641,934	\$2,871,263	\$3,677,509	\$4,052,730
Full Market Value	\$27,497,000	\$21,673,000	\$27,765,000	\$30,598,000
Market Value per SqFt	\$166.78	\$130.69	\$166.82	\$196.72
Distance from Cooperative in miles		0.70	0.50	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01510-0015	1-01518-0039	1-01432-0027	1-01513-0059
Address	1190 LEXINGTON AVENUE	1600 3 AVENUE	266 EAST 78 STREET	128 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	D9-ELEVATOR	D1-ELEVATOR
Total Units	17	35	18	35
Year Built	1983	1920	1981	1985
Gross SqFt	25,406	24,942	22,761	20,736
Estimated Gross Income	\$940,784	\$854,402	\$842,915	\$811,196
Gross Income per SqFt	\$37.03	\$34.26	\$37.03	\$39.12
Estimated Expense	\$292,169	\$319,995	\$261,643	\$185,167
Expense SqFt	\$11.50	\$12.83	\$11.50	\$8.93
Net Operating Income	\$648,615	\$534,407	\$581,272	\$626,029
Full Market Value	\$4,742,000	\$4,035,000	\$2,658,000	\$4,727,000
Market Value per SqFt	\$186.65	\$161.78	\$116.78	\$227.96
Distance from Cooperative in miles		0.42	0.29	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01510-0027	1-01509-0066	1-01512-0044	1-01509-0064
Address	157 EAST 81 STREET	104 EAST 81 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	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	28	48	64	20
Year Built	1912	1900	1929	1922
Gross SqFt	39,687	40,632	36,935	32,383
Estimated Gross Income	\$1,408,492	\$1,118,857	\$1,479,015	\$1,149,311
Gross Income per SqFt	\$35.49	\$27.54	\$40.04	\$35.49
Estimated Expense	\$431,398	\$258,995	\$507,793	\$352,135
Expense SqFt	\$10.87	\$6.37	\$13.75	\$10.87
Net Operating Income	\$977,094	\$859,862	\$971,222	\$797,176
Full Market Value	\$7,377,000	\$6,492,000	\$7,333,000	\$6,019,000
Market Value per SqFt	\$185.88	\$159.78	\$198.54	\$185.87
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	1-01510-0030	1-01511-0008	1-01518-0009	1-01521-0007
Address	163 EAST 81 STREET	115 EAST 82 STREET	115 EAST 89 STREET	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	D3-ELEVATOR	D3-ELEVATOR
Total Units	42	38	45	54
Year Built	1927	1919	1924	1927
Gross SqFt	59,149	50,592	52,848	65,692
Estimated Gross Income	\$2,016,981	\$1,529,730	\$1,801,970	\$2,405,762
Gross Income per SqFt	\$34.10	\$30.24	\$34.10	\$36.62
Estimated Expense	\$744,686	\$513,620	\$665,590	\$904,658
Expense SqFt	\$12.59	\$10.15	\$12.59	\$13.77
Net Operating Income	\$1,272,295	\$1,016,110	\$1,136,380	\$1,501,104
Full Market Value	\$9,606,000	\$7,672,000	\$8,580,000	\$11,333,000
Market Value per SqFt	\$162.40	\$151.64	\$162.35	\$172.52
Distance from Cooperative in miles		0.10	0.41	0.56

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01510-0060	1-01511-0008	1-01585-0036	1-01518-0009
Address	122 EAST 82 STREET	115 EAST 82 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)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	38	38	80	45
Year Built	1912	1919	1920	1924
Gross SqFt	48,432	50,592	48,600	52,848
Estimated Gross Income	\$1,521,733	\$1,529,730	\$1,527,094	\$1,801,970
Gross Income per SqFt	\$31.42	\$30.24	\$31.42	\$34.10
Estimated Expense	\$341,446	\$513,620	\$342,804	\$665,590
Expense SqFt	\$7.05	\$10.15	\$7.05	\$12.59
Net Operating Income	\$1,180,287	\$1,016,110	\$1,184,290	\$1,136,380
Full Market Value	\$8,911,000	\$7,672,000	\$8,941,000	\$8,580,000
Market Value per SqFt	\$183.99	\$151.64	\$183.97	\$162.35
Distance from Cooperative in miles		0.05	0.72	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01510-0065	1-01521-0007	1-01511-0008	1-01517-0058
Address	108 EAST 82 STREET	115 EAST 92 STREET	115 EAST 82 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	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	41	54	38	60
Year Built	1916	1927	1919	1936
Gross SqFt	64,332	65,692	50,592	64,344
Estimated Gross Income	\$2,355,838	\$2,405,762	\$1,529,730	\$2,503,244
Gross Income per SqFt	\$36.62	\$36.62	\$30.24	\$38.90
Estimated Expense	\$885,852	\$904,658	\$513,620	\$574,450
Expense SqFt	\$13.77	\$13.77	\$10.15	\$8.93
Net Operating Income	\$1,469,986	\$1,501,104	\$1,016,110	\$1,928,794
Full Market Value	\$11,098,000	\$11,333,000	\$7,672,000	\$14,562,000
Market Value per SqFt	\$172.51	\$172.52	\$151.64	\$226.31
Distance from Cooperative in miles		0.55	0.05	0.35

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01510-0072	1-01521-0007	1-01409-0021	1-01511-0008
Address	951 PARK AVENUE	115 EAST 92 STREET	1033 LEXINGTON AVENUE	115 EAST 82 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	D6-ELEVATOR	D3-ELEVATOR
Total Units	38	54	35	38
Year Built	1915	1927	1923	1919
Gross SqFt	68,731	65,692	71,189	50,592
Estimated Gross Income	\$2,428,954	\$2,405,762	\$2,516,105	\$1,529,730
Gross Income per SqFt	\$35.34	\$36.62	\$35.34	\$30.24
Estimated Expense	\$912,748	\$904,658	\$945,245	\$513,620
Expense SqFt	\$13.28	\$13.77	\$13.28	\$10.15
Net Operating Income	\$1,516,206	\$1,501,104	\$1,570,860	\$1,016,110
Full Market Value	\$11,447,000	\$11,333,000	\$11,860,000	\$7,672,000
Market Value per SqFt	\$166.55	\$172.52	\$166.60	\$151.64
Distance from Cooperative in miles		0.55	0.37	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01511-0001	1-01508-0001	1-01496-0021	1-01447-0005
Address	969 PARK AVENUE	903 PARK AVENUE	1125 MADISON AVENUE	311 EAST 72 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	D9-ELEVATOR
Total Units	81	70	41	131
Year Built	1911	1913	1922	1929
Gross SqFt	128,635	113,281	113,052	121,234
Estimated Gross Income	\$4,049,430	\$3,464,904	\$4,865,888	\$3,816,895
Gross Income per SqFt	\$31.48	\$30.59	\$43.04	\$31.48
Estimated Expense	\$1,376,395	\$1,036,094	\$1,441,812	\$1,297,744
Expense SqFt	\$10.70	\$9.15	\$12.75	\$10.70
Net Operating Income	\$2,673,035	\$2,428,810	\$3,424,076	\$2,519,151
Full Market Value	\$20,181,000	\$18,338,000	\$25,852,000	\$19,020,000
Market Value per SqFt	\$156.89	\$161.88	\$228.67	\$156.89
Distance from Cooperative in miles		0.15	0.14	0.61

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01511-0047	1-01528-0033	1-01527-0033	
Address	152 EAST 83 STREET	234 EAST 83 STREET	234 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	C4-WALK-UP	
Total Units	20	21	20	
Year Built	1910	1910	1910	
Gross SqFt	11,930	12,260	10,025	
Estimated Gross Income	\$423,515	\$389,797	\$393,066	
Gross Income per SqFt	\$35.50	\$31.79	\$39.21	
Estimated Expense	\$148,171	\$145,385	\$130,129	
Expense SqFt	\$12.42	\$11.86	\$12.98	
Net Operating Income	\$275,344	\$244,412	\$262,937	
Full Market Value	\$2,079,000	\$1,845,000	\$1,985,000	
Market Value per SqFt	\$174.27	\$150.49	\$198.00	
Distance from Cooperative in miles		0.12	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01511-0048	1-01510-0042	1-01510-0043	1-01510-0045
Address	150 EAST 83 STREET	172 EAST 82 STREET	168 EAST 82 STREET	164 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	C5-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	15	15	20
Year Built	1920	1920	1920	1920
Gross SqFt	11,930	11,775	9,970	9,835
Estimated Gross Income	\$368,995	\$377,461	\$290,643	\$304,148
Gross Income per SqFt	\$30.93	\$32.06	\$29.15	\$30.93
Estimated Expense	\$99,019	\$105,342	\$66,151	\$81,644
Expense SqFt	\$8.30	\$8.95	\$6.64	\$8.30
Net Operating Income	\$269,976	\$272,119	\$224,492	\$222,504
Full Market Value	\$2,038,000	\$2,055,000	\$1,695,000	\$1,680,000
Market Value per SqFt	\$170.83	\$174.52	\$170.01	\$170.82
Distance from Cooperative in miles		0.05	0.05	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01511-0053	1-01515-0007	1-01431-0016	
Address	140 EAST 83 STREET	103 EAST 86 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	D6-ELEVATOR	D3-ELEVATOR	
Total Units	67	52	90	
Year Built	1961	1914	1938	
Gross SqFt	91,090	91,260	82,065	
Estimated Gross Income	\$2,838,364	\$3,140,737	\$2,289,613	
Gross Income per SqFt	\$31.16	\$34.42	\$27.90	
Estimated Expense	\$927,296	\$991,961	\$778,468	
Expense SqFt	\$10.18	\$10.87	\$9.49	
Net Operating Income	\$1,911,068	\$2,148,776	\$1,511,145	
Full Market Value	\$14,429,000	\$16,223,000	\$11,409,000	
Market Value per SqFt	\$158.40	\$177.77	\$139.02	
Distance from Cooperative in miles		0.22	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01511-0062	1-01494-0045	1-01528-0041	
Address	120 EAST 83 STREET	54 EAST 83 STREET	212 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	D9-ELEVATOR	
Total Units	20	15	22	
Year Built	1925	1923	1920	
Gross SqFt	9,970	11,745	9,740	
Estimated Gross Income	\$346,557	\$397,733	\$347,275	
Gross Income per SqFt	\$34.76	\$33.86	\$35.65	
Estimated Expense	\$134,396	\$166,571	\$124,417	
Expense SqFt	\$13.48	\$14.18	\$12.77	
Net Operating Income	\$212,161	\$231,162	\$222,858	
Full Market Value	\$1,602,000	\$1,745,000	\$1,683,000	
Market Value per SqFt	\$160.68	\$148.57	\$172.79	
Distance from Cooperative in miles		0.10	0.21	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01511-0065	1-01509-0064	1-01511-0008	1-01511-0021
Address	112 EAST 83 STREET	108 EAST 81 STREET	115 EAST 82 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	D3-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	26	20	38	42
Year Built	1929	1922	1919	1920
Gross SqFt	40,053	32,383	50,592	26,880
Estimated Gross Income	\$1,312,136	\$1,149,311	\$1,529,730	\$880,691
Gross Income per SqFt	\$32.76	\$35.49	\$30.24	\$32.76
Estimated Expense	\$376,899	\$352,135	\$513,620	\$253,017
Expense SqFt	\$9.41	\$10.87	\$10.15	\$9.41
Net Operating Income	\$935,237	\$797,176	\$1,016,110	\$627,674
Full Market Value	\$7,061,000	\$6,019,000	\$7,672,000	\$4,739,000
Market Value per SqFt	\$176.29	\$185.87	\$151.64	\$176.30
Distance from Cooperative in miles		0.10	0.00	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01511-0069	1-01124-0059	1-01203-0033	1-01369-0045
Address	975 PARK AVENUE	50 WEST 72 STREET	295 CENTRAL PARK WEST	1058 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	66	213	136	130
Year Built	1929	1927	1941	1929
Gross SqFt	142,075	143,791	145,476	140,000
Estimated Gross Income	\$4,320,501	\$5,148,770	\$4,386,164	\$4,256,890
Gross Income per SqFt	\$30.41	\$35.81	\$30.15	\$30.41
Estimated Expense	\$1,469,056	\$1,920,559	\$1,567,371	\$1,447,343
Expense SqFt	\$10.34	\$13.36	\$10.77	\$10.34
Net Operating Income	\$2,851,445	\$3,228,211	\$2,818,793	\$2,809,547
Full Market Value	\$21,528,000	\$24,373,000	\$21,282,000	\$20,346,000
Market Value per SqFt	\$151.53	\$169.50	\$146.29	\$145.33
Distance from Cooperative in miles		1.04	0.93	1.34

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0001	1-01565-0035	1-01512-0040	
Address	983 PARK AVENUE	430 EAST 86 STREET	1482 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	63	133	185	
Year Built	1927	1931	1963	
Gross SqFt	203,706	205,967	224,000	
Estimated Gross Income	\$6,471,740	\$6,403,486	\$7,268,002	
Gross Income per SqFt	\$31.77	\$31.09	\$32.45	
Estimated Expense	\$2,032,986	\$2,432,123	\$1,824,906	
Expense SqFt	\$9.98	\$11.81	\$8.15	
Net Operating Income	\$4,438,754	\$3,971,363	\$5,443,096	
Full Market Value	\$33,513,000	\$29,984,000	\$41,095,000	
Market Value per SqFt	\$164.52	\$145.58	\$183.46	
Distance from Cooperative in miles		0.49	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0025	1-01515-0007	1-01426-0029	1-01521-0020
Address	151 EAST 83 STREET	103 EAST 86 STREET	242 EAST 72 STREET	145 EAST 92 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	D6-ELEVATOR	D6-ELEVATOR
Total Units	80	52	75	49
Year Built	1929	1914	1930	1929
Gross SqFt	93,924	91,260	98,150	85,924
Estimated Gross Income	\$2,900,373	\$3,140,737	\$3,031,249	\$2,242,502
Gross Income per SqFt	\$30.88	\$34.42	\$30.88	\$26.10
Estimated Expense	\$986,202	\$991,961	\$1,030,625	\$970,338
Expense SqFt	\$10.50	\$10.87	\$10.50	\$11.29
Net Operating Income	\$1,914,171	\$2,148,776	\$2,000,624	\$1,272,164
Full Market Value	\$14,452,000	\$16,223,000	\$15,105,000	\$9,605,000
Market Value per SqFt	\$153.87	\$177.77	\$153.90	\$111.78
Distance from Cooperative in miles		0.18	0.63	0.45

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0048	1-01517-0006	1-01527-0005	1-01513-0068
Address	148 EAST 84 STREET	105 EAST 88 STREET	209 EAST 81 STREET	104 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	D6-ELEVATOR	D9-ELEVATOR
Total Units	18	12	22	20
Year Built	1930	1925	1920	1916
Gross SqFt	9,605	9,950	11,925	9,745
Estimated Gross Income	\$303,614	\$314,507	\$416,596	\$297,848
Gross Income per SqFt	\$31.61	\$31.61	\$34.93	\$30.56
Estimated Expense	\$70,597	\$73,172	\$106,787	\$90,435
Expense SqFt	\$7.35	\$7.35	\$8.95	\$9.28
Net Operating Income	\$233,017	\$241,335	\$309,809	\$207,413
Full Market Value	\$1,759,000	\$1,822,000	\$2,339,000	\$1,566,000
Market Value per SqFt	\$183.13	\$183.12	\$196.14	\$160.70
Distance from Cooperative in miles		0.27	0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0052	1-01518-0033	1-01581-0045	
Address	144 EAST 84 STREET	1588 3 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	D6-ELEVATOR	D6-ELEVATOR	
Total Units	96	100	97	
Year Built	1962	1980	1956	
Gross SqFt	97,893	81,837	77,768	
Estimated Gross Income	\$3,206,975	\$2,762,230	\$2,470,002	
Gross Income per SqFt	\$32.76	\$33.75	\$31.76	
Estimated Expense	\$970,120	\$689,371	\$886,454	
Expense SqFt	\$9.91	\$8.42	\$11.40	
Net Operating Income	\$2,236,855	\$2,072,859	\$1,583,548	
Full Market Value	\$16,888,000	\$15,650,000	\$11,956,000	
Market Value per SqFt	\$172.51	\$191.23	\$153.74	
Distance from Cooperative in miles		0.30	0.53	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0059	1-01518-0009	1-01392-0047	1-01585-0036
Address	124 EAST 84 STREET	115 EAST 89 STREET	50 EAST 78 STREET	530 EAST 89 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	D6-ELEVATOR	D9-ELEVATOR
Total Units	37	45	48	80
Year Built	1924	1924	1936	1920
Gross SqFt	51,744	52,848	52,356	48,600
Estimated Gross Income	\$1,764,470	\$1,801,970	\$2,364,456	\$1,527,094
Gross Income per SqFt	\$34.10	\$34.10	\$45.16	\$31.42
Estimated Expense	\$651,457	\$665,590	\$651,071	\$342,804
Expense SqFt	\$12.59	\$12.59	\$12.44	\$7.05
Net Operating Income	\$1,113,013	\$1,136,380	\$1,713,385	\$1,184,290
Full Market Value	\$8,403,000	\$8,580,000	\$12,936,000	\$8,941,000
Market Value per SqFt	\$162.40	\$162.35	\$247.08	\$183.97
Distance from Cooperative in miles		0.30	0.33	0.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0062	1-01511-0008	1-01518-0009	1-01521-0007
Address	114 EAST 84 STREET	115 EAST 82 STREET	115 EAST 89 STREET	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	D3-ELEVATOR	D3-ELEVATOR
Total Units	37	38	45	54
Year Built	1915	1919	1924	1927
Gross SqFt	57,491	50,592	52,848	65,692
Estimated Gross Income	\$1,960,443	\$1,529,730	\$1,801,970	\$2,405,762
Gross Income per SqFt	\$34.10	\$30.24	\$34.10	\$36.62
Estimated Expense	\$723,812	\$513,620	\$665,590	\$904,658
Expense SqFt	\$12.59	\$10.15	\$12.59	\$13.77
Net Operating Income	\$1,236,631	\$1,016,110	\$1,136,380	\$1,501,104
Full Market Value	\$9,337,000	\$7,672,000	\$8,580,000	\$11,333,000
Market Value per SqFt	\$162.41	\$151.64	\$162.35	\$172.52
Distance from Cooperative in miles		0.05	0.30	0.45

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0070	1-01496-0021	1-01508-0001	
Address	993 PARK AVENUE	1125 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	53	41	70	
Year Built	1915	1922	1913	
Gross SqFt	128,388	113,052	113,281	
Estimated Gross Income	\$4,727,246	\$4,865,888	\$3,464,904	
Gross Income per SqFt	\$36.82	\$43.04	\$30.59	
Estimated Expense	\$1,405,849	\$1,441,812	\$1,036,094	
Expense SqFt	\$10.95	\$12.75	\$9.15	
Net Operating Income	\$3,321,397	\$3,424,076	\$2,428,810	
Full Market Value	\$25,077,000	\$25,852,000	\$18,338,000	
Market Value per SqFt	\$195.32	\$228.67	\$161.88	
Distance from Cooperative in miles		0.11	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0123	1-01526-0021	1-01518-0024	1-01473-0038
Address	1223 LEXINGTON AVENUE	1543 2 AVENUE	1341 LEXINGTON 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	61	117	107	112
Year Built	1961	1959	1960	1959
Gross SqFt	120,034	123,524	114,939	113,820
Estimated Gross Income	\$3,669,439	\$3,196,691	\$4,194,185	\$3,479,020
Gross Income per SqFt	\$30.57	\$25.88	\$36.49	\$30.57
Estimated Expense	\$1,247,153	\$1,409,055	\$982,836	\$1,182,867
Expense SqFt	\$10.39	\$11.41	\$8.55	\$10.39
Net Operating Income	\$2,422,286	\$1,787,636	\$3,211,349	\$2,296,153
Full Market Value	\$18,288,000	\$13,474,000	\$24,246,000	\$17,336,000
Market Value per SqFt	\$152.36	\$109.08	\$210.95	\$152.31
Distance from Cooperative in miles		0.19	0.30	0.46

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-0001	1-01517-0058	1-01409-0021	
Address	1001 PARK AVENUE	1328 LEXINGTON AVENUE	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	31	60	35	
Year Built	1928	1936	1923	
Gross SqFt	68,569	64,344	71,189	
Estimated Gross Income	\$2,545,281	\$2,503,244	\$2,516,105	
Gross Income per SqFt	\$37.12	\$38.90	\$35.34	
Estimated Expense	\$761,802	\$574,450	\$945,245	
Expense SqFt	\$11.11	\$8.93	\$13.28	
Net Operating Income	\$1,783,479	\$1,928,794	\$1,570,860	
Full Market Value	\$13,465,000	\$14,562,000	\$11,860,000	
Market Value per SqFt	\$196.37	\$226.31	\$166.60	
Distance from Cooperative in miles		0.20	0.52	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-0005	1-01518-0009	1-01602-0033	1-01585-0036
Address	103 EAST 84 STREET	115 EAST 89 STREET	1240 PARK AVENUE	530 EAST 89 STREET
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	D9-ELEVATOR
Total Units	34	45	39	80
Year Built	1917	1924	1920	1920
Gross SqFt	51,184	52,848	47,822	48,600
Estimated Gross Income	\$1,745,374	\$1,801,970	\$1,803,198	\$1,527,094
Gross Income per SqFt	\$34.10	\$34.10	\$37.71	\$31.42
Estimated Expense	\$644,407	\$665,590	\$327,742	\$342,804
Expense SqFt	\$12.59	\$12.59	\$6.85	\$7.05
Net Operating Income	\$1,100,967	\$1,136,380	\$1,475,456	\$1,184,290
Full Market Value	\$8,312,000	\$8,580,000	\$11,140,000	\$8,941,000
Market Value per SqFt	\$162.39	\$162.35	\$232.95	\$183.97
Distance from Cooperative in miles		0.25	0.61	0.66

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-0009	1-01511-0008	1-01518-0009	1-01602-0033
Address	119 EAST 84 STREET	115 EAST 82 STREET	115 EAST 89 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	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	38	38	45	39
Year Built	1926	1919	1924	1920
Gross SqFt	48,387	50,592	52,848	47,822
Estimated Gross Income	\$1,649,997	\$1,529,730	\$1,801,970	\$1,803,198
Gross Income per SqFt	\$34.10	\$30.24	\$34.10	\$37.71
Estimated Expense	\$609,192	\$513,620	\$665,590	\$327,742
Expense SqFt	\$12.59	\$10.15	\$12.59	\$6.85
Net Operating Income	\$1,040,805	\$1,016,110	\$1,136,380	\$1,475,456
Full Market Value	\$7,858,000	\$7,672,000	\$8,580,000	\$11,140,000
Market Value per SqFt	\$162.40	\$151.64	\$162.35	\$232.95
Distance from Cooperative in miles		0.10	0.25	0.61

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-0015	1-01431-0016	1-01521-0020	1-01515-0007
Address	125 EAST 84 STREET	231 EAST 76 STREET	145 EAST 92 STREET	103 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	47	90	49	52
Year Built	1928	1938	1929	1914
Gross SqFt	81,180	82,065	85,924	91,260
Estimated Gross Income	\$2,264,922	\$2,289,613	\$2,242,502	\$3,140,737
Gross Income per SqFt	\$27.90	\$27.90	\$26.10	\$34.42
Estimated Expense	\$770,398	\$778,468	\$970,338	\$991,961
Expense SqFt	\$9.49	\$9.49	\$11.29	\$10.87
Net Operating Income	\$1,494,524	\$1,511,145	\$1,272,164	\$2,148,776
Full Market Value	\$11,284,000	\$11,409,000	\$9,605,000	\$16,223,000
Market Value per SqFt	\$139.00	\$139.02	\$111.78	\$177.77
Distance from Cooperative in miles		0.45	0.41	0.11

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-0020	1-01518-0024	1-01526-0021	1-01473-0038
Address	145 EAST 84 STREET	1341 LEXINGTON AVENUE	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	98	107	117	112
Year Built	1963	1960	1959	1959
Gross SqFt	116,824	114,939	123,524	113,820
Estimated Gross Income	\$3,571,310	\$4,194,185	\$3,196,691	\$3,479,020
Gross Income per SqFt	\$30.57	\$36.49	\$25.88	\$30.57
Estimated Expense	\$1,213,801	\$982,836	\$1,409,055	\$1,182,867
Expense SqFt	\$10.39	\$8.55	\$11.41	\$10.39
Net Operating Income	\$2,357,509	\$3,211,349	\$1,787,636	\$2,296,153
Full Market Value	\$17,799,000	\$24,246,000	\$13,474,000	\$17,336,000
Market Value per SqFt	\$152.36	\$210.95	\$109.08	\$152.31
Distance from Cooperative in miles		0.25	0.23	0.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-0062	1-01547-0043	1-01553-0035	1-01511-0021
Address	120 EAST 85 STREET	320 EAST 85 STREET	328 EAST 91 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	D3-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	40	36	42
Year Built	1920	1925	1920	1920
Gross SqFt	19,818	19,990	20,600	26,880
Estimated Gross Income	\$649,238	\$689,700	\$590,371	\$880,691
Gross Income per SqFt	\$32.76	\$34.50	\$28.66	\$32.76
Estimated Expense	\$186,487	\$193,581	\$139,434	\$253,017
Expense SqFt	\$9.41	\$9.68	\$6.77	\$9.41
Net Operating Income	\$462,751	\$496,119	\$450,937	\$627,674
Full Market Value	\$3,494,000	\$3,746,000	\$3,405,000	\$4,739,000
Market Value per SqFt	\$176.30	\$187.39	\$165.29	\$176.30
Distance from Cooperative in miles		0.35	0.47	0.14

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-0066	1-01512-0044	1-01509-0064	1-01519-0022
Address	106 EAST 85 STREET	15 EAST 84 STREET	108 EAST 81 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	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	20	64	20	43
Year Built	1916	1929	1922	1930
Gross SqFt	37,030	36,935	32,383	38,500
Estimated Gross Income	\$1,314,195	\$1,479,015	\$1,149,311	\$835,935
Gross Income per SqFt	\$35.49	\$40.04	\$35.49	\$21.71
Estimated Expense	\$402,516	\$507,793	\$352,135	\$203,559
Expense SqFt	\$10.87	\$13.75	\$10.87	\$5.29
Net Operating Income	\$911,679	\$971,222	\$797,176	\$632,376
Full Market Value	\$6,883,000	\$7,333,000	\$6,019,000	\$4,644,000
Market Value per SqFt	\$185.88	\$198.54	\$185.87	\$120.62
Distance from Cooperative in miles		0.10	0.20	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01514-0001	1-01447-0005	1-01518-0024	
Address	1021 PARK AVENUE	311 EAST 72 STREET	1341 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	32	131	107	
Year Built	1929	1929	1960	
Gross SqFt	124,648	121,234	114,939	
Estimated Gross Income	\$4,236,786	\$3,816,895	\$4,194,185	
Gross Income per SqFt	\$33.99	\$31.48	\$36.49	
Estimated Expense	\$1,200,360	\$1,297,744	\$982,836	
Expense SqFt	\$9.63	\$10.70	\$8.55	
Net Operating Income	\$3,036,426	\$2,519,151	\$3,211,349	
Full Market Value	\$22,925,000	\$19,020,000	\$24,246,000	
Market Value per SqFt	\$183.92	\$156.89	\$210.95	
Distance from Cooperative in miles		0.74	0.22	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01514-0008	1-01417-0028	1-01565-0035	
Address	111 EAST 85 STREET	1191 2 AVENUE	430 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	162	191	133	
Year Built	1971	1964	1931	
Gross SqFt	211,406	207,284	205,967	
Estimated Gross Income	\$6,373,891	\$6,054,615	\$6,403,486	
Gross Income per SqFt	\$30.15	\$29.21	\$31.09	
Estimated Expense	\$2,297,983	\$2,058,569	\$2,432,123	
Expense SqFt	\$10.87	\$9.93	\$11.81	
Net Operating Income	\$4,075,908	\$3,996,046	\$3,971,363	
Full Market Value	\$30,773,000	\$30,170,000	\$29,984,000	
Market Value per SqFt	\$145.56	\$145.55	\$145.58	
Distance from Cooperative in miles		1.17	0.48	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01514-0066	1-01518-0009	1-01511-0008	
Address	108 EAST 86 STREET	115 EAST 89 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	D3-ELEVATOR	D3-ELEVATOR	
Total Units	31	45	38	
Year Built	1924	1924	1919	
Gross SqFt	51,360	52,848	50,592	
Estimated Gross Income	\$1,652,251	\$1,801,970	\$1,529,730	
Gross Income per SqFt	\$32.17	\$34.10	\$30.24	
Estimated Expense	\$583,963	\$665,590	\$513,620	
Expense SqFt	\$11.37	\$12.59	\$10.15	
Net Operating Income	\$1,068,288	\$1,136,380	\$1,016,110	
Full Market Value	\$8,066,000	\$8,580,000	\$7,672,000	
Market Value per SqFt	\$157.05	\$162.35	\$151.64	
Distance from Cooperative in miles		0.20	0.15	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01514-0069	1-01582-0031	1-01521-0007	1-01409-0021
Address	1035 PARK AVENUE	544 EAST 86 STREET	115 EAST 92 STREET	1033 LEXINGTON 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	D3-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	32	31	54	35
Year Built	1926	1929	1927	1923
Gross SqFt	75,798	74,396	65,692	71,189
Estimated Gross Income	\$2,775,723	\$3,102,942	\$2,405,762	\$2,516,105
Gross Income per SqFt	\$36.62	\$41.71	\$36.62	\$35.34
Estimated Expense	\$1,043,738	\$961,702	\$904,658	\$945,245
Expense SqFt	\$13.77	\$12.93	\$13.77	\$13.28
Net Operating Income	\$1,731,985	\$2,141,240	\$1,501,104	\$1,570,860
Full Market Value	\$13,077,000	\$16,166,000	\$11,333,000	\$11,860,000
Market Value per SqFt	\$172.52	\$217.30	\$172.52	\$166.60
Distance from Cooperative in miles		0.62	0.35	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01515-0001	1-01521-0007	1-01409-0021	1-01500-0065
Address	1045 PARK AVENUE	115 EAST 92 STREET	1033 LEXINGTON AVENUE	4 EAST 89 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	D6-ELEVATOR	D6-ELEVATOR
Total Units	40	54	35	84
Year Built	1923	1927	1923	1955
Gross SqFt	68,542	65,692	71,189	70,678
Estimated Gross Income	\$2,510,008	\$2,405,762	\$2,516,105	\$2,614,230
Gross Income per SqFt	\$36.62	\$36.62	\$35.34	\$36.99
Estimated Expense	\$943,823	\$904,658	\$945,245	\$866,681
Expense SqFt	\$13.77	\$13.77	\$13.28	\$12.26
Net Operating Income	\$1,566,185	\$1,501,104	\$1,570,860	\$1,747,549
Full Market Value	\$11,825,000	\$11,333,000	\$11,860,000	\$13,194,000
Market Value per SqFt	\$172.52	\$172.52	\$166.60	\$186.68
Distance from Cooperative in miles		0.30	0.62	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01515-0008	1-01195-0014	1-01199-0045	1-01210-0001
Address	115 EAST 86 STREET	25 WEST 81 STREET	20 WEST 86 STREET	401 AMSTERDAM AVENUE
Neighborhood	UPPER EAST 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	D6-ELEVATOR
Total Units	62	64	64	80
Year Built	1928	1927	1929	1927
Gross SqFt	107,788	109,896	103,112	106,521
Estimated Gross Income	\$3,347,895	\$3,629,906	\$2,999,909	\$3,308,989
Gross Income per SqFt	\$31.06	\$33.03	\$29.09	\$31.06
Estimated Expense	\$1,183,512	\$1,234,168	\$1,062,163	\$1,169,408
Expense SqFt	\$10.98	\$11.23	\$10.30	\$10.98
Net Operating Income	\$2,164,383	\$2,395,738	\$1,937,746	\$2,139,581
Full Market Value	\$16,341,000	\$18,088,000	\$14,630,000	\$16,154,000
Market Value per SqFt	\$151.60	\$164.59	\$141.88	\$151.65
Distance from Cooperative in miles		0.90	0.87	1.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01515-0070	1-01490-0122	1-01532-0016	
Address	1049 PARK AVENUE	555 EAST 78 STREET	241 EAST 86 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	111	
Year Built	1924	1940	1989	
Gross SqFt	78,613	75,854	104,440	
Estimated Gross Income	\$2,839,502	\$2,566,958	\$4,009,095	
Gross Income per SqFt	\$36.12	\$33.84	\$38.39	
Estimated Expense	\$782,199	\$872,766	\$875,808	
Expense SqFt	\$9.95	\$11.51	\$8.39	
Net Operating Income	\$2,057,303	\$1,694,192	\$3,133,287	
Full Market Value	\$15,533,000	\$12,791,000	\$23,656,000	
Market Value per SqFt	\$197.59	\$168.63	\$226.50	
Distance from Cooperative in miles		0.75	0.21	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01516-0001	1-01518-0024	1-01508-0001	
Address	1065 PARK AVENUE	1341 LEXINGTON 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	109	107	70	
Year Built	1973	1960	1913	
Gross SqFt	114,000	114,939	113,281	
Estimated Gross Income	\$3,823,560	\$4,194,185	\$3,464,904	
Gross Income per SqFt	\$33.54	\$36.49	\$30.59	
Estimated Expense	\$1,008,900	\$982,836	\$1,036,094	
Expense SqFt	\$8.85	\$8.55	\$9.15	
Net Operating Income	\$2,814,660	\$3,211,349	\$2,428,810	
Full Market Value	\$21,251,000	\$24,246,000	\$18,338,000	
Market Value per SqFt	\$186.41	\$210.95	\$161.88	
Distance from Cooperative in miles		0.14	0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01516-0042	1-01530-0034	1-01563-0020	1-01453-0021
Address	170 EAST 88 STREET	230 EAST 85 STREET	449 EAST 83 STREET	353 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	D9-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	39	55	70	67
Year Built	1980	1946	1985	1986
Gross SqFt	50,874	50,853	54,482	54,698
Estimated Gross Income	\$1,817,728	\$1,838,345	\$1,946,852	\$1,767,793
Gross Income per SqFt	\$35.73	\$36.15	\$35.73	\$32.32
Estimated Expense	\$527,055	\$477,922	\$564,587	\$376,578
Expense SqFt	\$10.36	\$9.40	\$10.36	\$6.88
Net Operating Income	\$1,290,673	\$1,360,423	\$1,382,265	\$1,391,215
Full Market Value	\$9,745,000	\$10,271,000	\$10,436,000	\$10,504,000
Market Value per SqFt	\$191.55	\$201.97	\$191.55	\$192.04
Distance from Cooperative in miles		0.19	0.44	0.52

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01516-0069	1-01517-0001	1-01124-0059	1-01516-0013
Address	1075 PARK AVENUE	1085 PARK AVENUE	50 WEST 72 STREET	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	59	46	213	123
Year Built	1922	1926	1927	1962
Gross SqFt	142,368	127,395	143,791	151,184
Estimated Gross Income	\$5,098,198	\$6,333,809	\$5,148,770	\$4,749,145
Gross Income per SqFt	\$35.81	\$49.72	\$35.81	\$31.41
Estimated Expense	\$1,902,036	\$1,708,704	\$1,920,559	\$1,680,520
Expense SqFt	\$13.36	\$13.41	\$13.36	\$11.12
Net Operating Income	\$3,196,162	\$4,625,105	\$3,228,211	\$3,068,625
Full Market Value	\$24,131,000	\$34,920,000	\$24,373,000	\$23,168,000
Market Value per SqFt	\$169.50	\$274.11	\$169.50	\$153.24
Distance from Cooperative in miles		0.05	1.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01517-0013	1-01518-0008	1-01518-0007	
Address	121 EAST 88 STREET	109 EAST 89 STREET	107 EAST 89 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	C5-WALK-UP	
Total Units	15	18	19	
Year Built	1910	1910	1910	
Gross SqFt	10,065	9,810	9,810	
Estimated Gross Income	\$354,187	\$346,838	\$343,444	
Gross Income per SqFt	\$35.19	\$35.36	\$35.01	
Estimated Expense	\$87,163	\$84,663	\$85,200	
Expense SqFt	\$8.66	\$8.63	\$8.69	
Net Operating Income	\$267,024	\$262,175	\$258,244	
Full Market Value	\$2,016,000	\$1,979,000	\$1,950,000	
Market Value per SqFt	\$200.30	\$201.73	\$198.78	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01517-0014	1-01518-0008	1-01518-0007	1-01518-0014
Address	123 EAST 88 STREET	109 EAST 89 STREET	107 EAST 89 STREET	119 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	C5-WALK-UP	C5-WALK-UP
Total Units	15	18	19	19
Year Built	1910	1910	1910	1910
Gross SqFt	9,860	9,810	9,810	10,780
Estimated Gross Income	\$345,199	\$346,838	\$343,444	\$349,464
Gross Income per SqFt	\$35.01	\$35.36	\$35.01	\$32.42
Estimated Expense	\$85,683	\$84,663	\$85,200	\$91,621
Expense SqFt	\$8.69	\$8.63	\$8.69	\$8.50
Net Operating Income	\$259,516	\$262,175	\$258,244	\$257,843
Full Market Value	\$1,959,000	\$1,979,000	\$1,950,000	\$1,947,000
Market Value per SqFt	\$198.68	\$201.73	\$198.78	\$180.61
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	1-01517-0027	1-01519-0022	1-01553-0016	1-01521-0064
Address	161 EAST 88 STREET	151 EAST 90 STREET	327 EAST 90 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	D3-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	42	43	59	38
Year Built	1937	1930	1930	1926
Gross SqFt	36,432	38,500	33,300	42,857
Estimated Gross Income	\$884,205	\$835,935	\$1,077,482	\$1,039,973
Gross Income per SqFt	\$24.27	\$21.71	\$32.36	\$24.27
Estimated Expense	\$292,549	\$203,559	\$369,333	\$344,030
Expense SqFt	\$8.03	\$5.29	\$11.09	\$8.03
Net Operating Income	\$591,656	\$632,376	\$708,149	\$695,943
Full Market Value	\$4,427,000	\$4,644,000	\$5,347,000	\$5,206,000
Market Value per SqFt	\$121.51	\$120.62	\$160.57	\$121.47
Distance from Cooperative in miles		0.10	0.27	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01517-0069	1-01527-0045	1-01524-0001	
Address	1095 PARK AVENUE	200 EAST 82 STREET	1225 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	68	246	86	
Year Built	1930	1980	1925	
Gross SqFt	199,625	205,261	165,834	
Estimated Gross Income	\$7,362,170	\$9,731,007	\$4,368,036	
Gross Income per SqFt	\$36.88	\$47.41	\$26.34	
Estimated Expense	\$2,233,804	\$2,738,130	\$1,496,773	
Expense SqFt	\$11.19	\$13.34	\$9.03	
Net Operating Income	\$5,128,366	\$6,992,877	\$2,871,263	
Full Market Value	\$38,719,000	\$52,796,000	\$21,673,000	
Market Value per SqFt	\$193.96	\$257.21	\$130.69	
Distance from Cooperative in miles		0.41	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01518-0001	1-01492-0036	1-01200-0015	
Address	1105 PARK AVENUE	920 PARK AVENUE	27 WEST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	64	72	64	
Year Built	1923	1962	1926	
Gross SqFt	147,065	155,544	126,045	
Estimated Gross Income	\$4,897,265	\$5,935,028	\$3,583,167	
Gross Income per SqFt	\$33.30	\$38.16	\$28.43	
Estimated Expense	\$1,601,538	\$1,882,298	\$1,218,277	
Expense SqFt	\$10.89	\$12.10	\$9.67	
Net Operating Income	\$3,295,727	\$4,052,730	\$2,364,890	
Full Market Value	\$24,883,000	\$30,598,000	\$17,855,000	
Market Value per SqFt	\$169.20	\$196.72	\$141.66	
Distance from Cooperative in miles		0.47	0.88	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01518-0049	1-01508-0001	1-01169-0008	1-01515-0007
Address	1349 LEXINGTON AVENUE	903 PARK AVENUE	2181 BROADWAY	103 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	71	70	115	52
Year Built	1922	1913	1924	1914
Gross SqFt	112,398	113,281	114,767	91,260
Estimated Gross Income	\$3,606,852	\$3,464,904	\$3,682,883	\$3,140,737
Gross Income per SqFt	\$32.09	\$30.59	\$32.09	\$34.42
Estimated Expense	\$1,226,262	\$1,036,094	\$1,252,180	\$991,961
Expense SqFt	\$10.91	\$9.15	\$10.91	\$10.87
Net Operating Income	\$2,380,590	\$2,428,810	\$2,430,703	\$2,148,776
Full Market Value	\$17,973,000	\$18,338,000	\$18,352,000	\$16,223,000
Market Value per SqFt	\$159.90	\$161.88	\$159.91	\$177.77
Distance from Cooperative in miles		0.51	1.48	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01518-0061	1-01518-0009	1-01511-0008	
Address	114 EAST 90 STREET	115 EAST 89 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	D3-ELEVATOR	D3-ELEVATOR	
Total Units	41	45	38	
Year Built	1925	1924	1919	
Gross SqFt	54,997	52,848	50,592	
Estimated Gross Income	\$1,769,253	\$1,801,970	\$1,529,730	
Gross Income per SqFt	\$32.17	\$34.10	\$30.24	
Estimated Expense	\$625,316	\$665,590	\$513,620	
Expense SqFt	\$11.37	\$12.59	\$10.15	
Net Operating Income	\$1,143,937	\$1,136,380	\$1,016,110	
Full Market Value	\$8,637,000	\$8,580,000	\$7,672,000	
Market Value per SqFt	\$157.04	\$162.35	\$151.64	
Distance from Cooperative in miles		0.00	0.35	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01518-0069	1-01565-0035	1-01557-0025	
Address	1111 PARK AVENUE	430 EAST 86 STREET	345 EAST 94 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	92	133	212	
Year Built	1925	1931	1998	
Gross SqFt	207,542	205,967	207,037	
Estimated Gross Income	\$6,425,500	\$6,403,486	\$6,383,531	
Gross Income per SqFt	\$30.96	\$31.09	\$30.83	
Estimated Expense	\$2,280,887	\$2,432,123	\$2,102,980	
Expense SqFt	\$10.99	\$11.81	\$10.16	
Net Operating Income	\$4,144,613	\$3,971,363	\$4,280,551	
Full Market Value	\$31,292,000	\$29,984,000	\$32,318,000	
Market Value per SqFt	\$150.77	\$145.58	\$156.10	
Distance from Cooperative in miles		0.52	0.43	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0001	1-01512-0040	1-01527-0028	
Address	1125 PARK AVENUE	1482 3 AVENUE	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	71	185	182	
Year Built	1926	1963	1963	
Gross SqFt	211,870	224,000	189,612	
Estimated Gross Income	\$6,332,794	\$7,268,002	\$5,180,658	
Gross Income per SqFt	\$29.89	\$32.45	\$27.32	
Estimated Expense	\$1,964,035	\$1,824,906	\$1,968,650	
Expense SqFt	\$9.27	\$8.15	\$10.38	
Net Operating Income	\$4,368,759	\$5,443,096	\$3,212,008	
Full Market Value	\$32,984,000	\$41,095,000	\$24,251,000	
Market Value per SqFt	\$155.68	\$183.46	\$127.90	
Distance from Cooperative in miles		0.36	0.50	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0008	1-01518-0009	1-01511-0008	
Address	115 EAST 90 STREET	115 EAST 89 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	D3-ELEVATOR	D3-ELEVATOR	
Total Units	44	45	38	
Year Built	1923	1924	1919	
Gross SqFt	49,555	52,848	50,592	
Estimated Gross Income	\$1,594,184	\$1,801,970	\$1,529,730	
Gross Income per SqFt	\$32.17	\$34.10	\$30.24	
Estimated Expense	\$563,440	\$665,590	\$513,620	
Expense SqFt	\$11.37	\$12.59	\$10.15	
Net Operating Income	\$1,030,744	\$1,136,380	\$1,016,110	
Full Market Value	\$7,782,000	\$8,580,000	\$7,672,000	
Market Value per SqFt	\$157.04	\$162.35	\$151.64	
Distance from Cooperative in miles		0.05	0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0025	1-01521-0064	1-01518-0009	1-01511-0021
Address	161 EAST 90 STREET	118 EAST 93 STREET	115 EAST 89 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	D3-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	27	38	45	42
Year Built	1926	1926	1924	1920
Gross SqFt	38,117	42,857	52,848	26,880
Estimated Gross Income	\$1,248,713	\$1,039,973	\$1,801,970	\$880,691
Gross Income per SqFt	\$32.76	\$24.27	\$34.10	\$32.76
Estimated Expense	\$358,681	\$344,030	\$665,590	\$253,017
Expense SqFt	\$9.41	\$8.03	\$12.59	\$9.41
Net Operating Income	\$890,032	\$695,943	\$1,136,380	\$627,674
Full Market Value	\$6,720,000	\$5,206,000	\$8,580,000	\$4,739,000
Market Value per SqFt	\$176.30	\$121.47	\$162.35	\$176.30
Distance from Cooperative in miles		0.13	0.11	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0029	1-01519-0028	1-01528-0041	1-01517-0006
Address	167 EAST 90 STREET	165 EAST 90 STREET	212 EAST 83 STREET	105 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	D2-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	15	15	22	12
Year Built	1915	1910	1920	1925
Gross SqFt	10,439	10,001	9,740	9,950
Estimated Gross Income	\$329,977	\$307,347	\$347,275	\$314,507
Gross Income per SqFt	\$31.61	\$30.73	\$35.65	\$31.61
Estimated Expense	\$76,727	\$86,956	\$124,417	\$73,172
Expense SqFt	\$7.35	\$8.69	\$12.77	\$7.35
Net Operating Income	\$253,250	\$220,391	\$222,858	\$241,335
Full Market Value	\$1,912,000	\$1,664,000	\$1,683,000	\$1,822,000
Market Value per SqFt	\$183.16	\$166.38	\$172.79	\$183.12
Distance from Cooperative in miles		0.00	0.42	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0045	1-01518-0029	1-01535-0020	
Address	162 EAST 91 STREET	161 EAST 89 STREET	233 EAST 89 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	22	14	19	
Year Built	1980	1920	1920	
Gross SqFt	13,320	9,855	10,465	
Estimated Gross Income	\$409,190	\$312,230	\$311,317	
Gross Income per SqFt	\$30.72	\$31.68	\$29.75	
Estimated Expense	\$113,753	\$71,710	\$102,483	
Expense SqFt	\$8.54	\$7.28	\$9.79	
Net Operating Income	\$295,437	\$240,520	\$208,834	
Full Market Value	\$2,231,000	\$1,816,000	\$1,577,000	
Market Value per SqFt	\$167.49	\$184.27	\$150.69	
Distance from Cooperative in miles		0.05	0.13	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0046	1-01521-0007	1-01521-0064	
Address	158 EAST 91 STREET	115 EAST 92 STREET	118 EAST 93 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	125	54	38	
Year Built	1941	1927	1926	
Gross SqFt	62,272	65,692	42,857	
Estimated Gross Income	\$1,896,182	\$2,405,762	\$1,039,973	
Gross Income per SqFt	\$30.45	\$36.62	\$24.27	
Estimated Expense	\$678,765	\$904,658	\$344,030	
Expense SqFt	\$10.90	\$13.77	\$8.03	
Net Operating Income	\$1,217,417	\$1,501,104	\$695,943	
Full Market Value	\$9,192,000	\$11,333,000	\$5,206,000	
Market Value per SqFt	\$147.61	\$172.52	\$121.47	
Distance from Cooperative in miles		0.13	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0060	1-01553-0035	1-01519-0028	1-01519-0011
Address	124 EAST 91 STREET	328 EAST 91 STREET	165 EAST 90 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	D9-ELEVATOR	D2-ELEVATOR	D9-ELEVATOR
Total Units	24	36	15	20
Year Built	1910	1920	1910	1923
Gross SqFt	19,986	20,600	10,001	9,530
Estimated Gross Income	\$614,170	\$590,371	\$307,347	\$324,759
Gross Income per SqFt	\$30.73	\$28.66	\$30.73	\$34.08
Estimated Expense	\$173,678	\$139,434	\$86,956	\$123,185
Expense SqFt	\$8.69	\$6.77	\$8.69	\$12.93
Net Operating Income	\$440,492	\$450,937	\$220,391	\$201,574
Full Market Value	\$3,326,000	\$3,405,000	\$1,664,000	\$1,522,000
Market Value per SqFt	\$166.42	\$165.29	\$166.38	\$159.71
Distance from Cooperative in miles		0.35	0.09	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0067	1-01519-0022	1-01518-0009	1-01531-0038
Address	108 EAST 91 STREET	151 EAST 90 STREET	115 EAST 89 STREET	220 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	D3-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	42	43	45	48
Year Built	1928	1930	1924	1925
Gross SqFt	41,600	38,500	52,848	38,590
Estimated Gross Income	\$1,418,560	\$835,935	\$1,801,970	\$1,369,834
Gross Income per SqFt	\$34.10	\$21.71	\$34.10	\$35.50
Estimated Expense	\$523,744	\$203,559	\$665,590	\$410,950
Expense SqFt	\$12.59	\$5.29	\$12.59	\$10.65
Net Operating Income	\$894,816	\$632,376	\$1,136,380	\$958,884
Full Market Value	\$6,756,000	\$4,644,000	\$8,580,000	\$7,240,000
Market Value per SqFt	\$162.40	\$120.62	\$162.35	\$187.61
Distance from Cooperative in miles		0.09	0.05	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0069	1-01521-0007	1-01518-0009	1-01500-0065
Address	1133 PARK AVENUE	115 EAST 92 STREET	115 EAST 89 STREET	4 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	D6-ELEVATOR
Total Units	32	54	45	84
Year Built	1924	1927	1924	1955
Gross SqFt	65,434	65,692	52,848	70,678
Estimated Gross Income	\$2,396,193	\$2,405,762	\$1,801,970	\$2,614,230
Gross Income per SqFt	\$36.62	\$36.62	\$34.10	\$36.99
Estimated Expense	\$901,026	\$904,658	\$665,590	\$866,681
Expense SqFt	\$13.77	\$13.77	\$12.59	\$12.26
Net Operating Income	\$1,495,167	\$1,501,104	\$1,136,380	\$1,747,549
Full Market Value	\$11,289,000	\$11,333,000	\$8,580,000	\$13,194,000
Market Value per SqFt	\$172.52	\$172.52	\$162.35	\$186.68
Distance from Cooperative in miles		0.10	0.05	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01520-0004	1-01524-0001	1-01492-0036	
Address	1153 PARK AVENUE	1225 PARK AVENUE	920 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	61	86	72	
Year Built	1915	1925	1962	
Gross SqFt	166,596	165,834	155,544	
Estimated Gross Income	\$5,372,721	\$4,368,036	\$5,935,028	
Gross Income per SqFt	\$32.25	\$26.34	\$38.16	
Estimated Expense	\$1,760,920	\$1,496,773	\$1,882,298	
Expense SqFt	\$10.57	\$9.03	\$12.10	
Net Operating Income	\$3,611,801	\$2,871,263	\$4,052,730	
Full Market Value	\$27,269,000	\$21,673,000	\$30,598,000	
Market Value per SqFt	\$163.68	\$130.69	\$196.72	
Distance from Cooperative in miles		0.20	0.56	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01520-0025	1-01509-0064	1-01518-0009	
Address	155 EAST 91 STREET	108 EAST 81 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	D3-ELEVATOR	D3-ELEVATOR	
Total Units	48	20	45	
Year Built	1927	1922	1924	
Gross SqFt	37,854	32,383	52,848	
Estimated Gross Income	\$1,317,319	\$1,149,311	\$1,801,970	
Gross Income per SqFt	\$34.80	\$35.49	\$34.10	
Estimated Expense	\$444,027	\$352,135	\$665,590	
Expense SqFt	\$11.73	\$10.87	\$12.59	
Net Operating Income	\$873,292	\$797,176	\$1,136,380	
Full Market Value	\$6,593,000	\$6,019,000	\$8,580,000	
Market Value per SqFt	\$174.17	\$185.87	\$162.35	
Distance from Cooperative in miles		0.55	0.10	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01520-0027	1-01521-0064	1-01518-0009	1-01570-0024
Address	159 EAST 91 STREET	118 EAST 93 STREET	115 EAST 89 STREET	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	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	48	38	45	66
Year Built	1941	1926	1924	1920
Gross SqFt	46,032	42,857	52,848	46,421
Estimated Gross Income	\$1,215,705	\$1,039,973	\$1,801,970	\$1,225,986
Gross Income per SqFt	\$26.41	\$24.27	\$34.10	\$26.41
Estimated Expense	\$245,811	\$344,030	\$665,590	\$248,106
Expense SqFt	\$5.34	\$8.03	\$12.59	\$5.34
Net Operating Income	\$969,894	\$695,943	\$1,136,380	\$977,880
Full Market Value	\$7,323,000	\$5,206,000	\$8,580,000	\$7,383,000
Market Value per SqFt	\$159.08	\$121.47	\$162.35	\$159.04
Distance from Cooperative in miles		0.05	0.10	0.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01520-0041	1-01520-0033	1-01517-0025	
Address	166 EAST 92 STREET	169 EAST 91 STREET	155 EAST 88 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	41	53	50	
Year Built	1941	1985	1976	
Gross SqFt	32,658	33,443	29,000	
Estimated Gross Income	\$1,134,866	\$1,226,223	\$951,689	
Gross Income per SqFt	\$34.75	\$36.67	\$32.82	
Estimated Expense	\$303,393	\$291,059	\$286,449	
Expense SqFt	\$9.29	\$8.70	\$9.88	
Net Operating Income	\$831,473	\$935,164	\$665,240	
Full Market Value	\$6,278,000	\$7,061,000	\$5,023,000	
Market Value per SqFt	\$192.23	\$211.14	\$173.21	
Distance from Cooperative in miles		0.00	0.17	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01520-0140	1-01519-0028	1-01505-0005	1-01547-0036
Address	170 EAST 92 STREET	165 EAST 90 STREET	1 EAST 93 STREET	340 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	D2-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	15	15	20
Year Built	1920	1910	1925	1920
Gross SqFt	12,778	10,001	9,431	11,850
Estimated Gross Income	\$390,623	\$307,347	\$288,260	\$312,627
Gross Income per SqFt	\$30.57	\$30.73	\$30.57	\$26.38
Estimated Expense	\$114,746	\$86,956	\$84,688	\$118,798
Expense SqFt	\$8.98	\$8.69	\$8.98	\$10.03
Net Operating Income	\$275,877	\$220,391	\$203,572	\$193,829
Full Market Value	\$2,083,000	\$1,664,000	\$1,537,000	\$1,463,000
Market Value per SqFt	\$163.01	\$166.38	\$162.97	\$123.46
Distance from Cooperative in miles		0.10	0.22	0.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01521-0001	1-01524-0001	1-01230-0043	1-01565-0035
Address	1165 PARK AVENUE	1225 PARK AVENUE	2290 BROADWAY	430 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	55	86	125	133
Year Built	1925	1925	1924	1931
Gross SqFt	176,799	165,834	165,452	205,967
Estimated Gross Income	\$5,169,603	\$4,368,036	\$4,837,731	\$6,403,486
Gross Income per SqFt	\$29.24	\$26.34	\$29.24	\$31.09
Estimated Expense	\$1,757,382	\$1,496,773	\$1,644,829	\$2,432,123
Expense SqFt	\$9.94	\$9.03	\$9.94	\$11.81
Net Operating Income	\$3,412,221	\$2,871,263	\$3,192,902	\$3,971,363
Full Market Value	\$25,762,000	\$21,673,000	\$24,106,000	\$29,984,000
Market Value per SqFt	\$145.71	\$130.69	\$145.70	\$145.58
Distance from Cooperative in miles		0.15	1.27	0.59

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01521-0051	1-01521-0007	1-01518-0009	1-01602-0033
Address	1415 LEXINGTON AVENUE	115 EAST 92 STREET	115 EAST 89 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	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	69	54	45	39
Year Built	1923	1927	1924	1920
Gross SqFt	64,957	65,692	52,848	47,822
Estimated Gross Income	\$2,378,725	\$2,405,762	\$1,801,970	\$1,803,198
Gross Income per SqFt	\$36.62	\$36.62	\$34.10	\$37.71
Estimated Expense	\$894,458	\$904,658	\$665,590	\$327,742
Expense SqFt	\$13.77	\$13.77	\$12.59	\$6.85
Net Operating Income	\$1,484,267	\$1,501,104	\$1,136,380	\$1,475,456
Full Market Value	\$11,206,000	\$11,333,000	\$8,580,000	\$11,140,000
Market Value per SqFt	\$172.51	\$172.52	\$162.35	\$232.95
Distance from Cooperative in miles		0.09	0.18	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01521-0069	1-01565-0035	1-01427-0028	
Address	1175 PARK AVENUE	430 EAST 86 STREET	1393 2 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	52	133	149	
Year Built	1925	1931	1964	
Gross SqFt	174,910	205,967	166,432	
Estimated Gross Income	\$5,535,902	\$6,403,486	\$5,361,605	
Gross Income per SqFt	\$31.65	\$31.09	\$32.21	
Estimated Expense	\$1,918,763	\$2,432,123	\$1,684,096	
Expense SqFt	\$10.97	\$11.81	\$10.12	
Net Operating Income	\$3,617,139	\$3,971,363	\$3,677,509	
Full Market Value	\$27,309,000	\$29,984,000	\$27,765,000	
Market Value per SqFt	\$156.13	\$145.58	\$166.82	
Distance from Cooperative in miles		0.59	1.03	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0001	1-01488-0045	1-01561-0021	
Address	1185 PARK AVENUE	500 EAST 77 STREET	1533 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	172	427	415	
Year Built	1929	1964	1966	
Gross SqFt	550,905	530,809	502,595	
Estimated Gross Income	\$13,816,697	\$13,189,554	\$12,715,886	
Gross Income per SqFt	\$25.08	\$24.85	\$25.30	
Estimated Expense	\$5,250,125	\$4,402,642	\$5,411,336	
Expense SqFt	\$9.53	\$8.29	\$10.77	
Net Operating Income	\$8,566,572	\$8,786,912	\$7,304,550	
Full Market Value	\$64,401,000	\$65,968,000	\$54,975,000	
Market Value per SqFt	\$116.90	\$124.28	\$109.38	
Distance from Cooperative in miles		1.06	0.77	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0012	1-01553-0045	1-01553-0016	1-01552-0041
Address	125 EAST 93 STREET	310 EAST 91 STREET	327 EAST 90 STREET	316 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	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	29	46	59	44
Year Built	1924	1925	1930	1930
Gross SqFt	31,266	28,000	33,300	28,041
Estimated Gross Income	\$957,990	\$825,079	\$1,077,482	\$859,264
Gross Income per SqFt	\$30.64	\$29.47	\$32.36	\$30.64
Estimated Expense	\$252,629	\$320,125	\$369,333	\$226,483
Expense SqFt	\$8.08	\$11.43	\$11.09	\$8.08
Net Operating Income	\$705,361	\$504,954	\$708,149	\$632,781
Full Market Value	\$5,325,000	\$3,812,000	\$5,347,000	\$4,778,000
Market Value per SqFt	\$170.31	\$136.14	\$160.57	\$170.39
Distance from Cooperative in miles		0.37	0.37	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0014	1-01512-0044	1-01553-0016	1-01558-0005
Address	131 EAST 93 STREET	15 EAST 84 STREET	327 EAST 90 STREET	303 EAST 95 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	36	64	59	59
Year Built	1923	1929	1930	1910
Gross SqFt	38,034	36,935	33,300	33,804
Estimated Gross Income	\$1,230,780	\$1,479,015	\$1,077,482	\$1,017,335
Gross Income per SqFt	\$32.36	\$40.04	\$32.36	\$30.10
Estimated Expense	\$421,797	\$507,793	\$369,333	\$345,894
Expense SqFt	\$11.09	\$13.75	\$11.09	\$10.23
Net Operating Income	\$808,983	\$971,222	\$708,149	\$671,441
Full Market Value	\$6,108,000	\$7,333,000	\$5,347,000	\$5,069,000
Market Value per SqFt	\$160.59	\$198.54	\$160.57	\$149.95
Distance from Cooperative in miles		0.51	0.37	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0020	1-01521-0020	1-01521-0007	1-01582-0031
Address	1429 LEXINGTON AVENUE	145 EAST 92 STREET	115 EAST 92 STREET	544 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	D6-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	77	49	54	31
Year Built	1928	1929	1927	1929
Gross SqFt	77,426	85,924	65,692	74,396
Estimated Gross Income	\$2,835,340	\$2,242,502	\$2,405,762	\$3,102,942
Gross Income per SqFt	\$36.62	\$26.10	\$36.62	\$41.71
Estimated Expense	\$1,066,156	\$970,338	\$904,658	\$961,702
Expense SqFt	\$13.77	\$11.29	\$13.77	\$12.93
Net Operating Income	\$1,769,184	\$1,272,164	\$1,501,104	\$2,141,240
Full Market Value	\$13,357,000	\$9,605,000	\$11,333,000	\$16,166,000
Market Value per SqFt	\$172.51	\$111.78	\$172.52	\$217.30
Distance from Cooperative in miles		0.05	0.11	0.66

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0026	1-01519-0028	1-01517-0006	
Address	175 EAST 93 STREET	165 EAST 90 STREET	105 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D6-ELEVATOR	
Total Units	16	15	12	
Year Built	1928	1910	1925	
Gross SqFt	9,704	10,001	9,950	
Estimated Gross Income	\$302,474	\$307,347	\$314,507	
Gross Income per SqFt	\$31.17	\$30.73	\$31.61	
Estimated Expense	\$77,826	\$86,956	\$73,172	
Expense SqFt	\$8.02	\$8.69	\$7.35	
Net Operating Income	\$224,648	\$220,391	\$241,335	
Full Market Value	\$1,696,000	\$1,664,000	\$1,822,000	
Market Value per SqFt	\$174.77	\$166.38	\$183.12	
Distance from Cooperative in miles		0.15	0.27	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0027	1-01519-0012	1-01555-0016	
Address	177 EAST 93 STREET	123 EAST 90 STREET	327 EAST 92 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	C1-WALK-UP	
Total Units	16	15	20	
Year Built	1920	1923	1920	
Gross SqFt	9,764	10,235	10,100	
Estimated Gross Income	\$340,275	\$326,196	\$382,033	
Gross Income per SqFt	\$34.85	\$31.87	\$37.83	
Estimated Expense	\$105,354	\$110,907	\$108,403	
Expense SqFt	\$10.79	\$10.84	\$10.73	
Net Operating Income	\$234,921	\$215,289	\$273,630	
Full Market Value	\$1,774,000	\$1,625,000	\$2,066,000	
Market Value per SqFt	\$181.69	\$158.77	\$204.55	
Distance from Cooperative in miles		0.18	0.26	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0030	1-01509-0064	1-01518-0009	
Address	181 EAST 93 STREET	108 EAST 81 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	D3-ELEVATOR	D3-ELEVATOR	
Total Units	41	20	45	
Year Built	1928	1922	1924	
Gross SqFt	38,094	32,383	52,848	
Estimated Gross Income	\$1,325,671	\$1,149,311	\$1,801,970	
Gross Income per SqFt	\$34.80	\$35.49	\$34.10	
Estimated Expense	\$446,843	\$352,135	\$665,590	
Expense SqFt	\$11.73	\$10.87	\$12.59	
Net Operating Income	\$878,828	\$797,176	\$1,136,380	
Full Market Value	\$6,635,000	\$6,019,000	\$8,580,000	
Market Value per SqFt	\$174.17	\$185.87	\$162.35	
Distance from Cooperative in miles		0.66	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0041	1-01553-0016	1-01553-0045	1-01552-0041
Address	170 EAST 94 STREET	327 EAST 90 STREET	310 EAST 91 STREET	316 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	D1-ELEVATOR	D9-ELEVATOR
Total Units	42	59	46	44
Year Built	1928	1930	1925	1930
Gross SqFt	31,620	33,300	28,000	28,041
Estimated Gross Income	\$968,837	\$1,077,482	\$825,079	\$859,264
Gross Income per SqFt	\$30.64	\$32.36	\$29.47	\$30.64
Estimated Expense	\$255,490	\$369,333	\$320,125	\$226,483
Expense SqFt	\$8.08	\$11.09	\$11.43	\$8.08
Net Operating Income	\$713,347	\$708,149	\$504,954	\$632,781
Full Market Value	\$5,386,000	\$5,347,000	\$3,812,000	\$4,778,000
Market Value per SqFt	\$170.34	\$160.57	\$136.14	\$170.39
Distance from Cooperative in miles		0.29	0.29	0.32

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0044	1-01500-0053	1-01526-0021	1-01447-0005
Address	152 EAST 94 STREET	1227 MADISON AVENUE	1543 2 AVENUE	311 EAST 72 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	D9-ELEVATOR
Total Units	105	111	117	131
Year Built	1938	1958	1959	1929
Gross SqFt	131,549	117,340	123,524	121,234
Estimated Gross Income	\$4,141,163	\$5,258,301	\$3,196,691	\$3,816,895
Gross Income per SqFt	\$31.48	\$44.81	\$25.88	\$31.48
Estimated Expense	\$1,407,574	\$1,344,029	\$1,409,055	\$1,297,744
Expense SqFt	\$10.70	\$11.45	\$11.41	\$10.70
Net Operating Income	\$2,733,589	\$3,914,272	\$1,787,636	\$2,519,151
Full Market Value	\$20,639,000	\$29,553,000	\$13,474,000	\$19,020,000
Market Value per SqFt	\$156.89	\$251.86	\$109.08	\$156.89
Distance from Cooperative in miles		0.32	0.66	1.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0050	1-01518-0024	1-01508-0001	1-01447-0005
Address	1435 LEXINGTON AVENUE	1341 LEXINGTON AVENUE	903 PARK AVENUE	311 EAST 72 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	D9-ELEVATOR
Total Units	73	107	70	131
Year Built	1925	1960	1913	1929
Gross SqFt	116,270	114,939	113,281	121,234
Estimated Gross Income	\$3,660,180	\$4,194,185	\$3,464,904	\$3,816,895
Gross Income per SqFt	\$31.48	\$36.49	\$30.59	\$31.48
Estimated Expense	\$1,244,089	\$982,836	\$1,036,094	\$1,297,744
Expense SqFt	\$10.70	\$8.55	\$9.15	\$10.70
Net Operating Income	\$2,416,091	\$3,211,349	\$2,428,810	\$2,519,151
Full Market Value	\$18,242,000	\$24,246,000	\$18,338,000	\$19,020,000
Market Value per SqFt	\$156.89	\$210.95	\$161.88	\$156.89
Distance from Cooperative in miles		0.20	0.71	1.09

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0059	1-01518-0009	1-01511-0008	1-01521-0007
Address	130 EAST 94 STREET	115 EAST 89 STREET	115 EAST 82 STREET	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	D3-ELEVATOR	D3-ELEVATOR
Total Units	45	45	38	54
Year Built	1923	1924	1919	1927
Gross SqFt	50,643	52,848	50,592	65,692
Estimated Gross Income	\$1,726,926	\$1,801,970	\$1,529,730	\$2,405,762
Gross Income per SqFt	\$34.10	\$34.10	\$30.24	\$36.62
Estimated Expense	\$637,595	\$665,590	\$513,620	\$904,658
Expense SqFt	\$12.59	\$12.59	\$10.15	\$13.77
Net Operating Income	\$1,089,331	\$1,136,380	\$1,016,110	\$1,501,104
Full Market Value	\$8,224,000	\$8,580,000	\$7,672,000	\$11,333,000
Market Value per SqFt	\$162.39	\$162.35	\$151.64	\$172.52
Distance from Cooperative in miles		0.20	0.55	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01523-0001	1-01512-0040	1-01565-0035	1-01527-0028
Address	1197 PARK AVENUE	1482 3 AVENUE	430 EAST 86 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	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	149	185	133	182
Year Built	1961	1963	1931	1963
Gross SqFt	210,988	224,000	205,967	189,612
Estimated Gross Income	\$6,559,617	\$7,268,002	\$6,403,486	\$5,180,658
Gross Income per SqFt	\$31.09	\$32.45	\$31.09	\$27.32
Estimated Expense	\$2,491,768	\$1,824,906	\$2,432,123	\$1,968,650
Expense SqFt	\$11.81	\$8.15	\$11.81	\$10.38
Net Operating Income	\$4,067,849	\$5,443,096	\$3,971,363	\$3,212,008
Full Market Value	\$30,712,000	\$41,095,000	\$29,984,000	\$24,251,000
Market Value per SqFt	\$145.56	\$183.46	\$145.58	\$127.90
Distance from Cooperative in miles		0.56	0.66	0.68

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01523-0014	1-01521-0007	1-01500-0065	1-01521-0020
Address	1450 LEXINGTON AVENUE	115 EAST 92 STREET	4 EAST 89 STREET	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	D6-ELEVATOR	D6-ELEVATOR
Total Units	47	54	84	49
Year Built	1928	1927	1955	1929
Gross SqFt	67,882	65,692	70,678	85,924
Estimated Gross Income	\$2,485,839	\$2,405,762	\$2,614,230	\$2,242,502
Gross Income per SqFt	\$36.62	\$36.62	\$36.99	\$26.10
Estimated Expense	\$934,735	\$904,658	\$866,681	\$970,338
Expense SqFt	\$13.77	\$13.77	\$12.26	\$11.29
Net Operating Income	\$1,551,104	\$1,501,104	\$1,747,549	\$1,272,164
Full Market Value	\$11,711,000	\$11,333,000	\$13,194,000	\$9,605,000
Market Value per SqFt	\$172.52	\$172.52	\$186.68	\$111.78
Distance from Cooperative in miles		0.10	0.36	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01523-0059	1-01602-0027	1-01530-0013	
Address	1466 LEXINGTON AVENUE	59 EAST 96 STREET	229 EAST 84 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	32	24	30	
Year Built	1920	1920	1920	
Gross SqFt	21,408	21,600	19,464	
Estimated Gross Income	\$774,756	\$665,534	\$809,017	
Gross Income per SqFt	\$36.19	\$30.81	\$41.56	
Estimated Expense	\$209,370	\$226,282	\$176,790	
Expense SqFt	\$9.78	\$10.48	\$9.08	
Net Operating Income	\$565,386	\$439,252	\$632,227	
Full Market Value	\$4,269,000	\$3,316,000	\$4,773,000	
Market Value per SqFt	\$199.41	\$153.52	\$245.22	
Distance from Cooperative in miles		0.15	0.54	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01524-0044	1-01521-0007	1-01518-0009	
Address	166 EAST 96 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)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	65	54	45	
Year Built	1928	1927	1924	
Gross SqFt	62,789	65,692	52,848	
Estimated Gross Income	\$2,220,219	\$2,405,762	\$1,801,970	
Gross Income per SqFt	\$35.36	\$36.62	\$34.10	
Estimated Expense	\$827,559	\$904,658	\$665,590	
Expense SqFt	\$13.18	\$13.77	\$12.59	
Net Operating Income	\$1,392,660	\$1,501,104	\$1,136,380	
Full Market Value	\$10,515,000	\$11,333,000	\$8,580,000	
Market Value per SqFt	\$167.47	\$172.52	\$162.35	
Distance from Cooperative in miles		0.18	0.31	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01525-0001	1-01546-0023	1-01547-0023	
Address	1391 3 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)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	177	232	187	
Year Built	1963	1967	1970	
Gross SqFt	293,303	267,771	261,150	
Estimated Gross Income	\$8,156,756	\$6,513,537	\$8,171,104	
Gross Income per SqFt	\$27.81	\$24.33	\$31.29	
Estimated Expense	\$2,985,825	\$2,475,144	\$2,904,514	
Expense SqFt	\$10.18	\$9.24	\$11.12	
Net Operating Income	\$5,170,931	\$4,038,393	\$5,266,590	
Full Market Value	\$39,041,000	\$30,216,000	\$39,763,000	
Market Value per SqFt	\$133.11	\$112.84	\$152.26	
Distance from Cooperative in miles		0.25	0.29	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01525-0009	1-01426-0029	1-01499-0061	1-01515-0007
Address	215 EAST 79 STREET	242 EAST 72 STREET	12 EAST 88 STREET	103 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	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	86	75	69	52
Year Built	1947	1930	1931	1914
Gross SqFt	94,418	98,150	87,640	91,260
Estimated Gross Income	\$3,249,868	\$3,031,249	\$3,811,513	\$3,140,737
Gross Income per SqFt	\$34.42	\$30.88	\$43.49	\$34.42
Estimated Expense	\$1,026,324	\$1,030,625	\$1,067,551	\$991,961
Expense SqFt	\$10.87	\$10.50	\$12.18	\$10.87
Net Operating Income	\$2,223,544	\$2,000,624	\$2,743,962	\$2,148,776
Full Market Value	\$16,788,000	\$15,105,000	\$20,717,000	\$16,223,000
Market Value per SqFt	\$177.81	\$153.90	\$236.39	\$177.77
Distance from Cooperative in miles		0.42	0.56	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01525-0013	1-01511-0008	1-01472-0034	
Address	225 EAST 79 STREET	115 EAST 82 STREET	440 EAST 78 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	80	38	47	
Year Built	1930	1919	1936	
Gross SqFt	59,488	50,592	44,856	
Estimated Gross Income	\$1,853,646	\$1,529,730	\$1,439,046	
Gross Income per SqFt	\$31.16	\$30.24	\$32.08	
Estimated Expense	\$524,684	\$513,620	\$335,762	
Expense SqFt	\$8.82	\$10.15	\$7.49	
Net Operating Income	\$1,328,962	\$1,016,110	\$1,103,284	
Full Market Value	\$10,034,000	\$7,672,000	\$8,330,000	
Market Value per SqFt	\$168.67	\$151.64	\$185.71	
Distance from Cooperative in miles		0.25	0.30	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01525-0015	1-01492-0015	1-01426-0029	1-01447-0005
Address	229 EAST 79 STREET	1058 MADISON AVENUE	242 EAST 72 STREET	311 EAST 72 STREET
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	D6-ELEVATOR	D9-ELEVATOR
Total Units	96	72	75	131
Year Built	1930	1938	1930	1929
Gross SqFt	106,905	104,209	98,150	121,234
Estimated Gross Income	\$3,365,369	\$4,406,742	\$3,031,249	\$3,816,895
Gross Income per SqFt	\$31.48	\$42.29	\$30.88	\$31.48
Estimated Expense	\$1,143,884	\$1,392,830	\$1,030,625	\$1,297,744
Expense SqFt	\$10.70	\$13.37	\$10.50	\$10.70
Net Operating Income	\$2,221,485	\$3,013,912	\$2,000,624	\$2,519,151
Full Market Value	\$16,772,000	\$22,755,000	\$15,105,000	\$19,020,000
Market Value per SqFt	\$156.89	\$218.36	\$153.90	\$156.89
Distance from Cooperative in miles		0.40	0.42	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01525-0019	1-01561-0009	1-01525-0029	
Address	237 EAST 79 STREET	411 EAST 81 STREET	242 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	D9-ELEVATOR	
Total Units	17	20	39	
Year Built	1970	1960	1969	
Gross SqFt	10,000	9,000	17,424	
Estimated Gross Income	\$342,100	\$290,812	\$629,257	
Gross Income per SqFt	\$34.21	\$32.31	\$36.11	
Estimated Expense	\$93,300	\$105,600	\$120,521	
Expense SqFt	\$9.33	\$11.73	\$6.92	
Net Operating Income	\$248,800	\$185,212	\$508,736	
Full Market Value	\$1,878,000	\$1,398,000	\$3,841,000	
Market Value per SqFt	\$187.80	\$155.33	\$220.44	
Distance from Cooperative in miles		0.30	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01525-0021	1-01547-0023	1-01581-0049	
Address	1523 2 AVENUE	351 EAST 84 STREET	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	210	187	234	
Year Built	1957	1970	1968	
Gross SqFt	281,825	261,150	241,983	
Estimated Gross Income	\$9,114,221	\$8,171,104	\$8,080,919	
Gross Income per SqFt	\$32.34	\$31.29	\$33.39	
Estimated Expense	\$3,159,258	\$2,904,514	\$2,733,098	
Expense SqFt	\$11.21	\$11.12	\$11.29	
Net Operating Income	\$5,954,963	\$5,266,590	\$5,347,821	
Full Market Value	\$44,960,000	\$39,763,000	\$40,376,000	
Market Value per SqFt	\$159.53	\$152.26	\$166.85	
Distance from Cooperative in miles		0.29	0.48	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01525-0036	1-01425-0017	1-01426-0029	
Address	222 EAST 80 STREET	225 EAST 70 STREET	242 EAST 72 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	95	91	75	
Year Built	1962	1961	1930	
Gross SqFt	94,404	83,220	98,150	
Estimated Gross Income	\$3,087,011	\$2,872,242	\$3,031,249	
Gross Income per SqFt	\$32.70	\$34.51	\$30.88	
Estimated Expense	\$1,016,731	\$919,117	\$1,030,625	
Expense SqFt	\$10.77	\$11.04	\$10.50	
Net Operating Income	\$2,070,280	\$1,953,125	\$2,000,624	
Full Market Value	\$15,631,000	\$14,746,000	\$15,105,000	
Market Value per SqFt	\$165.58	\$177.19	\$153.90	
Distance from Cooperative in miles		0.47	0.42	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01527-0014	1-01542-0048	1-01528-0040	
Address	229 EAST 81 STREET	306 EAST 80 STREET	214 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	C4-WALK-UP	
Total Units	11	13	20	
Year Built	1900	1910	1910	
Gross SqFt	5,608	5,816	9,740	
Estimated Gross Income	\$204,692	\$211,705	\$356,486	
Gross Income per SqFt	\$36.50	\$36.40	\$36.60	
Estimated Expense	\$60,230	\$63,144	\$103,381	
Expense SqFt	\$10.74	\$10.86	\$10.61	
Net Operating Income	\$144,462	\$148,561	\$253,105	
Full Market Value	\$1,091,000	\$1,122,000	\$1,911,000	
Market Value per SqFt	\$194.54	\$192.92	\$196.20	
Distance from Cooperative in miles		0.17	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01527-0035	1-01527-0009	1-01448-0045	
Address	222 EAST 82 STREET	219 EAST 81 STREET	310 EAST 74 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	48	53	60	
Year Built	1950	1972	1938	
Gross SqFt	44,310	36,720	46,932	
Estimated Gross Income	\$1,315,121	\$1,153,885	\$1,311,412	
Gross Income per SqFt	\$29.68	\$31.42	\$27.94	
Estimated Expense	\$351,378	\$243,792	\$432,183	
Expense SqFt	\$7.93	\$6.64	\$9.21	
Net Operating Income	\$963,743	\$910,093	\$879,229	
Full Market Value	\$7,276,000	\$6,871,000	\$6,638,000	
Market Value per SqFt	\$164.21	\$187.12	\$141.44	
Distance from Cooperative in miles		0.00	0.43	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01527-0039	1-01527-0013	1-01529-0012	1-01530-0043
Address	220 EAST 82 STREET	227 EAST 81 STREET	221 EAST 83 STREET	210 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	C7-WALK-UP	C7-WALK-UP
Total Units	21	15	16	18
Year Built	1910	1910	1910	1910
Gross SqFt	10,035	10,110	9,485	11,076
Estimated Gross Income	\$354,637	\$453,093	\$335,153	\$355,680
Gross Income per SqFt	\$35.34	\$44.82	\$35.34	\$32.11
Estimated Expense	\$81,785	\$119,665	\$77,331	\$122,695
Expense SqFt	\$8.15	\$11.84	\$8.15	\$11.08
Net Operating Income	\$272,852	\$333,428	\$257,822	\$232,985
Full Market Value	\$1,949,000	\$2,359,000	\$1,947,000	\$1,759,000
Market Value per SqFt	\$194.22	\$233.33	\$205.27	\$158.81
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	1-01527-0040	1-01545-0052	1-01530-0008	1-01526-0039
Address	218 EAST 82 STREET	1592 2 AVENUE	217 EAST 84 STREET	218 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	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	18	21	19
Year Built	1920	1920	1920	1930
Gross SqFt	10,480	10,885	10,050	9,970
Estimated Gross Income	\$404,109	\$441,018	\$341,651	\$384,426
Gross Income per SqFt	\$38.56	\$40.52	\$34.00	\$38.56
Estimated Expense	\$132,782	\$139,694	\$109,328	\$126,315
Expense SqFt	\$12.67	\$12.83	\$10.88	\$12.67
Net Operating Income	\$271,327	\$301,324	\$232,323	\$258,111
Full Market Value	\$1,984,000	\$2,275,000	\$1,754,000	\$1,949,000
Market Value per SqFt	\$189.31	\$209.00	\$174.53	\$195.49
Distance from Cooperative in miles		0.15	0.15	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01527-0041	1-01525-0031	1-01528-0009	1-01528-0036
Address	214 EAST 82 STREET	236 EAST 80 STREET	217 EAST 82 STREET	226 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	C7-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	37	31	24	31
Year Built	1910	1910	1910	1920
Gross SqFt	19,148	15,165	18,114	17,773
Estimated Gross Income	\$680,711	\$539,154	\$640,696	\$635,872
Gross Income per SqFt	\$35.55	\$35.55	\$35.37	\$35.78
Estimated Expense	\$238,393	\$188,810	\$182,455	\$209,310
Expense SqFt	\$12.45	\$12.45	\$10.07	\$11.78
Net Operating Income	\$442,318	\$350,344	\$458,241	\$426,562
Full Market Value	\$3,340,000	\$2,645,000	\$3,460,000	\$3,221,000
Market Value per SqFt	\$174.43	\$174.41	\$191.01	\$181.23
Distance from Cooperative in miles		0.10	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01527-0043	1-01528-0036	1-01547-0009	1-01543-0033
Address	208 EAST 82 STREET	226 EAST 83 STREET	315 EAST 84 STREET	342 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	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	37	31	37	41
Year Built	1920	1920	1920	1920
Gross SqFt	19,148	17,773	21,348	18,568
Estimated Gross Income	\$718,433	\$635,872	\$801,059	\$777,728
Gross Income per SqFt	\$37.52	\$35.78	\$37.52	\$41.89
Estimated Expense	\$220,585	\$209,310	\$245,946	\$201,642
Expense SqFt	\$11.52	\$11.78	\$11.52	\$10.86
Net Operating Income	\$497,848	\$426,562	\$555,113	\$576,086
Full Market Value	\$3,759,000	\$3,221,000	\$4,191,000	\$4,349,000
Market Value per SqFt	\$196.31	\$181.23	\$196.32	\$234.22
Distance from Cooperative in miles		0.05	0.21	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01529-0001	1-01426-0029	1-01515-0007	
Address	1471 3 AVENUE	242 EAST 72 STREET	103 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	120	75	52	
Year Built	1964	1930	1914	
Gross SqFt	96,699	98,150	91,260	
Estimated Gross Income	\$3,157,222	\$3,031,249	\$3,140,737	
Gross Income per SqFt	\$32.65	\$30.88	\$34.42	
Estimated Expense	\$1,033,712	\$1,030,625	\$991,961	
Expense SqFt	\$10.69	\$10.50	\$10.87	
Net Operating Income	\$2,123,510	\$2,000,624	\$2,148,776	
Full Market Value	\$16,033,000	\$15,105,000	\$16,223,000	
Market Value per SqFt	\$165.80	\$153.90	\$177.77	
Distance from Cooperative in miles		0.62	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01529-0031	1-01473-0019	1-01528-0011	
Address	238 EAST 84 STREET	443 EAST 78 STREET	221 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	22	20	24	
Year Built	1962	1924	1981	
Gross SqFt	10,190	8,750	12,195	
Estimated Gross Income	\$380,902	\$302,054	\$490,651	
Gross Income per SqFt	\$37.38	\$34.52	\$40.23	
Estimated Expense	\$121,057	\$101,553	\$148,208	
Expense SqFt	\$11.88	\$11.61	\$12.15	
Net Operating Income	\$259,845	\$200,501	\$342,443	
Full Market Value	\$1,962,000	\$1,514,000	\$2,585,000	
Market Value per SqFt	\$192.54	\$173.03	\$211.97	
Distance from Cooperative in miles		0.37	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01529-0039	1-01543-0041	1-01490-0040	1-01490-0010
Address	208 EAST 84 STREET	326 EAST 81 STREET	510 EAST 79 STREET	511 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	80	78	102	100
Year Built	1910	1900	1911	1911
Gross SqFt	36,160	37,332	44,364	44,364
Estimated Gross Income	\$1,322,733	\$1,553,658	\$1,622,851	\$1,486,151
Gross Income per SqFt	\$36.58	\$41.62	\$36.58	\$33.50
Estimated Expense	\$396,675	\$482,624	\$486,855	\$505,291
Expense SqFt	\$10.97	\$12.93	\$10.97	\$11.39
Net Operating Income	\$926,058	\$1,071,034	\$1,135,996	\$980,860
Full Market Value	\$6,992,000	\$8,086,000	\$8,577,000	\$7,406,000
Market Value per SqFt	\$193.36	\$216.60	\$193.33	\$166.94
Distance from Cooperative in miles		0.20	0.49	0.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01529-0045	1-01516-0013	1-01492-0036	
Address	200 EAST 84 STREET	1290 LEXINGTON AVENUE	920 PARK 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	129	123	72	
Year Built	1961	1962	1962	
Gross SqFt	130,234	151,184	155,544	
Estimated Gross Income	\$4,530,841	\$4,749,145	\$5,935,028	
Gross Income per SqFt	\$34.79	\$31.41	\$38.16	
Estimated Expense	\$1,512,017	\$1,680,520	\$1,882,298	
Expense SqFt	\$11.61	\$11.12	\$12.10	
Net Operating Income	\$3,018,824	\$3,068,625	\$4,052,730	
Full Market Value	\$22,792,000	\$23,168,000	\$30,598,000	
Market Value per SqFt	\$175.01	\$153.24	\$196.72	
Distance from Cooperative in miles		0.29	0.35	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01532-0015	1-01563-0020	1-01453-0021	1-01530-0019
Address	231 EAST 86 STREET	449 EAST 83 STREET	353 EAST 78 STREET	245 EAST 84 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	D6-ELEVATOR	D7-ELEVATOR
Total Units	58	70	67	83
Year Built	1983	1985	1986	1986
Gross SqFt	57,745	54,482	54,698	69,001
Estimated Gross Income	\$1,866,318	\$1,946,852	\$1,767,793	\$2,225,588
Gross Income per SqFt	\$32.32	\$35.73	\$32.32	\$32.25
Estimated Expense	\$397,286	\$564,587	\$376,578	\$673,009
Expense SqFt	\$6.88	\$10.36	\$6.88	\$9.75
Net Operating Income	\$1,469,032	\$1,382,265	\$1,391,215	\$1,552,579
Full Market Value	\$9,680,000	\$10,436,000	\$10,504,000	\$11,722,000
Market Value per SqFt	\$167.63	\$191.55	\$192.04	\$169.88
Distance from Cooperative in miles		0.31	0.43	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01532-0022	1-01573-0022	1-01468-0021	
Address	1659 2 AVENUE	1775 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	D6-ELEVATOR	D6-ELEVATOR	
Total Units	261	274	293	
Year Built	1970	1994	1969	
Gross SqFt	363,388	347,118	410,902	
Estimated Gross Income	\$11,741,066	\$11,256,613	\$13,222,122	
Gross Income per SqFt	\$32.31	\$32.43	\$32.18	
Estimated Expense	\$3,579,372	\$3,582,341	\$3,849,654	
Expense SqFt	\$9.85	\$10.32	\$9.37	
Net Operating Income	\$8,161,694	\$7,674,272	\$9,372,468	
Full Market Value	\$61,621,000	\$57,941,000	\$70,762,000	
Market Value per SqFt	\$169.57	\$166.92	\$172.21	
Distance from Cooperative in miles		0.43	0.72	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01532-0031	1-01564-0031	1-01509-0064	1-01553-0016
Address	240 EAST 87 STREET	44 EAST 85 STREET	108 EAST 81 STREET	327 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	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	49	60	20	59
Year Built	1915	1925	1922	1930
Gross SqFt	32,145	32,208	32,383	33,300
Estimated Gross Income	\$1,140,826	\$1,209,197	\$1,149,311	\$1,077,482
Gross Income per SqFt	\$35.49	\$37.54	\$35.49	\$32.36
Estimated Expense	\$349,416	\$370,079	\$352,135	\$369,333
Expense SqFt	\$10.87	\$11.49	\$10.87	\$11.09
Net Operating Income	\$791,410	\$839,118	\$797,176	\$708,149
Full Market Value	\$5,975,000	\$6,335,000	\$6,019,000	\$5,347,000
Market Value per SqFt	\$185.88	\$196.69	\$185.87	\$160.57
Distance from Cooperative in miles		0.29	0.37	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01532-0039	1-01567-0035	1-01567-0037	
Address	220 EAST 87 STREET	432 EAST 88 STREET	418 EAST 88 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	44	45	48	
Year Built	1960	1973	1950	
Gross SqFt	22,600	24,572	25,395	
Estimated Gross Income	\$795,746	\$969,093	\$786,722	
Gross Income per SqFt	\$35.21	\$39.44	\$30.98	
Estimated Expense	\$226,678	\$233,966	\$267,485	
Expense SqFt	\$10.03	\$9.52	\$10.53	
Net Operating Income	\$569,068	\$735,127	\$519,237	
Full Market Value	\$4,296,000	\$5,550,000	\$3,920,000	
Market Value per SqFt	\$190.09	\$225.87	\$154.36	
Distance from Cooperative in miles		0.28	0.28	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01533-0013	1-01535-0019	1-01548-0018	
Address	227 EAST 87 STREET	231 EAST 89 STREET	341 EAST 85 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	C1-WALK-UP	
Total Units	20	20	20	
Year Built	1920	1920	1920	
Gross SqFt	10,975	10,465	10,270	
Estimated Gross Income	\$385,881	\$349,553	\$379,107	
Gross Income per SqFt	\$35.16	\$33.40	\$36.91	
Estimated Expense	\$105,031	\$112,294	\$86,265	
Expense SqFt	\$9.57	\$10.73	\$8.40	
Net Operating Income	\$280,850	\$237,259	\$292,842	
Full Market Value	\$2,120,000	\$1,791,000	\$2,211,000	
Market Value per SqFt	\$193.17	\$171.14	\$215.29	
Distance from Cooperative in miles		0.10	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01533-0022	1-01553-0027	1-01410-0033	
Address	1681 2 AVENUE	1749 1 AVENUE	1308 3 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	119	165	114	
Year Built	1966	2002	1962	
Gross SqFt	169,507	164,384	191,549	
Estimated Gross Income	\$5,851,382	\$5,644,508	\$6,643,968	
Gross Income per SqFt	\$34.52	\$34.34	\$34.69	
Estimated Expense	\$1,939,160	\$1,806,243	\$2,277,437	
Expense SqFt	\$11.44	\$10.99	\$11.89	
Net Operating Income	\$3,912,222	\$3,838,265	\$4,366,531	
Full Market Value	\$29,537,000	\$28,979,000	\$32,967,000	
Market Value per SqFt	\$174.25	\$176.29	\$172.11	
Distance from Cooperative in miles		0.21	0.63	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01533-0032	1-01539-0010	1-01769-0021	
Address	230 EAST 88 STREET	225 EAST 93 STREET	150 EAST 120 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	108	133	125	
Year Built	1967	1985	1984	
Gross SqFt	130,500	109,913	120,368	
Estimated Gross Income	\$2,615,220	\$2,426,652	\$2,165,364	
Gross Income per SqFt	\$20.04	\$22.08	\$17.99	
Estimated Expense	\$1,131,435	\$994,927	\$996,067	
Expense SqFt	\$8.67	\$9.05	\$8.28	
Net Operating Income	\$1,483,785	\$1,431,725	\$1,169,297	
Full Market Value	\$10,723,000	\$10,542,000	\$8,244,000	
Market Value per SqFt	\$82.17	\$95.91	\$68.49	
Distance from Cooperative in miles		0.30	1.67	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01533-0040	1-01549-0035	1-01534-0021	
Address	214 EAST 88 STREET	346 EAST 87 STREET	235 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	C4-WALK-UP	
Total Units	20	20	19	
Year Built	1930	1925	1920	
Gross SqFt	10,090	10,000	9,030	
Estimated Gross Income	\$339,831	\$361,485	\$281,693	
Gross Income per SqFt	\$33.68	\$36.15	\$31.20	
Estimated Expense	\$87,581	\$119,214	\$49,115	
Expense SqFt	\$8.68	\$11.92	\$5.44	
Net Operating Income	\$252,250	\$242,271	\$232,578	
Full Market Value	\$1,904,000	\$1,829,000	\$1,756,000	
Market Value per SqFt	\$188.70	\$182.90	\$194.46	
Distance from Cooperative in miles		0.15	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01533-0041	1-01529-0020	1-01535-0018	
Address	212 EAST 88 STREET	243 EAST 83 STREET	229 EAST 89 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	C4-WALK-UP	
Total Units	20	22	20	
Year Built	1930	1930	1920	
Gross SqFt	10,090	9,780	10,465	
Estimated Gross Income	\$377,971	\$359,804	\$399,045	
Gross Income per SqFt	\$37.46	\$36.79	\$38.13	
Estimated Expense	\$128,849	\$111,452	\$147,981	
Expense SqFt	\$12.77	\$11.40	\$14.14	
Net Operating Income	\$249,122	\$248,352	\$251,064	
Full Market Value	\$1,881,000	\$1,875,000	\$1,896,000	
Market Value per SqFt	\$186.42	\$191.72	\$181.18	
Distance from Cooperative in miles		0.21	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01533-0042	1-01529-0020	1-01535-0018	
Address	210 EAST 88 STREET	243 EAST 83 STREET	229 EAST 89 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	C4-WALK-UP	
Total Units	20	22	20	
Year Built	1930	1930	1920	
Gross SqFt	10,090	9,780	10,465	
Estimated Gross Income	\$377,971	\$359,804	\$399,045	
Gross Income per SqFt	\$37.46	\$36.79	\$38.13	
Estimated Expense	\$128,849	\$111,452	\$147,981	
Expense SqFt	\$12.77	\$11.40	\$14.14	
Net Operating Income	\$249,122	\$248,352	\$251,064	
Full Market Value	\$1,881,000	\$1,875,000	\$1,896,000	
Market Value per SqFt	\$186.42	\$191.72	\$181.18	
Distance from Cooperative in miles		0.21	0.10	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01533-0122	1-01511-0033	1-01492-0036	1-01427-0028
Address	235 EAST 87 STREET	1450 3 AVENUE	920 PARK AVENUE	1393 2 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	D9-ELEVATOR	D6-ELEVATOR
Total Units	139	94	72	149
Year Built	1962	1961	1962	1964
Gross SqFt	148,031	147,534	155,544	166,432
Estimated Gross Income	\$4,768,079	\$4,487,887	\$5,935,028	\$5,361,605
Gross Income per SqFt	\$32.21	\$30.42	\$38.16	\$32.21
Estimated Expense	\$1,498,074	\$1,292,635	\$1,882,298	\$1,684,096
Expense SqFt	\$10.12	\$8.76	\$12.10	\$10.12
Net Operating Income	\$3,270,005	\$3,195,252	\$4,052,730	\$3,677,509
Full Market Value	\$24,689,000	\$24,124,000	\$30,598,000	\$27,765,000
Market Value per SqFt	\$166.78	\$163.51	\$196.72	\$166.82
Distance from Cooperative in miles		0.28	0.48	0.76

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01534-0007	1-01535-0020	1-01518-0030	1-01530-0036
Address	207 EAST 88 STREET	233 EAST 89 STREET	163 EAST 89 STREET	224 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	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	19	12	20
Year Built	1920	1920	1920	1910
Gross SqFt	10,465	10,465	9,855	9,820
Estimated Gross Income	\$317,090	\$311,317	\$303,159	\$297,510
Gross Income per SqFt	\$30.30	\$29.75	\$30.76	\$30.30
Estimated Expense	\$64,255	\$102,483	\$70,938	\$60,293
Expense SqFt	\$6.14	\$9.79	\$7.20	\$6.14
Net Operating Income	\$252,835	\$208,834	\$232,221	\$237,217
Full Market Value	\$1,909,000	\$1,577,000	\$1,753,000	\$1,791,000
Market Value per SqFt	\$182.42	\$150.69	\$177.88	\$182.38
Distance from Cooperative in miles		0.05	0.13	0.21

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01534-0008	1-01535-0020	1-01518-0030	1-01530-0036
Address	209 EAST 88 STREET	233 EAST 89 STREET	163 EAST 89 STREET	224 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	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	19	12	20
Year Built	1920	1920	1920	1910
Gross SqFt	10,465	10,465	9,855	9,820
Estimated Gross Income	\$317,090	\$311,317	\$303,159	\$297,510
Gross Income per SqFt	\$30.30	\$29.75	\$30.76	\$30.30
Estimated Expense	\$64,255	\$102,483	\$70,938	\$60,293
Expense SqFt	\$6.14	\$9.79	\$7.20	\$6.14
Net Operating Income	\$252,835	\$208,834	\$232,221	\$237,217
Full Market Value	\$1,909,000	\$1,577,000	\$1,753,000	\$1,791,000
Market Value per SqFt	\$182.42	\$150.69	\$177.88	\$182.38
Distance from Cooperative in miles		0.05	0.13	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01534-0009	1-01535-0020	1-01518-0030	1-01530-0036
Address	211 EAST 88 STREET	233 EAST 89 STREET	163 EAST 89 STREET	224 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	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	19	12	20
Year Built	1920	1920	1920	1910
Gross SqFt	10,465	10,465	9,855	9,820
Estimated Gross Income	\$317,090	\$311,317	\$303,159	\$297,510
Gross Income per SqFt	\$30.30	\$29.75	\$30.76	\$30.30
Estimated Expense	\$64,255	\$102,483	\$70,938	\$60,293
Expense SqFt	\$6.14	\$9.79	\$7.20	\$6.14
Net Operating Income	\$252,835	\$208,834	\$232,221	\$237,217
Full Market Value	\$1,909,000	\$1,577,000	\$1,753,000	\$1,791,000
Market Value per SqFt	\$182.42	\$150.69	\$177.88	\$182.38
Distance from Cooperative in miles		0.05	0.13	0.21

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01534-0010	1-01534-0021	1-01534-0030	
Address	213 EAST 88 STREET	235 EAST 88 STREET	242 EAST 89 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	C5-WALK-UP	
Total Units	20	19	20	
Year Built	1920	1920	1920	
Gross SqFt	10,715	9,030	8,825	
Estimated Gross Income	\$339,773	\$281,693	\$284,330	
Gross Income per SqFt	\$31.71	\$31.20	\$32.22	
Estimated Expense	\$68,147	\$49,115	\$64,152	
Expense SqFt	\$6.36	\$5.44	\$7.27	
Net Operating Income	\$271,626	\$232,578	\$220,178	
Full Market Value	\$2,051,000	\$1,756,000	\$1,662,000	
Market Value per SqFt	\$191.41	\$194.46	\$188.33	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01534-0011	1-01535-0018	1-01535-0016	1-01534-0030
Address	215 EAST 88 STREET	229 EAST 89 STREET	225 EAST 89 STREET	242 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	C4-WALK-UP	C5-WALK-UP
Total Units	20	20	20	20
Year Built	1920	1920	1920	1920
Gross SqFt	10,715	10,465	10,465	8,825
Estimated Gross Income	\$345,237	\$399,045	\$293,836	\$284,330
Gross Income per SqFt	\$32.22	\$38.13	\$28.08	\$32.22
Estimated Expense	\$77,898	\$147,981	\$111,146	\$64,152
Expense SqFt	\$7.27	\$14.14	\$10.62	\$7.27
Net Operating Income	\$267,339	\$251,064	\$182,690	\$220,178
Full Market Value	\$2,018,000	\$1,896,000	\$1,379,000	\$1,662,000
Market Value per SqFt	\$188.33	\$181.18	\$131.77	\$188.33
Distance from Cooperative in miles		0.05	0.05	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01534-0129	1-01534-0021	1-01551-0047	
Address	252 EAST 89 STREET	235 EAST 88 STREET	306 EAST 89 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	C1-WALK-UP	
Total Units	18	19	16	
Year Built	1920	1920	1920	
Gross SqFt	9,250	9,030	9,165	
Estimated Gross Income	\$328,560	\$281,693	\$365,171	
Gross Income per SqFt	\$35.52	\$31.20	\$39.84	
Estimated Expense	\$80,475	\$49,115	\$109,551	
Expense SqFt	\$8.70	\$5.44	\$11.95	
Net Operating Income	\$248,085	\$232,578	\$255,620	
Full Market Value	\$1,873,000	\$1,756,000	\$1,930,000	
Market Value per SqFt	\$202.49	\$194.46	\$210.58	
Distance from Cooperative in miles		0.00	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01535-0003	1-01410-0033	1-01532-0004	
Address	1589 3 AVENUE	1308 3 AVENUE	1533 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	217	114	179	
Year Built	1980	1962	1991	
Gross SqFt	192,445	191,549	222,000	
Estimated Gross Income	\$6,616,259	\$6,643,968	\$7,563,292	
Gross Income per SqFt	\$34.38	\$34.69	\$34.07	
Estimated Expense	\$2,011,050	\$2,277,437	\$2,001,078	
Expense SqFt	\$10.45	\$11.89	\$9.01	
Net Operating Income	\$4,605,209	\$4,366,531	\$5,562,214	
Full Market Value	\$34,769,000	\$32,967,000	\$41,995,000	
Market Value per SqFt	\$180.67	\$172.11	\$189.17	
Distance from Cooperative in miles		0.72	0.15	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01535-0005	1-01551-0047	1-01552-0004	1-01553-0032
Address	203 EAST 89 STREET	306 EAST 89 STREET	303 EAST 89 STREET	350 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	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	20	20
Year Built	1920	1920	1920	1920
Gross SqFt	9,215	9,165	8,750	9,760
Estimated Gross Income	\$355,699	\$365,171	\$328,672	\$376,716
Gross Income per SqFt	\$38.60	\$39.84	\$37.56	\$38.60
Estimated Expense	\$93,440	\$109,551	\$84,380	\$98,933
Expense SqFt	\$10.14	\$11.95	\$9.64	\$10.14
Net Operating Income	\$262,259	\$255,620	\$244,292	\$277,783
Full Market Value	\$1,980,000	\$1,930,000	\$1,844,000	\$2,097,000
Market Value per SqFt	\$214.87	\$210.58	\$210.74	\$214.86
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	1-01535-0006	1-01551-0047		
Address	205 EAST 89 STREET	306 EAST 89 STREET		
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)		
Building Classification	C6-WALK-UP	C1-WALK-UP		
Total Units	20	16		
Year Built	1920	1920		
Gross SqFt	8,825	9,165		
Estimated Gross Income	\$351,588	\$365,171		
Gross Income per SqFt	\$39.84	\$39.84		
Estimated Expense	\$105,459	\$109,551		
Expense SqFt	\$11.95	\$11.95		
Net Operating Income	\$246,129	\$255,620		
Full Market Value	\$1,858,000	\$1,930,000		
Market Value per SqFt	\$210.54	\$210.58		
Distance from Cooperative in miles		0.14		

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01535-0011	1-01535-0038	1-01553-0022	
Address	215 EAST 89 STREET	216 EAST 90 STREET	339 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	C1-WALK-UP	
Total Units	20	19	24	
Year Built	1920	1915	1920	
Gross SqFt	8,589	8,825	8,325	
Estimated Gross Income	\$348,026	\$323,790	\$369,234	
Gross Income per SqFt	\$40.52	\$36.69	\$44.35	
Estimated Expense	\$91,043	\$111,107	\$71,702	
Expense SqFt	\$10.60	\$12.59	\$8.61	
Net Operating Income	\$256,983	\$212,683	\$297,532	
Full Market Value	\$1,940,000	\$1,606,000	\$2,246,000	
Market Value per SqFt	\$225.87	\$181.98	\$269.79	
Distance from Cooperative in miles		0.00	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01535-0012	1-01553-0048	1-01552-0004	
Address	217 EAST 89 STREET	304 EAST 91 STREET	303 EAST 89 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	12	20	
Year Built	1920	1920	1920	
Gross SqFt	8,589	8,715	8,750	
Estimated Gross Income	\$312,811	\$307,445	\$328,672	
Gross Income per SqFt	\$36.42	\$35.28	\$37.56	
Estimated Expense	\$72,148	\$62,351	\$84,380	
Expense SqFt	\$8.40	\$7.15	\$9.64	
Net Operating Income	\$240,663	\$245,094	\$244,292	
Full Market Value	\$1,817,000	\$1,752,000	\$1,844,000	
Market Value per SqFt	\$211.55	\$201.03	\$210.74	
Distance from Cooperative in miles		0.15	0.14	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01535-0029	1-01535-0018	1-01554-0046	
Address	246 EAST 90 STREET	229 EAST 89 STREET	308 EAST 92 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	C1-WALK-UP	
Total Units	20	20	15	
Year Built	1925	1920	1925	
Gross SqFt	10,340	10,465	9,866	
Estimated Gross Income	\$403,363	\$399,045	\$393,580	
Gross Income per SqFt	\$39.01	\$38.13	\$39.89	
Estimated Expense	\$126,562	\$147,981	\$102,047	
Expense SqFt	\$12.24	\$14.14	\$10.34	
Net Operating Income	\$276,801	\$251,064	\$291,533	
Full Market Value	\$2,090,000	\$1,896,000	\$2,201,000	
Market Value per SqFt	\$202.13	\$181.18	\$223.09	
Distance from Cooperative in miles		0.00	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01535-0030	1-01533-0030	1-01535-0038	
Address	244 EAST 90 STREET	234 EAST 88 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	C5-WALK-UP	C4-WALK-UP	
Total Units	20	20	19	
Year Built	1910	1910	1915	
Gross SqFt	10,340	8,555	8,825	
Estimated Gross Income	\$415,875	\$374,174	\$323,790	
Gross Income per SqFt	\$40.22	\$43.74	\$36.69	
Estimated Expense	\$136,798	\$118,680	\$111,107	
Expense SqFt	\$13.23	\$13.87	\$12.59	
Net Operating Income	\$279,077	\$255,494	\$212,683	
Full Market Value	\$2,107,000	\$1,929,000	\$1,606,000	
Market Value per SqFt	\$203.77	\$225.48	\$181.98	
Distance from Cooperative in miles		0.10	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01535-0041	1-01535-0039	1-01535-0038	1-01551-0017
Address	210 EAST 90 STREET	214 EAST 90 STREET	216 EAST 90 STREET	329 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	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	16	16	19	12
Year Built	1910	1910	1915	1910
Gross SqFt	8,562	8,825	8,825	8,740
Estimated Gross Income	\$281,262	\$289,908	\$323,790	\$283,369
Gross Income per SqFt	\$32.85	\$32.85	\$36.69	\$32.42
Estimated Expense	\$87,161	\$89,870	\$111,107	\$90,678
Expense SqFt	\$10.18	\$10.18	\$12.59	\$10.38
Net Operating Income	\$194,101	\$200,038	\$212,683	\$192,691
Full Market Value	\$1,465,000	\$1,510,000	\$1,606,000	\$1,385,000
Market Value per SqFt	\$171.10	\$171.10	\$181.98	\$158.47
Distance from Cooperative in miles		0.00	0.00	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01535-0042	1-01535-0007	1-01557-0017	1-01557-0021
Address	204 EAST 90 STREET	207 EAST 89 STREET	329 EAST 94 STREET	337 EAST 94 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	30	51	36	37
Year Built	1920	1920	1920	1920
Gross SqFt	25,264	27,500	21,310	21,310
Estimated Gross Income	\$608,862	\$869,284	\$513,547	\$504,512
Gross Income per SqFt	\$24.10	\$31.61	\$24.10	\$23.67
Estimated Expense	\$225,860	\$295,557	\$190,515	\$206,850
Expense SqFt	\$8.94	\$10.75	\$8.94	\$9.71
Net Operating Income	\$383,002	\$573,727	\$323,032	\$297,662
Full Market Value	\$2,862,000	\$4,332,000	\$2,415,000	\$2,218,000
Market Value per SqFt	\$113.28	\$157.53	\$113.33	\$104.08
Distance from Cooperative in miles		0.00	0.29	0.29

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01535-0128	1-01535-0039	1-01535-0038	1-01535-0019
Address	248 EAST 90 STREET	214 EAST 90 STREET	216 EAST 90 STREET	231 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	C4-WALK-UP	C4-WALK-UP
Total Units	20	16	19	20
Year Built	1911	1910	1915	1920
Gross SqFt	10,340	8,825	8,825	10,465
Estimated Gross Income	\$345,356	\$289,908	\$323,790	\$349,553
Gross Income per SqFt	\$33.40	\$32.85	\$36.69	\$33.40
Estimated Expense	\$110,948	\$89,870	\$111,107	\$112,294
Expense SqFt	\$10.73	\$10.18	\$12.59	\$10.73
Net Operating Income	\$234,408	\$200,038	\$212,683	\$237,259
Full Market Value	\$1,770,000	\$1,510,000	\$1,606,000	\$1,791,000
Market Value per SqFt	\$171.18	\$171.10	\$181.98	\$171.14
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	1-01537-0022	1-01775-0006	1-01613-0006	
Address	1749 2 AVENUE	107 EAST 126 STREET	1 EAST 107 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL	UPPER EAST SIDE (96-110)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	
Total Units	586	255	273	
Year Built	1975	1980	1930	
Gross SqFt	693,459	264,386	245,000	
Estimated Gross Income	\$15,443,332	\$4,905,519	\$6,366,920	
Gross Income per SqFt	\$22.27	\$18.55	\$25.99	
Estimated Expense	\$6,934,590	\$1,546,576	\$3,463,753	
Expense SqFt	\$10.00	\$5.85	\$14.14	
Net Operating Income	\$8,508,742	\$3,358,943	\$2,903,167	
Full Market Value	\$61,810,000	\$23,865,000	\$21,919,000	
Market Value per SqFt	\$89.13	\$90.27	\$89.47	
Distance from Cooperative in miles		1.81	0.91	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01538-0021	1-00761-0043	1-01656-0001	
Address	1767 2 AVENUE	320 WEST 38 STREET	2085 2 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	FASHION	HARLEM-EAST	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR	
Total Units	656	570	1,268	
Year Built	1973	2007	1959	
Gross SqFt	759,187	718,503	846,700	
Estimated Gross Income	\$15,624,068	\$15,066,042	\$18,314,339	
Gross Income per SqFt	\$20.58	\$20.97	\$21.63	
Estimated Expense	\$7,667,789	\$4,562,301	\$8,198,193	
Expense SqFt	\$10.10	\$6.35	\$9.68	
Net Operating Income	\$7,956,279	\$10,503,741	\$10,116,146	
Full Market Value	\$57,801,000	\$178,148,000	\$74,203,000	
Market Value per SqFt	\$76.14	\$247.94	\$87.64	
Distance from Cooperative in miles		2.96	0.76	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01540-0034	1-01558-0011	1-01507-0025	1-01557-0034
Address	226 EAST 95 STREET	315 EAST 95 STREET	53 EAST 95 STREET	332 EAST 95 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	28	30	18	41
Year Built	1920	1920	1920	1915
Gross SqFt	17,510	16,902	17,580	18,888
Estimated Gross Income	\$565,398	\$545,701	\$599,805	\$585,527
Gross Income per SqFt	\$32.29	\$32.29	\$34.12	\$31.00
Estimated Expense	\$190,859	\$184,198	\$211,330	\$151,350
Expense SqFt	\$10.90	\$10.90	\$12.02	\$8.01
Net Operating Income	\$374,539	\$361,503	\$388,475	\$434,177
Full Market Value	\$2,828,000	\$2,729,000	\$2,933,000	\$3,278,000
Market Value per SqFt	\$161.51	\$161.46	\$166.84	\$173.55
Distance from Cooperative in miles		0.15	0.32	0.14

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01540-0035	1-01540-0021	1-01540-0043	
Address	224 EAST 95 STREET	245 EAST 94 STREET	208 EAST 95 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	C4-WALK-UP	
Total Units	20	20	12	
Year Built	1910	1910	1910	
Gross SqFt	8,150	8,048	9,882	
Estimated Gross Income	\$262,838	\$307,534	\$259,804	
Gross Income per SqFt	\$32.25	\$38.21	\$26.29	
Estimated Expense	\$97,393	\$89,185	\$126,625	
Expense SqFt	\$11.95	\$11.08	\$12.81	
Net Operating Income	\$165,445	\$218,349	\$133,179	
Full Market Value	\$1,249,000	\$1,649,000	\$1,005,000	
Market Value per SqFt	\$153.25	\$204.90	\$101.70	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01540-0036	1-01540-0021	1-01540-0013	
Address	222 EAST 95 STREET	245 EAST 94 STREET	221 EAST 94 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	C5-WALK-UP	
Total Units	17	20	20	
Year Built	1910	1910	1910	
Gross SqFt	8,150	8,048	9,735	
Estimated Gross Income	\$251,183	\$307,534	\$228,089	
Gross Income per SqFt	\$30.82	\$38.21	\$23.43	
Estimated Expense	\$81,419	\$89,185	\$86,674	
Expense SqFt	\$9.99	\$11.08	\$8.90	
Net Operating Income	\$169,764	\$218,349	\$141,415	
Full Market Value	\$1,282,000	\$1,649,000	\$1,052,000	
Market Value per SqFt	\$157.30	\$204.90	\$108.06	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01542-0014	1-01447-0005	1-01559-0033	1-01200-0015
Address	325 EAST 79 STREET	311 EAST 72 STREET	420 EAST 80 STREET	27 WEST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	86	131	157	64
Year Built	1929	1929	1961	1926
Gross SqFt	129,350	121,234	137,238	126,045
Estimated Gross Income	\$3,965,871	\$3,816,895	\$4,208,403	\$3,583,167
Gross Income per SqFt	\$30.66	\$31.48	\$30.66	\$28.43
Estimated Expense	\$1,349,121	\$1,297,744	\$1,430,857	\$1,218,277
Expense SqFt	\$10.43	\$10.70	\$10.43	\$9.67
Net Operating Income	\$2,616,750	\$2,519,151	\$2,777,546	\$2,364,890
Full Market Value	\$19,757,000	\$19,020,000	\$20,971,000	\$17,855,000
Market Value per SqFt	\$152.74	\$156.89	\$152.81	\$141.66
Distance from Cooperative in miles		0.36	0.14	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01542-0019	1-01468-0021	1-01366-0001	1-01079-9029
Address	333 EAST 79 STREET	1385 YORK AVENUE	984 1 AVENUE	737 10 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	CLINTON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	452	293	403	394
Year Built	1961	1969	1930	1975
Gross SqFt	431,000	410,902	436,842	419,217
Estimated Gross Income	\$12,662,780	\$13,222,122	\$9,569,510	\$12,318,587
Gross Income per SqFt	\$29.38	\$32.18	\$21.91	\$29.38
Estimated Expense	\$4,305,690	\$3,849,654	\$3,636,414	\$4,188,320
Expense SqFt	\$9.99	\$9.37	\$8.32	\$9.99
Net Operating Income	\$8,357,090	\$9,372,468	\$5,933,096	\$8,130,267
Full Market Value	\$63,096,000	\$70,762,000	\$43,645,000	\$61,384,000
Market Value per SqFt	\$146.39	\$172.21	\$99.91	\$146.43
Distance from Cooperative in miles		0.34	1.26	2.13

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01542-0033	1-01425-0017	1-01581-0045	1-01473-0038
Address	330 EAST 80 STREET	225 EAST 70 STREET	510 EAST 85 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	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	104	91	97	112
Year Built	1957	1961	1956	1959
Gross SqFt	92,854	83,220	77,768	113,820
Estimated Gross Income	\$2,949,043	\$2,872,242	\$2,470,002	\$3,479,020
Gross Income per SqFt	\$31.76	\$34.51	\$31.76	\$30.57
Estimated Expense	\$1,058,536	\$919,117	\$886,454	\$1,182,867
Expense SqFt	\$11.40	\$11.04	\$11.40	\$10.39
Net Operating Income	\$1,890,507	\$1,953,125	\$1,583,548	\$2,296,153
Full Market Value	\$14,273,000	\$14,746,000	\$11,956,000	\$17,336,000
Market Value per SqFt	\$153.71	\$177.19	\$153.74	\$152.31
Distance from Cooperative in miles		0.49	0.37	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01543-0009	1-01511-0008	1-01448-0045	
Address	315 EAST 80 STREET	115 EAST 82 STREET	310 EAST 74 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	60	38	60	
Year Built	1920	1919	1938	
Gross SqFt	54,684	50,592	46,932	
Estimated Gross Income	\$1,590,758	\$1,529,730	\$1,311,412	
Gross Income per SqFt	\$29.09	\$30.24	\$27.94	
Estimated Expense	\$529,341	\$513,620	\$432,183	
Expense SqFt	\$9.68	\$10.15	\$9.21	
Net Operating Income	\$1,061,417	\$1,016,110	\$879,229	
Full Market Value	\$8,014,000	\$7,672,000	\$6,638,000	
Market Value per SqFt	\$146.55	\$151.64	\$141.44	
Distance from Cooperative in miles		0.36	0.36	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01543-0014	1-01472-0034	1-01448-0045	1-01580-0038
Address	325 EAST 80 STREET	440 EAST 78 STREET	310 EAST 74 STREET	518 EAST 84 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	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	47	60	60
Year Built	1940	1936	1938	1940
Gross SqFt	43,602	44,856	46,932	33,000
Estimated Gross Income	\$1,388,724	\$1,439,046	\$1,311,412	\$1,051,011
Gross Income per SqFt	\$31.85	\$32.08	\$27.94	\$31.85
Estimated Expense	\$402,882	\$335,762	\$432,183	\$304,968
Expense SqFt	\$9.24	\$7.49	\$9.21	\$9.24
Net Operating Income	\$985,842	\$1,103,284	\$879,229	\$746,043
Full Market Value	\$7,443,000	\$8,330,000	\$6,638,000	\$5,633,000
Market Value per SqFt	\$170.70	\$185.71	\$141.44	\$170.70
Distance from Cooperative in miles		0.21	0.36	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01543-0018	1-01585-0036	1-01448-0045	
Address	333 EAST 80 STREET	530 EAST 89 STREET	310 EAST 74 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	54	80	60	
Year Built	1920	1920	1938	
Gross SqFt	45,634	48,600	46,932	
Estimated Gross Income	\$1,354,417	\$1,527,094	\$1,311,412	
Gross Income per SqFt	\$29.68	\$31.42	\$27.94	
Estimated Expense	\$371,004	\$342,804	\$432,183	
Expense SqFt	\$8.13	\$7.05	\$9.21	
Net Operating Income	\$983,413	\$1,184,290	\$879,229	
Full Market Value	\$7,425,000	\$8,941,000	\$6,638,000	
Market Value per SqFt	\$162.71	\$183.97	\$141.44	
Distance from Cooperative in miles		0.50	0.36	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01545-0034	1-01509-0064	1-01553-0016	1-01563-0005
Address	326 EAST 83 STREET	108 EAST 81 STREET	327 EAST 90 STREET	411 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	D3-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	84	20	59	37
Year Built	1925	1922	1930	1915
Gross SqFt	33,580	32,383	33,300	28,900
Estimated Gross Income	\$1,086,649	\$1,149,311	\$1,077,482	\$627,757
Gross Income per SqFt	\$32.36	\$35.49	\$32.36	\$21.72
Estimated Expense	\$372,402	\$352,135	\$369,333	\$274,146
Expense SqFt	\$11.09	\$10.87	\$11.09	\$9.49
Net Operating Income	\$714,247	\$797,176	\$708,149	\$353,611
Full Market Value	\$5,393,000	\$6,019,000	\$5,347,000	\$2,597,000
Market Value per SqFt	\$160.60	\$185.87	\$160.57	\$89.86
Distance from Cooperative in miles		0.36	0.41	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01545-0039	1-01551-0012	1-01560-0014	1-01547-0009
Address	318 EAST 83 STREET	319 EAST 88 STREET	433 EAST 80 STREET	315 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	31	60	32	37
Year Built	1939	1940	1925	1920
Gross SqFt	25,190	28,170	23,346	21,348
Estimated Gross Income	\$806,332	\$901,839	\$652,993	\$801,059
Gross Income per SqFt	\$32.01	\$32.01	\$27.97	\$37.52
Estimated Expense	\$262,984	\$294,147	\$162,964	\$245,946
Expense SqFt	\$10.44	\$10.44	\$6.98	\$11.52
Net Operating Income	\$543,348	\$607,692	\$490,029	\$555,113
Full Market Value	\$4,102,000	\$4,588,000	\$3,700,000	\$4,191,000
Market Value per SqFt	\$162.84	\$162.87	\$158.49	\$196.32
Distance from Cooperative in miles		0.31	0.17	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01545-0130	1-01545-0042	1-01545-0031	1-01545-0038
Address	340 EAST 83 STREET	316 EAST 83 STREET	338 EAST 83 STREET	324 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	22	19	20	22
Year Built	1920	1920	1920	1920
Gross SqFt	9,212	9,225	9,212	9,295
Estimated Gross Income	\$337,620	\$352,185	\$330,834	\$340,694
Gross Income per SqFt	\$36.65	\$38.18	\$35.91	\$36.65
Estimated Expense	\$119,756	\$104,403	\$79,839	\$120,793
Expense SqFt	\$13.00	\$11.32	\$8.67	\$13.00
Net Operating Income	\$217,864	\$247,782	\$250,995	\$219,901
Full Market Value	\$1,645,000	\$1,871,000	\$1,895,000	\$1,660,000
Market Value per SqFt	\$178.57	\$202.82	\$205.71	\$178.59
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	1-01546-0006	1-01470-0014	1-01585-0005	1-01526-0017
Address	305 EAST 83 STREET	425 EAST 75 STREET	505 EAST 88 STREET	235 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	40	30	39	35
Year Built	1910	1910	1957	1960
Gross SqFt	18,935	18,350	17,750	14,230
Estimated Gross Income	\$592,666	\$541,767	\$638,282	\$445,422
Gross Income per SqFt	\$31.30	\$29.52	\$35.96	\$31.30
Estimated Expense	\$201,468	\$184,201	\$237,598	\$151,443
Expense SqFt	\$10.64	\$10.04	\$13.39	\$10.64
Net Operating Income	\$391,198	\$357,566	\$400,684	\$293,979
Full Market Value	\$2,954,000	\$2,700,000	\$3,025,000	\$2,220,000
Market Value per SqFt	\$156.01	\$147.14	\$170.42	\$156.01
Distance from Cooperative in miles		0.43	0.38	0.21

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01546-0009	1-01562-0144	1-01529-0015	
Address	311 EAST 83 STREET	402 EAST 83 STREET	227 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	16	27	31	
Year Built	1978	1930	1925	
Gross SqFt	20,250	16,380	15,376	
Estimated Gross Income	\$700,043	\$563,544	\$534,137	
Gross Income per SqFt	\$34.57	\$34.40	\$34.74	
Estimated Expense	\$231,863	\$153,030	\$208,313	
Expense SqFt	\$11.45	\$9.34	\$13.55	
Net Operating Income	\$468,180	\$410,514	\$325,824	
Full Market Value	\$3,535,000	\$3,099,000	\$2,460,000	
Market Value per SqFt	\$174.57	\$189.19	\$159.99	
Distance from Cooperative in miles		0.15	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01546-0035	1-01511-0008	1-01585-0036	
Address	332 EAST 84 STREET	115 EAST 82 STREET	530 EAST 89 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	48	38	80	
Year Built	1920	1919	1920	
Gross SqFt	52,900	50,592	48,600	
Estimated Gross Income	\$1,630,907	\$1,529,730	\$1,527,094	
Gross Income per SqFt	\$30.83	\$30.24	\$31.42	
Estimated Expense	\$454,940	\$513,620	\$342,804	
Expense SqFt	\$8.60	\$10.15	\$7.05	
Net Operating Income	\$1,175,967	\$1,016,110	\$1,184,290	
Full Market Value	\$8,879,000	\$7,672,000	\$8,941,000	
Market Value per SqFt	\$167.84	\$151.64	\$183.97	
Distance from Cooperative in miles		0.35	0.38	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01547-0007	1-01549-0033	1-01529-0038	1-01529-0037
Address	311 EAST 84 STREET	350 EAST 87 STREET	216 EAST 84 STREET	218 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	C5-WALK-UP	C5-WALK-UP
Total Units	18	15	20	20
Year Built	1925	1925	1925	1925
Gross SqFt	8,878	8,340	8,535	8,535
Estimated Gross Income	\$315,524	\$194,935	\$312,000	\$303,337
Gross Income per SqFt	\$35.54	\$23.37	\$36.56	\$35.54
Estimated Expense	\$119,942	\$67,445	\$90,480	\$115,268
Expense SqFt	\$13.51	\$8.09	\$10.60	\$13.51
Net Operating Income	\$195,582	\$127,490	\$221,520	\$188,069
Full Market Value	\$1,477,000	\$948,000	\$1,672,000	\$1,420,000
Market Value per SqFt	\$166.37	\$113.67	\$195.90	\$166.37
Distance from Cooperative in miles		0.11	0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01547-0008	1-01549-0033	1-01529-0038	1-01529-0037
Address	313 EAST 84 STREET	350 EAST 87 STREET	216 EAST 84 STREET	218 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	C5-WALK-UP	C5-WALK-UP
Total Units	20	15	20	20
Year Built	1925	1925	1925	1925
Gross SqFt	8,878	8,340	8,535	8,535
Estimated Gross Income	\$315,524	\$194,935	\$312,000	\$303,337
Gross Income per SqFt	\$35.54	\$23.37	\$36.56	\$35.54
Estimated Expense	\$119,942	\$67,445	\$90,480	\$115,268
Expense SqFt	\$13.51	\$8.09	\$10.60	\$13.51
Net Operating Income	\$195,582	\$127,490	\$221,520	\$188,069
Full Market Value	\$1,477,000	\$948,000	\$1,672,000	\$1,420,000
Market Value per SqFt	\$166.37	\$113.67	\$195.90	\$166.37
Distance from Cooperative in miles		0.11	0.15	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01547-0042	1-01546-0046	1-01546-0045	1-01528-0029
Address	322 EAST 85 STREET	312 EAST 84 STREET	314 EAST 84 STREET	242 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	C5-WALK-UP
Total Units	15	15	15	20
Year Built	1905	1910	1910	1901
Gross SqFt	9,895	9,780	9,780	9,815
Estimated Gross Income	\$275,774	\$272,585	\$272,585	\$315,437
Gross Income per SqFt	\$27.87	\$27.87	\$27.87	\$32.14
Estimated Expense	\$93,805	\$92,679	\$92,679	\$93,653
Expense SqFt	\$9.48	\$9.48	\$9.48	\$9.54
Net Operating Income	\$181,969	\$179,906	\$179,906	\$221,784
Full Market Value	\$1,374,000	\$1,358,000	\$1,358,000	\$1,674,000
Market Value per SqFt	\$138.86	\$138.85	\$138.85	\$170.56
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	1-01547-0049	1-01532-0004	1-01512-0040	1-01584-0001
Address	1632 2 AVENUE	1533 3 AVENUE	1482 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	202	179	185	180
Year Built	1987	1991	1963	1963
Gross SqFt	218,170	222,000	224,000	202,322
Estimated Gross Income	\$7,433,052	\$7,563,292	\$7,268,002	\$7,602,247
Gross Income per SqFt	\$34.07	\$34.07	\$32.45	\$37.57
Estimated Expense	\$1,965,712	\$2,001,078	\$1,824,906	\$2,383,417
Expense SqFt	\$9.01	\$9.01	\$8.15	\$11.78
Net Operating Income	\$5,467,340	\$5,562,214	\$5,443,096	\$5,218,830
Full Market Value	\$41,279,000	\$41,995,000	\$41,095,000	\$39,402,000
Market Value per SqFt	\$189.21	\$189.17	\$183.46	\$194.75
Distance from Cooperative in miles		0.17	0.26	0.32

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01548-0014	1-01547-0015	1-01553-0039	1-01519-0050
Address	333 EAST 85 STREET	331 EAST 84 STREET	320 EAST 91 STREET	150 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	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	64	40	34	24
Year Built	1900	1895	1910	1910
Gross SqFt	24,864	20,630	21,460	21,342
Estimated Gross Income	\$896,844	\$807,214	\$733,713	\$769,826
Gross Income per SqFt	\$36.07	\$39.13	\$34.19	\$36.07
Estimated Expense	\$274,747	\$255,724	\$206,723	\$235,755
Expense SqFt	\$11.05	\$12.40	\$9.63	\$11.05
Net Operating Income	\$622,097	\$551,490	\$526,990	\$534,071
Full Market Value	\$4,697,000	\$4,164,000	\$3,979,000	\$4,032,000
Market Value per SqFt	\$188.91	\$201.84	\$185.41	\$188.92
Distance from Cooperative in miles		0.06	0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01549-0018	1-01581-0030	1-01553-0027	
Address	345 EAST 86 STREET	110 EAST END AVENUE	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	122	146	165	
Year Built	1971	1951	2002	
Gross SqFt	154,185	150,754	164,384	
Estimated Gross Income	\$4,906,167	\$4,415,931	\$5,644,508	
Gross Income per SqFt	\$31.82	\$29.29	\$34.34	
Estimated Expense	\$1,663,656	\$1,594,655	\$1,806,243	
Expense SqFt	\$10.79	\$10.58	\$10.99	
Net Operating Income	\$3,242,511	\$2,821,276	\$3,838,265	
Full Market Value	\$24,481,000	\$21,301,000	\$28,979,000	
Market Value per SqFt	\$158.78	\$141.30	\$176.29	
Distance from Cooperative in miles		0.29	0.20	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01549-0036	1-01549-0034	1-01549-0033	1-01548-0012
Address	344 EAST 87 STREET	348 EAST 87 STREET	350 EAST 87 STREET	321 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	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	15	15
Year Built	1925	1925	1925	1920
Gross SqFt	9,740	10,000	8,340	9,850
Estimated Gross Income	\$227,624	\$350,239	\$194,935	\$213,297
Gross Income per SqFt	\$23.37	\$35.02	\$23.37	\$21.65
Estimated Expense	\$78,797	\$126,984	\$67,445	\$56,068
Expense SqFt	\$8.09	\$12.70	\$8.09	\$5.69
Net Operating Income	\$148,827	\$223,255	\$127,490	\$157,229
Full Market Value	\$1,107,000	\$1,686,000	\$948,000	\$1,154,000
Market Value per SqFt	\$113.66	\$168.60	\$113.67	\$117.16
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	1-01549-0037	1-01551-0046	1-01551-0017	1-01552-0015
Address	342 EAST 87 STREET	308 EAST 89 STREET	329 EAST 88 STREET	323 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	C1-WALK-UP
Total Units	12	16	12	14
Year Built	1910	1910	1910	1910
Gross SqFt	7,290	8,340	8,740	8,090
Estimated Gross Income	\$223,439	\$191,459	\$283,369	\$247,978
Gross Income per SqFt	\$30.65	\$22.96	\$32.42	\$30.65
Estimated Expense	\$75,962	\$71,162	\$90,678	\$84,313
Expense SqFt	\$10.42	\$8.53	\$10.38	\$10.42
Net Operating Income	\$147,477	\$120,297	\$192,691	\$163,665
Full Market Value	\$1,113,000	\$892,000	\$1,385,000	\$1,236,000
Market Value per SqFt	\$152.67	\$106.95	\$158.47	\$152.78
Distance from Cooperative in miles		0.10	0.10	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01550-0001	1-01559-0033	1-01200-0019	
Address	1682 2 AVENUE	420 EAST 80 STREET	21 WEST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	147	157	157	
Year Built	1973	1961	1927	
Gross SqFt	138,304	137,238	141,498	
Estimated Gross Income	\$4,400,833	\$4,208,403	\$4,664,874	
Gross Income per SqFt	\$31.82	\$30.66	\$32.97	
Estimated Expense	\$1,450,809	\$1,430,857	\$1,492,760	
Expense SqFt	\$10.49	\$10.43	\$10.55	
Net Operating Income	\$2,950,024	\$2,777,546	\$3,172,114	
Full Market Value	\$22,273,000	\$20,971,000	\$23,950,000	
Market Value per SqFt	\$161.04	\$152.81	\$169.26	
Distance from Cooperative in miles		0.43	1.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01550-0007	1-01508-0001	1-01586-0001	
Address	311 EAST 87 STREET	903 PARK AVENUE	1700 YORK AVENUE	
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	122	70	162	
Year Built	1959	1913	1951	
Gross SqFt	113,000	113,281	135,098	
Estimated Gross Income	\$3,015,970	\$3,464,904	\$3,079,304	
Gross Income per SqFt	\$26.69	\$30.59	\$22.79	
Estimated Expense	\$1,006,830	\$1,036,094	\$1,170,136	
Expense SqFt	\$8.91	\$9.15	\$8.66	
Net Operating Income	\$2,009,140	\$2,428,810	\$1,909,168	
Full Market Value	\$15,169,000	\$18,338,000	\$14,142,000	
Market Value per SqFt	\$134.24	\$161.88	\$104.68	
Distance from Cooperative in miles		0.54	0.29	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01550-0045	1-01548-0036	1-01552-0006	
Address	302 EAST 88 STREET	334 EAST 86 STREET	307 EAST 89 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	60	68	55	
Year Built	1957	1961	1973	
Gross SqFt	49,075	62,990	31,500	
Estimated Gross Income	\$1,436,916	\$2,014,340	\$836,958	
Gross Income per SqFt	\$29.28	\$31.98	\$26.57	
Estimated Expense	\$412,230	\$488,902	\$284,566	
Expense SqFt	\$8.40	\$7.76	\$9.03	
Net Operating Income	\$1,024,686	\$1,525,438	\$552,392	
Full Market Value	\$7,736,000	\$11,517,000	\$4,171,000	
Market Value per SqFt	\$157.64	\$182.84	\$132.41	
Distance from Cooperative in miles		0.10	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01551-0005	1-01521-0007	1-01517-0043	1-01431-0016
Address	305 EAST 88 STREET	115 EAST 92 STREET	16 EAST 89 STREET	231 EAST 76 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	90	54	51	90
Year Built	1929	1927	1938	1938
Gross SqFt	73,878	65,692	64,272	82,065
Estimated Gross Income	\$2,061,196	\$2,405,762	\$1,662,422	\$2,289,613
Gross Income per SqFt	\$27.90	\$36.62	\$25.87	\$27.90
Estimated Expense	\$701,102	\$904,658	\$699,674	\$778,468
Expense SqFt	\$9.49	\$13.77	\$10.89	\$9.49
Net Operating Income	\$1,360,094	\$1,501,104	\$962,748	\$1,511,145
Full Market Value	\$10,269,000	\$11,333,000	\$7,269,000	\$11,409,000
Market Value per SqFt	\$139.00	\$172.52	\$113.10	\$139.02
Distance from Cooperative in miles		0.40	0.25	0.63

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01551-0044	1-01568-0039	1-01567-0043	1-01534-0032
Address	312 EAST 89 STREET	420 EAST 89 STREET	408 EAST 88 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	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	21	16	18	20
Year Built	1960	1910	1930	1967
Gross SqFt	9,165	8,560	8,465	9,350
Estimated Gross Income	\$293,463	\$281,337	\$233,872	\$299,367
Gross Income per SqFt	\$32.02	\$32.87	\$27.63	\$32.02
Estimated Expense	\$99,807	\$88,317	\$70,183	\$101,785
Expense SqFt	\$10.89	\$10.32	\$8.29	\$10.89
Net Operating Income	\$193,656	\$193,020	\$163,689	\$197,582
Full Market Value	\$1,462,000	\$736,000	\$1,236,000	\$1,492,000
Market Value per SqFt	\$159.52	\$85.98	\$146.01	\$159.57
Distance from Cooperative in miles		0.14	0.14	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01552-0009	1-01585-0005	1-01526-0017	1-01584-0006
Address	313 EAST 89 STREET	505 EAST 88 STREET	235 EAST 80 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	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	34	39	35	20
Year Built	1925	1957	1960	1910
Gross SqFt	17,740	17,750	14,230	9,795
Estimated Gross Income	\$572,470	\$638,282	\$445,422	\$316,088
Gross Income per SqFt	\$32.27	\$35.96	\$31.30	\$32.27
Estimated Expense	\$166,401	\$237,598	\$151,443	\$91,848
Expense SqFt	\$9.38	\$13.39	\$10.64	\$9.38
Net Operating Income	\$406,069	\$400,684	\$293,979	\$224,240
Full Market Value	\$3,066,000	\$3,025,000	\$2,220,000	\$1,693,000
Market Value per SqFt	\$172.83	\$170.42	\$156.01	\$172.84
Distance from Cooperative in miles		0.28	0.48	0.29

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01552-0013	1-01551-0040	1-01585-0005	1-01567-0037
Address	321 EAST 89 STREET	320 EAST 89 STREET	505 EAST 88 STREET	418 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	D9-ELEVATOR	D1-ELEVATOR
Total Units	34	35	39	48
Year Built	1950	1940	1957	1950
Gross SqFt	17,740	17,280	17,750	25,395
Estimated Gross Income	\$637,930	\$725,613	\$638,282	\$786,722
Gross Income per SqFt	\$35.96	\$41.99	\$35.96	\$30.98
Estimated Expense	\$237,539	\$208,449	\$237,598	\$267,485
Expense SqFt	\$13.39	\$12.06	\$13.39	\$10.53
Net Operating Income	\$400,391	\$517,164	\$400,684	\$519,237
Full Market Value	\$3,023,000	\$3,905,000	\$3,025,000	\$3,920,000
Market Value per SqFt	\$170.41	\$225.98	\$170.42	\$154.36
Distance from Cooperative in miles		0.05	0.28	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01552-0034	1-01535-0020	1-01518-0030	1-01518-0029
Address	330 EAST 90 STREET	233 EAST 89 STREET	163 EAST 89 STREET	161 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	C4-WALK-UP	C4-WALK-UP
Total Units	20	19	12	14
Year Built	1930	1920	1920	1920
Gross SqFt	8,590	10,465	9,855	9,855
Estimated Gross Income	\$264,228	\$311,317	\$303,159	\$312,230
Gross Income per SqFt	\$30.76	\$29.75	\$30.76	\$31.68
Estimated Expense	\$61,848	\$102,483	\$70,938	\$71,710
Expense SqFt	\$7.20	\$9.79	\$7.20	\$7.28
Net Operating Income	\$202,380	\$208,834	\$232,221	\$240,520
Full Market Value	\$1,528,000	\$1,577,000	\$1,753,000	\$1,816,000
Market Value per SqFt	\$177.88	\$150.69	\$177.88	\$184.27
Distance from Cooperative in miles		0.14	0.25	0.25

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01552-0039	1-01552-0044	1-01566-0128	1-01551-0035
Address	320 EAST 90 STREET	310 EAST 90 STREET	446 EAST 87 STREET	346 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	C1-WALK-UP
Total Units	20	20	11	18
Year Built	1940	1930	1940	1930
Gross SqFt	8,675	8,695	6,825	9,160
Estimated Gross Income	\$260,771	\$265,968	\$205,168	\$271,975
Gross Income per SqFt	\$30.06	\$30.59	\$30.06	\$29.69
Estimated Expense	\$49,968	\$90,429	\$39,282	\$61,470
Expense SqFt	\$5.76	\$10.40	\$5.76	\$6.71
Net Operating Income	\$210,803	\$175,539	\$165,886	\$210,505
Full Market Value	\$1,592,000	\$1,325,000	\$1,252,000	\$1,589,000
Market Value per SqFt	\$183.52	\$152.39	\$183.44	\$173.47
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	1-01552-0040	1-01582-0001	1-01534-0028	1-01555-0005
Address	318 EAST 90 STREET	1610 YORK AVENUE	1713 2 AVENUE	305 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	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	15	13	17
Year Built	1930	1920	1920	1920
Gross SqFt	10,380	8,855	7,300	11,615
Estimated Gross Income	\$340,568	\$290,519	\$299,088	\$347,584
Gross Income per SqFt	\$32.81	\$32.81	\$40.97	\$29.93
Estimated Expense	\$115,737	\$98,776	\$67,993	\$73,510
Expense SqFt	\$11.15	\$11.15	\$9.31	\$6.33
Net Operating Income	\$224,831	\$191,743	\$231,095	\$274,074
Full Market Value	\$1,697,000	\$1,234,000	\$1,745,000	\$2,069,000
Market Value per SqFt	\$163.49	\$139.36	\$239.04	\$178.13
Distance from Cooperative in miles		0.34	0.15	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01554-0005	1-01553-0032	1-01555-0015	1-01555-0016
Address	305 EAST 91 STREET	350 EAST 91 STREET	325 EAST 92 STREET	327 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	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	20	20
Year Built	1920	1920	1920	1920
Gross SqFt	9,530	9,760	10,100	10,100
Estimated Gross Income	\$363,474	\$376,716	\$385,199	\$382,033
Gross Income per SqFt	\$38.14	\$38.60	\$38.14	\$37.83
Estimated Expense	\$102,448	\$98,933	\$108,535	\$108,403
Expense SqFt	\$10.75	\$10.14	\$10.75	\$10.73
Net Operating Income	\$261,026	\$277,783	\$276,664	\$273,630
Full Market Value	\$1,971,000	\$2,097,000	\$2,089,000	\$2,066,000
Market Value per SqFt	\$206.82	\$214.86	\$206.83	\$204.55
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	1-01555-0018	1-01535-0020	1-01518-0030	1-01518-0029
Address	331 EAST 92 STREET	233 EAST 89 STREET	163 EAST 89 STREET	161 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	C4-WALK-UP	C4-WALK-UP
Total Units	16	19	12	14
Year Built	1920	1920	1920	1920
Gross SqFt	9,250	10,465	9,855	9,855
Estimated Gross Income	\$284,530	\$311,317	\$303,159	\$312,230
Gross Income per SqFt	\$30.76	\$29.75	\$30.76	\$31.68
Estimated Expense	\$66,600	\$102,483	\$70,938	\$71,710
Expense SqFt	\$7.20	\$9.79	\$7.20	\$7.28
Net Operating Income	\$217,930	\$208,834	\$232,221	\$240,520
Full Market Value	\$1,645,000	\$1,577,000	\$1,753,000	\$1,816,000
Market Value per SqFt	\$177.84	\$150.69	\$177.88	\$184.27
Distance from Cooperative in miles		0.21	0.30	0.30

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01555-0019	1-01535-0020	1-01518-0030	1-01518-0029
Address	333 EAST 92 STREET	233 EAST 89 STREET	163 EAST 89 STREET	161 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	C4-WALK-UP	C4-WALK-UP
Total Units	16	19	12	14
Year Built	1910	1920	1920	1920
Gross SqFt	9,250	10,465	9,855	9,855
Estimated Gross Income	\$284,530	\$311,317	\$303,159	\$312,230
Gross Income per SqFt	\$30.76	\$29.75	\$30.76	\$31.68
Estimated Expense	\$66,600	\$102,483	\$70,938	\$71,710
Expense SqFt	\$7.20	\$9.79	\$7.20	\$7.28
Net Operating Income	\$217,930	\$208,834	\$232,221	\$240,520
Full Market Value	\$1,645,000	\$1,577,000	\$1,753,000	\$1,816,000
Market Value per SqFt	\$177.84	\$150.69	\$177.88	\$184.27
Distance from Cooperative in miles		0.21	0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01555-0021	1-01585-0147	1-01534-0032	1-01584-0009
Address	343 EAST 92 STREET	502 EAST 89 STREET	238 EAST 89 STREET	511 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	C4-WALK-UP	C1-WALK-UP
Total Units	15	23	20	20
Year Built	1920	1920	1967	1910
Gross SqFt	9,375	10,080	9,350	9,060
Estimated Gross Income	\$300,188	\$333,681	\$299,367	\$282,667
Gross Income per SqFt	\$32.02	\$33.10	\$32.02	\$31.20
Estimated Expense	\$102,094	\$101,683	\$101,785	\$54,791
Expense SqFt	\$10.89	\$10.09	\$10.89	\$6.05
Net Operating Income	\$198,094	\$231,998	\$197,582	\$227,876
Full Market Value	\$1,496,000	\$1,752,000	\$1,492,000	\$1,720,000
Market Value per SqFt	\$159.57	\$173.81	\$159.57	\$189.85
Distance from Cooperative in miles		0.33	0.25	0.37

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01555-0023	1-01218-0001	1-01547-0023	
Address	1781 1 AVENUE	567 AMSTERDAM AVENUE	351 EAST 84 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	371	272	187	
Year Built	1980	1975	1970	
Gross SqFt	301,851	288,418	261,150	
Estimated Gross Income	\$9,635,084	\$9,388,994	\$8,171,104	
Gross Income per SqFt	\$31.92	\$32.55	\$31.29	
Estimated Expense	\$3,250,935	\$3,004,478	\$2,904,514	
Expense SqFt	\$10.77	\$10.42	\$11.12	
Net Operating Income	\$6,384,149	\$6,384,516	\$5,266,590	
Full Market Value	\$48,200,000	\$48,203,000	\$39,763,000	
Market Value per SqFt	\$159.68	\$167.13	\$152.26	
Distance from Cooperative in miles		1.41	0.41	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01556-0023	1-01573-0022	1-01422-0021	1-01770-0158
Address	345 EAST 93 STREET	1775 YORK AVENUE	1283 2 AVENUE	1982 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	315	274	181	344
Year Built	1974	1994	1973	1974
Gross SqFt	340,068	347,118	348,130	358,400
Estimated Gross Income	\$11,028,405	\$11,256,613	\$11,896,670	\$6,757,492
Gross Income per SqFt	\$32.43	\$32.43	\$34.17	\$18.85
Estimated Expense	\$3,509,502	\$3,582,341	\$3,987,882	\$3,108,446
Expense SqFt	\$10.32	\$10.32	\$11.46	\$8.67
Net Operating Income	\$7,518,903	\$7,674,272	\$7,908,788	\$3,649,046
Full Market Value	\$56,768,000	\$57,941,000	\$59,711,000	\$26,024,000
Market Value per SqFt	\$166.93	\$166.92	\$171.52	\$72.61
Distance from Cooperative in miles		0.10	1.32	1.45

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01556-0035	1-01556-0038	1-01556-0012	1-01555-0007
Address	330 EAST 94 STREET	324 EAST 94 STREET	319 EAST 93 STREET	309 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	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	18	12	11
Year Built	1920	1920	1920	1920
Gross SqFt	8,540	8,540	8,648	8,600
Estimated Gross Income	\$205,131	\$205,158	\$215,701	\$201,996
Gross Income per SqFt	\$24.02	\$24.02	\$24.94	\$23.49
Estimated Expense	\$80,447	\$80,477	\$78,900	\$67,980
Expense SqFt	\$9.42	\$9.42	\$9.12	\$7.90
Net Operating Income	\$124,684	\$124,681	\$136,801	\$134,016
Full Market Value	\$931,000	\$931,000	\$1,028,000	\$998,000
Market Value per SqFt	\$109.02	\$109.02	\$118.87	\$116.05
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	1-01556-0036	1-01568-0039	1-01534-0032	1-01584-0009
Address	328 EAST 94 STREET	420 EAST 89 STREET	238 EAST 89 STREET	511 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	C4-WALK-UP	C1-WALK-UP
Total Units	14	16	20	20
Year Built	1920	1910	1967	1910
Gross SqFt	8,700	8,560	9,350	9,060
Estimated Gross Income	\$278,574	\$281,337	\$299,367	\$282,667
Gross Income per SqFt	\$32.02	\$32.87	\$32.02	\$31.20
Estimated Expense	\$94,743	\$88,317	\$101,785	\$54,791
Expense SqFt	\$10.89	\$10.32	\$10.89	\$6.05
Net Operating Income	\$183,831	\$193,020	\$197,582	\$227,876
Full Market Value	\$1,388,000	\$736,000	\$1,492,000	\$1,720,000
Market Value per SqFt	\$159.54	\$85.98	\$159.57	\$189.85
Distance from Cooperative in miles		0.28	0.29	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01557-0050	1-01594-0065	1-01823-0058	
Address	1834 2 AVENUE	52 WEST 111 STREET	124 WEST 114 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	31	25	27	
Year Built	1920	1920	1920	
Gross SqFt	15,030	26,100	27,141	
Estimated Gross Income	\$268,887	\$400,336	\$554,627	
Gross Income per SqFt	\$17.89	\$15.34	\$20.44	
Estimated Expense	\$116,783	\$186,532	\$227,397	
Expense SqFt	\$7.77	\$7.15	\$8.38	
Net Operating Income	\$152,104	\$213,804	\$327,230	
Full Market Value	\$1,071,000	\$1,444,000	\$2,375,000	
Market Value per SqFt	\$71.26	\$55.33	\$87.51	
Distance from Cooperative in miles		1.07	1.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01559-0010	1-01463-0021	1-01410-0033	
Address	425 EAST 79 STREET	1273 YORK AVENUE	1308 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	192	213	114	
Year Built	1955	1957	1962	
Gross SqFt	184,816	182,345	191,549	
Estimated Gross Income	\$6,372,456	\$6,247,229	\$6,643,968	
Gross Income per SqFt	\$34.48	\$34.26	\$34.69	
Estimated Expense	\$1,759,448	\$1,302,259	\$2,277,437	
Expense SqFt	\$9.52	\$7.14	\$11.89	
Net Operating Income	\$4,613,008	\$4,944,970	\$4,366,531	
Full Market Value	\$34,828,000	\$37,335,000	\$32,967,000	
Market Value per SqFt	\$188.45	\$204.75	\$172.11	
Distance from Cooperative in miles		0.56	0.45	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01560-0005	1-01527-0009	1-01448-0045	
Address	415 EAST 80 STREET	219 EAST 81 STREET	310 EAST 74 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	79	53	60	
Year Built	1959	1972	1938	
Gross SqFt	42,570	36,720	46,932	
Estimated Gross Income	\$1,263,478	\$1,153,885	\$1,311,412	
Gross Income per SqFt	\$29.68	\$31.42	\$27.94	
Estimated Expense	\$337,580	\$243,792	\$432,183	
Expense SqFt	\$7.93	\$6.64	\$9.21	
Net Operating Income	\$925,898	\$910,093	\$879,229	
Full Market Value	\$6,991,000	\$6,871,000	\$6,638,000	
Market Value per SqFt	\$164.22	\$187.12	\$141.44	
Distance from Cooperative in miles		0.28	0.38	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01562-0005	1-01563-0005	1-01564-0031	1-01509-0064
Address	405 EAST 82 STREET	411 EAST 83 STREET	44 EAST 85 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	55	37	60	20
Year Built	1910	1915	1925	1922
Gross SqFt	32,690	28,900	32,208	32,383
Estimated Gross Income	\$1,160,168	\$627,757	\$1,209,197	\$1,149,311
Gross Income per SqFt	\$35.49	\$21.72	\$37.54	\$35.49
Estimated Expense	\$355,340	\$274,146	\$370,079	\$352,135
Expense SqFt	\$10.87	\$9.49	\$11.49	\$10.87
Net Operating Income	\$804,828	\$353,611	\$839,118	\$797,176
Full Market Value	\$6,076,000	\$2,597,000	\$6,335,000	\$6,019,000
Market Value per SqFt	\$185.87	\$89.86	\$196.69	\$185.87
Distance from Cooperative in miles		0.05	0.10	0.49

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01562-0009	1-01562-0008	1-01562-0012	1-01562-0033
Address	413 EAST 82 STREET	411 EAST 82 STREET	419 EAST 82 STREET	426 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	22	20	20	22
Year Built	1910	1910	1910	1910
Gross SqFt	8,020	8,020	7,930	8,345
Estimated Gross Income	\$276,931	\$263,924	\$273,817	\$301,966
Gross Income per SqFt	\$34.53	\$32.91	\$34.53	\$36.19
Estimated Expense	\$102,816	\$108,613	\$101,701	\$106,565
Expense SqFt	\$12.82	\$13.54	\$12.82	\$12.77
Net Operating Income	\$174,115	\$155,311	\$172,116	\$195,401
Full Market Value	\$1,315,000	\$1,173,000	\$1,005,000	\$1,475,000
Market Value per SqFt	\$163.97	\$146.26	\$126.73	\$176.75
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	1-01562-0010	1-01562-0008	1-01562-0012	1-01562-0033
Address	415 EAST 82 STREET	411 EAST 82 STREET	419 EAST 82 STREET	426 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	16	20	20	22
Year Built	1910	1910	1910	1910
Gross SqFt	8,020	8,020	7,930	8,345
Estimated Gross Income	\$276,931	\$263,924	\$273,817	\$301,966
Gross Income per SqFt	\$34.53	\$32.91	\$34.53	\$36.19
Estimated Expense	\$102,816	\$108,613	\$101,701	\$106,565
Expense SqFt	\$12.82	\$13.54	\$12.82	\$12.77
Net Operating Income	\$174,115	\$155,311	\$172,116	\$195,401
Full Market Value	\$1,315,000	\$1,173,000	\$1,005,000	\$1,475,000
Market Value per SqFt	\$163.97	\$146.26	\$126.73	\$176.75
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01562-0018	1-01527-0032	1-01577-0044	1-01431-0038
Address	431 EAST 82 STREET	236 EAST 82 STREET	512 EAST 81 STREET	216 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	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	14	20	15	20
Year Built	1910	1910	1920	1910
Gross SqFt	10,560	10,025	9,630	9,945
Estimated Gross Income	\$382,272	\$328,726	\$348,652	\$390,702
Gross Income per SqFt	\$36.20	\$32.79	\$36.20	\$39.29
Estimated Expense	\$119,011	\$111,767	\$108,504	\$117,211
Expense SqFt	\$11.27	\$11.15	\$11.27	\$11.79
Net Operating Income	\$263,261	\$216,959	\$240,148	\$273,491
Full Market Value	\$1,988,000	\$1,638,000	\$1,813,000	\$2,065,000
Market Value per SqFt	\$188.26	\$163.39	\$188.27	\$207.64
Distance from Cooperative in miles		0.28	0.17	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01562-0037	1-01562-0036	1-01562-0043	1-01562-0040
Address	418 EAST 83 STREET	420 EAST 83 STREET	406 EAST 83 STREET	412 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	22	12	20	20
Year Built	1930	1930	1930	1930
Gross SqFt	8,345	8,345	8,284	7,845
Estimated Gross Income	\$250,600	\$276,044	\$248,795	\$205,522
Gross Income per SqFt	\$30.03	\$33.08	\$30.03	\$26.20
Estimated Expense	\$81,030	\$89,947	\$80,431	\$65,828
Expense SqFt	\$9.71	\$10.78	\$9.71	\$8.39
Net Operating Income	\$169,570	\$186,097	\$168,364	\$139,694
Full Market Value	\$1,280,000	\$1,405,000	\$1,271,000	\$1,054,000
Market Value per SqFt	\$153.39	\$168.36	\$153.43	\$134.35
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01562-0038	1-01562-0036	1-01562-0043	1-01562-0040
Address	416 EAST 83 STREET	420 EAST 83 STREET	406 EAST 83 STREET	412 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	22	12	20	20
Year Built	1930	1930	1930	1930
Gross SqFt	8,345	8,345	8,284	7,845
Estimated Gross Income	\$250,600	\$276,044	\$248,795	\$205,522
Gross Income per SqFt	\$30.03	\$33.08	\$30.03	\$26.20
Estimated Expense	\$81,030	\$89,947	\$80,431	\$65,828
Expense SqFt	\$9.71	\$10.78	\$9.71	\$8.39
Net Operating Income	\$169,570	\$186,097	\$168,364	\$139,694
Full Market Value	\$1,280,000	\$1,405,000	\$1,271,000	\$1,054,000
Market Value per SqFt	\$153.39	\$168.36	\$153.43	\$134.35
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	1-01563-0031	1-01562-0033	1-01562-0012	1-01580-0015
Address	448 EAST 84 STREET	426 EAST 83 STREET	419 EAST 82 STREET	523 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	20	22	20	16
Year Built	1910	1910	1910	1910
Gross SqFt	9,225	8,345	7,930	9,185
Estimated Gross Income	\$333,853	\$301,966	\$273,817	\$348,888
Gross Income per SqFt	\$36.19	\$36.19	\$34.53	\$37.98
Estimated Expense	\$117,803	\$106,565	\$101,701	\$91,463
Expense SqFt	\$12.77	\$12.77	\$12.82	\$9.96
Net Operating Income	\$216,050	\$195,401	\$172,116	\$257,425
Full Market Value	\$1,631,000	\$1,475,000	\$1,005,000	\$1,944,000
Market Value per SqFt	\$176.80	\$176.75	\$126.73	\$211.65
Distance from Cooperative in miles		0.05	0.05	0.14

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01563-0032	1-01473-0038	1-01518-0024	1-01586-0001
Address	436 EAST 84 STREET	420 EAST 79 STREET	1341 LEXINGTON AVENUE	1700 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	95	112	107	162
Year Built	1964	1959	1960	1951
Gross SqFt	112,037	113,820	114,939	135,098
Estimated Gross Income	\$3,424,971	\$3,479,020	\$4,194,185	\$3,079,304
Gross Income per SqFt	\$30.57	\$30.57	\$36.49	\$22.79
Estimated Expense	\$1,164,064	\$1,182,867	\$982,836	\$1,170,136
Expense SqFt	\$10.39	\$10.39	\$8.55	\$8.66
Net Operating Income	\$2,260,907	\$2,296,153	\$3,211,349	\$1,909,168
Full Market Value	\$17,070,000	\$17,336,000	\$24,246,000	\$14,142,000
Market Value per SqFt	\$152.36	\$152.31	\$210.95	\$104.68
Distance from Cooperative in miles		0.25	0.49	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01564-0035	1-01564-0043	1-01562-0012	1-01562-0033
Address	430 EAST 85 STREET	414 EAST 85 STREET	419 EAST 82 STREET	426 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	20	16	20	22
Year Built	1910	1910	1910	1910
Gross SqFt	8,145	7,532	7,930	8,345
Estimated Gross Income	\$285,319	\$263,819	\$273,817	\$301,966
Gross Income per SqFt	\$35.03	\$35.03	\$34.53	\$36.19
Estimated Expense	\$76,726	\$70,918	\$101,701	\$106,565
Expense SqFt	\$9.42	\$9.42	\$12.82	\$12.77
Net Operating Income	\$208,593	\$192,901	\$172,116	\$195,401
Full Market Value	\$1,575,000	\$1,456,000	\$1,005,000	\$1,475,000
Market Value per SqFt	\$193.37	\$193.31	\$126.73	\$176.75
Distance from Cooperative in miles		0.00	0.10	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01564-0036	1-01564-0043	1-01562-0012	1-01562-0033
Address	428 EAST 85 STREET	414 EAST 85 STREET	419 EAST 82 STREET	426 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	20	16	20	22
Year Built	1910	1910	1910	1910
Gross SqFt	8,145	7,532	7,930	8,345
Estimated Gross Income	\$285,319	\$263,819	\$273,817	\$301,966
Gross Income per SqFt	\$35.03	\$35.03	\$34.53	\$36.19
Estimated Expense	\$76,726	\$70,918	\$101,701	\$106,565
Expense SqFt	\$9.42	\$9.42	\$12.82	\$12.77
Net Operating Income	\$208,593	\$192,901	\$172,116	\$195,401
Full Market Value	\$1,575,000	\$1,456,000	\$1,005,000	\$1,475,000
Market Value per SqFt	\$193.37	\$193.31	\$126.73	\$176.75
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	1-01564-0047	1-01584-0001	1-01565-0035	
Address	1634 1 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	198	180	133	
Year Built	1962	1963	1931	
Gross SqFt	207,546	202,322	205,967	
Estimated Gross Income	\$7,125,054	\$7,602,247	\$6,403,486	
Gross Income per SqFt	\$34.33	\$37.57	\$31.09	
Estimated Expense	\$2,449,043	\$2,383,417	\$2,432,123	
Expense SqFt	\$11.80	\$11.78	\$11.81	
Net Operating Income	\$4,676,011	\$5,218,830	\$3,971,363	
Full Market Value	\$35,304,000	\$39,402,000	\$29,984,000	
Market Value per SqFt	\$170.10	\$194.75	\$145.58	
Distance from Cooperative in miles		0.21	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01565-0001	1-01775-0165	1-01221-0029	
Address	1646 1 AVENUE	112 EAST 128 STREET	620 COLUMBUS AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	149	159	238	
Year Built	1968	1980	1986	
Gross SqFt	193,836	195,842	239,598	
Estimated Gross Income	\$4,799,379	\$3,295,272	\$7,830,911	
Gross Income per SqFt	\$24.76	\$16.83	\$32.68	
Estimated Expense	\$1,564,257	\$1,136,180	\$2,474,109	
Expense SqFt	\$8.07	\$5.80	\$10.33	
Net Operating Income	\$3,235,122	\$2,159,092	\$5,356,802	
Full Market Value	\$24,275,000	\$14,968,000	\$40,444,000	
Market Value per SqFt	\$125.23	\$76.43	\$168.80	
Distance from Cooperative in miles		2.15	1.54	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01565-0007	1-01547-0040	1-01548-0008	1-01562-0032
Address	411 EAST 85 STREET	326 EAST 85 STREET	313 EAST 85 STREET	428 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	17	16	20	11
Year Built	1920	1920	1920	1920
Gross SqFt	7,260	7,016	8,124	8,345
Estimated Gross Income	\$223,681	\$215,644	\$327,868	\$257,136
Gross Income per SqFt	\$30.81	\$30.74	\$40.36	\$30.81
Estimated Expense	\$80,223	\$100,338	\$94,686	\$92,172
Expense SqFt	\$11.05	\$14.30	\$11.66	\$11.05
Net Operating Income	\$143,458	\$115,306	\$233,182	\$164,964
Full Market Value	\$1,083,000	\$871,000	\$1,669,000	\$1,245,000
Market Value per SqFt	\$149.17	\$124.14	\$205.44	\$149.19
Distance from Cooperative in miles		0.15	0.14	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01565-0009	1-01581-0045	1-01425-0017	1-01518-0033
Address	415 EAST 85 STREET	510 EAST 85 STREET	225 EAST 70 STREET	1588 3 AVENUE
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	D6-ELEVATOR	D6-ELEVATOR
Total Units	99	97	91	100
Year Built	1959	1956	1961	1980
Gross SqFt	86,612	77,768	83,220	81,837
Estimated Gross Income	\$2,923,155	\$2,470,002	\$2,872,242	\$2,762,230
Gross Income per SqFt	\$33.75	\$31.76	\$34.51	\$33.75
Estimated Expense	\$729,273	\$886,454	\$919,117	\$689,371
Expense SqFt	\$8.42	\$11.40	\$11.04	\$8.42
Net Operating Income	\$2,193,882	\$1,583,548	\$1,953,125	\$2,072,859
Full Market Value	\$16,564,000	\$11,956,000	\$14,746,000	\$15,650,000
Market Value per SqFt	\$191.24	\$153.74	\$177.19	\$191.23
Distance from Cooperative in miles		0.15	0.82	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01565-0017	1-01527-0009	1-01580-0038	1-01567-0037
Address	435 EAST 85 STREET	219 EAST 81 STREET	518 EAST 84 STREET	418 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	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	70	53	60	48
Year Built	1958	1972	1940	1950
Gross SqFt	35,000	36,720	33,000	25,395
Estimated Gross Income	\$1,099,700	\$1,153,885	\$1,051,011	\$786,722
Gross Income per SqFt	\$31.42	\$31.42	\$31.85	\$30.98
Estimated Expense	\$232,400	\$243,792	\$304,968	\$267,485
Expense SqFt	\$6.64	\$6.64	\$9.24	\$10.53
Net Operating Income	\$867,300	\$910,093	\$746,043	\$519,237
Full Market Value	\$6,548,000	\$6,871,000	\$5,633,000	\$3,920,000
Market Value per SqFt	\$187.09	\$187.12	\$170.70	\$154.36
Distance from Cooperative in miles		0.34	0.17	0.11

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01565-0028	1-01472-0022	1-01425-0017	1-01518-0033
Address	446 EAST 86 STREET	1453 YORK AVENUE	225 EAST 70 STREET	1588 3 AVENUE
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	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	96	96	91	100
Year Built	1959	1958	1961	1980
Gross SqFt	82,430	75,936	83,220	81,837
Estimated Gross Income	\$2,844,659	\$2,738,954	\$2,872,242	\$2,762,230
Gross Income per SqFt	\$34.51	\$36.07	\$34.51	\$33.75
Estimated Expense	\$910,027	\$683,160	\$919,117	\$689,371
Expense SqFt	\$11.04	\$9.00	\$11.04	\$8.42
Net Operating Income	\$1,934,632	\$2,055,794	\$1,953,125	\$2,072,859
Full Market Value	\$14,607,000	\$15,521,000	\$14,746,000	\$15,650,000
Market Value per SqFt	\$177.20	\$204.40	\$177.19	\$191.23
Distance from Cooperative in miles		0.41	0.82	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01565-0029	1-01571-0022	1-01573-0022	
Address	436 EAST 86 STREET	1751 YORK AVENUE	1775 YORK 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	317	332	274	
Year Built	1973	1986	1994	
Gross SqFt	384,646	346,325	347,118	
Estimated Gross Income	\$14,412,686	\$14,720,354	\$11,256,613	
Gross Income per SqFt	\$37.47	\$42.50	\$32.43	
Estimated Expense	\$4,796,536	\$5,058,453	\$3,582,341	
Expense SqFt	\$12.47	\$14.61	\$10.32	
Net Operating Income	\$9,616,150	\$9,661,901	\$7,674,272	
Full Market Value	\$72,602,000	\$72,948,000	\$57,941,000	
Market Value per SqFt	\$188.75	\$210.63	\$166.92	
Distance from Cooperative in miles		0.31	0.41	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01566-0001	1-01463-0021	1-01590-0036	
Address	1652 1 AVENUE	1273 YORK AVENUE	85 EAST END AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	232	213	175	
Year Built	1963	1957	1951	
Gross SqFt	184,745	182,345	169,386	
Estimated Gross Income	\$5,898,908	\$6,247,229	\$5,013,835	
Gross Income per SqFt	\$31.93	\$34.26	\$29.60	
Estimated Expense	\$1,688,569	\$1,302,259	\$1,885,307	
Expense SqFt	\$9.14	\$7.14	\$11.13	
Net Operating Income	\$4,210,339	\$4,944,970	\$3,128,528	
Full Market Value	\$31,788,000	\$37,335,000	\$22,528,000	
Market Value per SqFt	\$172.06	\$204.75	\$133.00	
Distance from Cooperative in miles		0.92	0.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01566-0010	1-01508-0001	1-01473-0038	1-01150-0041
Address	425 EAST 86 STREET	903 PARK AVENUE	420 EAST 79 STREET	120 WEST 79 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	94	70	112	64
Year Built	1929	1913	1959	1926
Gross SqFt	112,332	113,281	113,820	114,696
Estimated Gross Income	\$3,433,989	\$3,464,904	\$3,479,020	\$3,323,219
Gross Income per SqFt	\$30.57	\$30.59	\$30.57	\$28.97
Estimated Expense	\$1,167,129	\$1,036,094	\$1,182,867	\$1,129,894
Expense SqFt	\$10.39	\$9.15	\$10.39	\$9.85
Net Operating Income	\$2,266,860	\$2,428,810	\$2,296,153	\$2,193,325
Full Market Value	\$17,115,000	\$18,338,000	\$17,336,000	\$16,560,000
Market Value per SqFt	\$152.36	\$161.88	\$152.31	\$144.38
Distance from Cooperative in miles		0.61	0.41	1.57

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01566-0017	1-01426-9035	1-01524-0001	
Address	437 EAST 86 STREET	218 EAST 72 STREET	1225 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	153	148	86	
Year Built	1961	1975	1925	
Gross SqFt	153,347	156,200	165,834	
Estimated Gross Income	\$5,256,735	\$6,594,311	\$4,368,036	
Gross Income per SqFt	\$34.28	\$42.22	\$26.34	
Estimated Expense	\$1,821,762	\$2,300,707	\$1,496,773	
Expense SqFt	\$11.88	\$14.73	\$9.03	
Net Operating Income	\$3,434,973	\$4,293,604	\$2,871,263	
Full Market Value	\$25,934,000	\$19,239,000	\$21,673,000	
Market Value per SqFt	\$169.12	\$123.17	\$130.69	
Distance from Cooperative in miles		0.83	0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01566-0028	1-01584-0006	1-01580-0011	1-01473-0019
Address	1645 YORK AVENUE	505 EAST 87 STREET	515 EAST 83 STREET	443 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	D9-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	19	20	20	20
Year Built	1920	1910	1915	1924
Gross SqFt	7,625	9,795	11,060	8,750
Estimated Gross Income	\$246,059	\$316,088	\$303,180	\$302,054
Gross Income per SqFt	\$32.27	\$32.27	\$27.41	\$34.52
Estimated Expense	\$71,523	\$91,848	\$75,166	\$101,553
Expense SqFt	\$9.38	\$9.38	\$6.80	\$11.61
Net Operating Income	\$174,536	\$224,240	\$228,014	\$200,501
Full Market Value	\$1,318,000	\$1,693,000	\$1,722,000	\$1,514,000
Market Value per SqFt	\$172.85	\$172.84	\$155.70	\$173.03
Distance from Cooperative in miles		0.15	0.21	0.41

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01566-0029	1-01581-0037	1-01585-0014	1-01584-0046
Address	444 EAST 87 STREET	532 EAST 85 STREET	525 EAST 88 STREET	506 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	D5-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	42	36	39	39
Year Built	1905	1900	1910	1915
Gross SqFt	25,000	21,500	21,500	21,500
Estimated Gross Income	\$798,500	\$786,537	\$620,980	\$686,777
Gross Income per SqFt	\$31.94	\$36.58	\$28.88	\$31.94
Estimated Expense	\$288,750	\$226,364	\$187,981	\$248,313
Expense SqFt	\$11.55	\$10.53	\$8.74	\$11.55
Net Operating Income	\$509,750	\$560,173	\$432,999	\$438,464
Full Market Value	\$3,849,000	\$4,229,000	\$3,269,000	\$3,310,000
Market Value per SqFt	\$153.96	\$196.70	\$152.05	\$153.95
Distance from Cooperative in miles		0.17	0.17	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01567-0006	1-01567-0010	1-01567-0027	1-01570-0008
Address	407 EAST 87 STREET	415 EAST 87 STREET	1669 YORK AVENUE	409 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	C1-WALK-UP
Total Units	20	20	11	16
Year Built	1920	1920	1920	1920
Gross SqFt	8,590	8,590	7,880	8,870
Estimated Gross Income	\$310,700	\$331,823	\$191,581	\$320,855
Gross Income per SqFt	\$36.17	\$38.63	\$24.31	\$36.17
Estimated Expense	\$97,582	\$100,052	\$72,801	\$100,780
Expense SqFt	\$11.36	\$11.65	\$9.24	\$11.36
Net Operating Income	\$213,118	\$231,771	\$118,780	\$220,075
Full Market Value	\$1,609,000	\$1,750,000	\$889,000	\$1,662,000
Market Value per SqFt	\$187.31	\$203.73	\$112.82	\$187.37
Distance from Cooperative in miles		0.00	0.00	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01567-0011	1-01568-0039	1-01563-0017	1-01578-0045
Address	417 EAST 87 STREET	420 EAST 89 STREET	443 EAST 83 STREET	510 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	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	15	20
Year Built	1920	1910	1910	1910
Gross SqFt	8,590	8,560	9,456	9,713
Estimated Gross Income	\$305,804	\$281,337	\$336,660	\$353,781
Gross Income per SqFt	\$35.60	\$32.87	\$35.60	\$36.42
Estimated Expense	\$92,858	\$88,317	\$102,196	\$117,142
Expense SqFt	\$10.81	\$10.32	\$10.81	\$12.06
Net Operating Income	\$212,946	\$193,020	\$234,464	\$236,639
Full Market Value	\$1,608,000	\$736,000	\$1,770,000	\$1,787,000
Market Value per SqFt	\$187.19	\$85.98	\$187.18	\$183.98
Distance from Cooperative in miles		0.05	0.21	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01567-0012	1-01567-0010	1-01570-0008	
Address	419 EAST 87 STREET	415 EAST 87 STREET	409 EAST 90 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	16	
Year Built	1920	1920	1920	
Gross SqFt	8,590	8,590	8,870	
Estimated Gross Income	\$321,266	\$331,823	\$320,855	
Gross Income per SqFt	\$37.40	\$38.63	\$36.17	
Estimated Expense	\$98,871	\$100,052	\$100,780	
Expense SqFt	\$11.51	\$11.65	\$11.36	
Net Operating Income	\$222,395	\$231,771	\$220,075	
Full Market Value	\$1,679,000	\$1,750,000	\$1,662,000	
Market Value per SqFt	\$195.46	\$203.73	\$187.37	
Distance from Cooperative in miles		0.00	0.15	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01567-0040	1-01585-0147	1-01578-0010	1-01562-0011
Address	414 EAST 88 STREET	502 EAST 89 STREET	515 EAST 81 STREET	417 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	C1-WALK-UP	C1-WALK-UP
Total Units	19	23	20	20
Year Built	1910	1920	1910	1910
Gross SqFt	8,465	10,080	8,320	8,020
Estimated Gross Income	\$287,048	\$333,681	\$289,937	\$271,981
Gross Income per SqFt	\$33.91	\$33.10	\$34.85	\$33.91
Estimated Expense	\$80,587	\$101,683	\$98,435	\$76,344
Expense SqFt	\$9.52	\$10.09	\$11.83	\$9.52
Net Operating Income	\$206,461	\$231,998	\$191,502	\$195,637
Full Market Value	\$1,559,000	\$1,752,000	\$1,446,000	\$1,477,000
Market Value per SqFt	\$184.17	\$173.81	\$173.80	\$184.16
Distance from Cooperative in miles		0.15	0.34	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01567-0104	1-01519-0028	1-01527-0032	1-01585-0014
Address	403 EAST 87 STREET	165 EAST 90 STREET	236 EAST 82 STREET	525 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	D2-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	15	20	39
Year Built	1910	1910	1910	1910
Gross SqFt	13,000	10,001	10,025	21,500
Estimated Gross Income	\$399,490	\$307,347	\$328,726	\$620,980
Gross Income per SqFt	\$30.73	\$30.73	\$32.79	\$28.88
Estimated Expense	\$112,970	\$86,956	\$111,767	\$187,981
Expense SqFt	\$8.69	\$8.69	\$11.15	\$8.74
Net Operating Income	\$286,520	\$220,391	\$216,959	\$432,999
Full Market Value	\$2,163,000	\$1,664,000	\$1,638,000	\$3,269,000
Market Value per SqFt	\$166.38	\$166.38	\$163.39	\$152.05
Distance from Cooperative in miles		0.41	0.42	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01567-0128	1-01583-0007	1-01552-0035	
Address	448 EAST 88 STREET	513 EAST 86 STREET	328 EAST 90 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	13	20	
Year Built	1920	1920	1920	
Gross SqFt	8,965	9,080	9,005	
Estimated Gross Income	\$311,354	\$334,022	\$294,086	
Gross Income per SqFt	\$34.73	\$36.79	\$32.66	
Estimated Expense	\$95,388	\$92,478	\$99,989	
Expense SqFt	\$10.64	\$10.18	\$11.10	
Net Operating Income	\$215,966	\$241,544	\$194,097	
Full Market Value	\$1,631,000	\$1,824,000	\$1,465,000	
Market Value per SqFt	\$181.93	\$200.88	\$162.69	
Distance from Cooperative in miles		0.15	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01568-0015	1-01584-0046	1-01547-0037	
Address	439 EAST 88 STREET	506 EAST 88 STREET	332 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	D9-ELEVATOR	
Total Units	32	39	44	
Year Built	1915	1915	1920	
Gross SqFt	21,875	21,500	23,375	
Estimated Gross Income	\$723,625	\$686,777	\$799,869	
Gross Income per SqFt	\$33.08	\$31.94	\$34.22	
Estimated Expense	\$253,531	\$248,313	\$271,955	
Expense SqFt	\$11.59	\$11.55	\$11.63	
Net Operating Income	\$470,094	\$438,464	\$527,914	
Full Market Value	\$3,549,000	\$3,310,000	\$3,986,000	
Market Value per SqFt	\$162.24	\$153.95	\$170.52	
Distance from Cooperative in miles		0.15	0.25	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01569-0016	1-01468-0021	1-01465-0021	1-01573-0022
Address	1725 YORK AVENUE	1385 YORK AVENUE	1313 YORK AVENUE	1775 YORK AVENUE
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	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	262	293	442	274
Year Built	1971	1969	1966	1994
Gross SqFt	391,194	410,902	400,612	347,118
Estimated Gross Income	\$12,686,421	\$13,222,122	\$13,524,424	\$11,256,613
Gross Income per SqFt	\$32.43	\$32.18	\$33.76	\$32.43
Estimated Expense	\$4,037,122	\$3,849,654	\$4,327,816	\$3,582,341
Expense SqFt	\$10.32	\$9.37	\$10.80	\$10.32
Net Operating Income	\$8,649,299	\$9,372,468	\$9,196,608	\$7,674,272
Full Market Value	\$65,302,000	\$70,762,000	\$69,435,000	\$57,941,000
Market Value per SqFt	\$166.93	\$172.21	\$173.32	\$166.92
Distance from Cooperative in miles		0.82	0.97	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01570-0005	1-01570-0006	1-01553-0048	1-01552-0035
Address	403 EAST 90 STREET	405 EAST 90 STREET	304 EAST 91 STREET	328 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	C1-WALK-UP
Total Units	15	15	12	20
Year Built	1920	1920	1920	1920
Gross SqFt	8,870	8,870	8,715	9,005
Estimated Gross Income	\$289,694	\$276,961	\$307,445	\$294,086
Gross Income per SqFt	\$32.66	\$31.22	\$35.28	\$32.66
Estimated Expense	\$98,457	\$104,914	\$62,351	\$99,989
Expense SqFt	\$11.10	\$11.83	\$7.15	\$11.10
Net Operating Income	\$191,237	\$172,047	\$245,094	\$194,097
Full Market Value	\$1,444,000	\$1,299,000	\$1,752,000	\$1,465,000
Market Value per SqFt	\$162.80	\$146.45	\$201.03	\$162.69
Distance from Cooperative in miles		0.00	0.14	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01570-0011	1-01580-0016	1-01563-0016	1-01546-0015
Address	415 EAST 90 STREET	525 EAST 83 STREET	441 EAST 83 STREET	323 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	16	16	11	20
Year Built	1915	1910	1905	1920
Gross SqFt	9,180	9,185	9,456	10,100
Estimated Gross Income	\$326,165	\$329,155	\$323,459	\$358,857
Gross Income per SqFt	\$35.53	\$35.84	\$34.21	\$35.53
Estimated Expense	\$66,739	\$72,899	\$106,306	\$73,476
Expense SqFt	\$7.27	\$7.94	\$11.24	\$7.27
Net Operating Income	\$259,426	\$256,256	\$217,153	\$285,381
Full Market Value	\$1,959,000	\$1,935,000	\$1,640,000	\$2,155,000
Market Value per SqFt	\$213.40	\$210.67	\$173.43	\$213.37
Distance from Cooperative in miles		0.38	0.36	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01570-0012	1-01556-0017	1-01530-0034	1-01570-0015
Address	417 EAST 90 STREET	329 EAST 93 STREET	230 EAST 85 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	D9-ELEVATOR	D1-ELEVATOR
Total Units	71	94	55	47
Year Built	1985	1920	1946	1987
Gross SqFt	50,676	54,450	50,853	30,866
Estimated Gross Income	\$1,524,841	\$1,347,778	\$1,838,345	\$928,883
Gross Income per SqFt	\$30.09	\$24.75	\$36.15	\$30.09
Estimated Expense	\$369,935	\$510,016	\$477,922	\$225,373
Expense SqFt	\$7.30	\$9.37	\$9.40	\$7.30
Net Operating Income	\$1,154,906	\$837,762	\$1,360,423	\$703,510
Full Market Value	\$8,720,000	\$6,286,000	\$10,271,000	\$5,312,000
Market Value per SqFt	\$172.07	\$115.45	\$201.97	\$172.10
Distance from Cooperative in miles		0.20	0.41	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01571-0008	1-01530-0034	1-01556-0017	1-01570-0015
Address	407 EAST 91 STREET	230 EAST 85 STREET	329 EAST 93 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	D9-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	35	55	94	47
Year Built	1901	1946	1920	1987
Gross SqFt	47,855	50,853	54,450	30,866
Estimated Gross Income	\$1,439,957	\$1,838,345	\$1,347,778	\$928,883
Gross Income per SqFt	\$30.09	\$36.15	\$24.75	\$30.09
Estimated Expense	\$349,342	\$477,922	\$510,016	\$225,373
Expense SqFt	\$7.30	\$9.40	\$9.37	\$7.30
Net Operating Income	\$1,090,615	\$1,360,423	\$837,762	\$703,510
Full Market Value	\$8,234,000	\$10,271,000	\$6,286,000	\$5,312,000
Market Value per SqFt	\$172.06	\$201.97	\$115.45	\$172.10
Distance from Cooperative in miles		0.45	0.17	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01576-0001	1-01561-0001	1-01512-0040	1-01565-0035
Address	1498 YORK AVENUE	1562 1 AVENUE	1482 3 AVENUE	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	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	139	205	185	133
Year Built	1960	1964	1963	1931
Gross SqFt	215,732	210,428	224,000	205,967
Estimated Gross Income	\$6,707,108	\$5,441,993	\$7,268,002	\$6,403,486
Gross Income per SqFt	\$31.09	\$25.86	\$32.45	\$31.09
Estimated Expense	\$2,547,795	\$2,091,033	\$1,824,906	\$2,432,123
Expense SqFt	\$11.81	\$9.94	\$8.15	\$11.81
Net Operating Income	\$4,159,313	\$3,350,960	\$5,443,096	\$3,971,363
Full Market Value	\$31,403,000	\$25,298,000	\$41,095,000	\$29,984,000
Market Value per SqFt	\$145.56	\$120.22	\$183.46	\$145.58
Distance from Cooperative in miles		0.17	0.56	0.33

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01576-0005	1-01547-0023	1-01581-0049	
Address	505 EAST 79 STREET	351 EAST 84 STREET	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	210	187	234	
Year Built	1963	1970	1968	
Gross SqFt	260,000	261,150	241,983	
Estimated Gross Income	\$8,408,400	\$8,171,104	\$8,080,919	
Gross Income per SqFt	\$32.34	\$31.29	\$33.39	
Estimated Expense	\$2,914,600	\$2,904,514	\$2,733,098	
Expense SqFt	\$11.21	\$11.12	\$11.29	
Net Operating Income	\$5,493,800	\$5,266,590	\$5,347,821	
Full Market Value	\$41,478,000	\$39,763,000	\$40,376,000	
Market Value per SqFt	\$159.53	\$152.26	\$166.85	
Distance from Cooperative in miles		0.37	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01576-0014	1-01568-0001	1-01046-0047	
Address	515 EAST 79 STREET	1700 1 AVENUE	330 WEST 56 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	163	213	275	
Year Built	1981	1964	1974	
Gross SqFt	232,400	227,259	229,973	
Estimated Gross Income	\$6,725,656	\$6,159,062	\$7,079,570	
Gross Income per SqFt	\$28.94	\$27.10	\$30.78	
Estimated Expense	\$2,358,860	\$2,340,444	\$2,299,807	
Expense SqFt	\$10.15	\$10.30	\$10.00	
Net Operating Income	\$4,366,796	\$3,818,618	\$4,779,763	
Full Market Value	\$32,969,000	\$28,831,000	\$36,087,000	
Market Value per SqFt	\$141.86	\$126.86	\$156.92	
Distance from Cooperative in miles		0.48	1.92	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01576-0023	1-01203-0033	1-01524-0001	1-01426-9035
Address	2 EAST END AVENUE	295 CENTRAL PARK WEST	1225 PARK AVENUE	218 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST 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	57	136	86	148
Year Built	1910	1941	1925	1975
Gross SqFt	147,991	145,476	165,834	156,200
Estimated Gross Income	\$4,461,929	\$4,386,164	\$4,368,036	\$6,594,311
Gross Income per SqFt	\$30.15	\$30.15	\$26.34	\$42.22
Estimated Expense	\$1,593,863	\$1,567,371	\$1,496,773	\$2,300,707
Expense SqFt	\$10.77	\$10.77	\$9.03	\$14.73
Net Operating Income	\$2,868,066	\$2,818,793	\$2,871,263	\$4,293,604
Full Market Value	\$21,654,000	\$21,282,000	\$21,673,000	\$19,239,000
Market Value per SqFt	\$146.32	\$146.29	\$130.69	\$123.17
Distance from Cooperative in miles		1.56	1.01	0.59

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01576-0027	1-01581-0049	1-01488-0013	1-01046-0047
Address	10 EAST END AVENUE	1596 YORK AVENUE	519 EAST 76 STREET	330 WEST 56 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	198	234	210	275
Year Built	1957	1968	1964	1974
Gross SqFt	230,473	241,983	258,394	229,973
Estimated Gross Income	\$7,695,493	\$8,080,919	\$11,973,100	\$7,079,570
Gross Income per SqFt	\$33.39	\$33.39	\$46.34	\$30.78
Estimated Expense	\$2,602,040	\$2,733,098	\$3,692,950	\$2,299,807
Expense SqFt	\$11.29	\$11.29	\$14.29	\$10.00
Net Operating Income	\$5,093,453	\$5,347,821	\$8,280,150	\$4,779,763
Full Market Value	\$38,456,000	\$40,376,000	\$62,515,000	\$36,087,000
Market Value per SqFt	\$166.86	\$166.85	\$241.94	\$156.92
Distance from Cooperative in miles		0.25	0.15	1.92

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01578-0001	1-01832-0001	1-01226-0029	
Address	1540 YORK AVENUE	741 WEST 96 STREET	720 COLUMBUS AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	298	221	171	
Year Built	1962	1971	1986	
Gross SqFt	309,204	303,585	232,831	
Estimated Gross Income	\$7,566,222	\$4,968,781	\$7,582,073	
Gross Income per SqFt	\$24.47	\$16.37	\$32.56	
Estimated Expense	\$2,606,590	\$2,237,491	\$2,206,340	
Expense SqFt	\$8.43	\$7.37	\$9.48	
Net Operating Income	\$4,959,632	\$2,731,290	\$5,375,733	
Full Market Value	\$37,168,000	\$18,798,000	\$40,587,000	
Market Value per SqFt	\$120.21	\$61.92	\$174.32	
Distance from Cooperative in miles		1.66	1.79	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01578-0012	1-01579-0014	1-01580-0015	1-01562-0033
Address	519 EAST 81 STREET	521 EAST 82 STREET	523 EAST 83 STREET	426 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	20	20	16	22
Year Built	1910	1910	1910	1910
Gross SqFt	8,320	9,425	9,185	8,345
Estimated Gross Income	\$301,101	\$319,999	\$348,888	\$301,966
Gross Income per SqFt	\$36.19	\$33.95	\$37.98	\$36.19
Estimated Expense	\$106,246	\$106,067	\$91,463	\$106,565
Expense SqFt	\$12.77	\$11.25	\$9.96	\$12.77
Net Operating Income	\$194,855	\$213,932	\$257,425	\$195,401
Full Market Value	\$1,471,000	\$1,615,000	\$1,944,000	\$1,475,000
Market Value per SqFt	\$176.80	\$171.35	\$211.65	\$176.75
Distance from Cooperative in miles		0.05	0.10	0.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01578-0013	1-01579-0014	1-01580-0015	1-01562-0033
Address	521 EAST 81 STREET	521 EAST 82 STREET	523 EAST 83 STREET	426 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	20	20	16	22
Year Built	1910	1910	1910	1910
Gross SqFt	8,320	9,425	9,185	8,345
Estimated Gross Income	\$301,101	\$319,999	\$348,888	\$301,966
Gross Income per SqFt	\$36.19	\$33.95	\$37.98	\$36.19
Estimated Expense	\$106,246	\$106,067	\$91,463	\$106,565
Expense SqFt	\$12.77	\$11.25	\$9.96	\$12.77
Net Operating Income	\$194,855	\$213,932	\$257,425	\$195,401
Full Market Value	\$1,471,000	\$1,615,000	\$1,944,000	\$1,475,000
Market Value per SqFt	\$176.80	\$171.35	\$211.65	\$176.75
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	1-01578-0042	1-01577-0042	1-01577-0041	1-01580-0013
Address	516 EAST 82 STREET	516 EAST 81 STREET	518 EAST 81 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	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	14	15
Year Built	1920	1920	1920	1915
Gross SqFt	9,215	9,460	9,630	9,185
Estimated Gross Income	\$314,600	\$299,656	\$346,366	\$313,582
Gross Income per SqFt	\$34.14	\$31.68	\$35.97	\$34.14
Estimated Expense	\$106,986	\$71,902	\$100,446	\$106,618
Expense SqFt	\$11.61	\$7.60	\$10.43	\$11.61
Net Operating Income	\$207,614	\$227,754	\$245,920	\$206,964
Full Market Value	\$1,567,000	\$1,720,000	\$1,574,000	\$1,563,000
Market Value per SqFt	\$170.05	\$181.82	\$163.45	\$170.17
Distance from Cooperative in miles		0.05	0.05	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01578-0043	1-01579-0014	1-01579-0043	1-01580-0015
Address	514 EAST 82 STREET	521 EAST 82 STREET	514 EAST 83 STREET	523 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	11	16
Year Built	1900	1910	1910	1910
Gross SqFt	9,215	9,425	8,620	9,185
Estimated Gross Income	\$312,849	\$319,999	\$218,860	\$348,888
Gross Income per SqFt	\$33.95	\$33.95	\$25.39	\$37.98
Estimated Expense	\$103,669	\$106,067	\$95,279	\$91,463
Expense SqFt	\$11.25	\$11.25	\$11.05	\$9.96
Net Operating Income	\$209,180	\$213,932	\$123,581	\$257,425
Full Market Value	\$1,579,000	\$1,615,000	\$931,000	\$1,944,000
Market Value per SqFt	\$171.35	\$171.35	\$108.00	\$211.65
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	1-01578-0044	1-01578-0010	1-01562-0011	1-01578-0045
Address	512 EAST 82 STREET	515 EAST 81 STREET	417 EAST 82 STREET	510 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	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20	20
Year Built	1920	1910	1910	1910
Gross SqFt	8,830	8,320	8,020	9,713
Estimated Gross Income	\$307,726	\$289,937	\$271,981	\$353,781
Gross Income per SqFt	\$34.85	\$34.85	\$33.91	\$36.42
Estimated Expense	\$104,459	\$98,435	\$76,344	\$117,142
Expense SqFt	\$11.83	\$11.83	\$9.52	\$12.06
Net Operating Income	\$203,267	\$191,502	\$195,637	\$236,639
Full Market Value	\$1,535,000	\$1,446,000	\$1,477,000	\$1,787,000
Market Value per SqFt	\$173.84	\$173.80	\$184.16	\$183.98
Distance from Cooperative in miles		0.00	0.15	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01579-0005	1-01448-0045	1-01570-0024	1-01585-0036
Address	505 EAST 82 STREET	310 EAST 74 STREET	435 EAST 90 STREET	530 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	54	60	66	80
Year Built	1950	1938	1920	1920
Gross SqFt	47,680	46,932	46,421	48,600
Estimated Gross Income	\$1,332,179	\$1,311,412	\$1,225,986	\$1,527,094
Gross Income per SqFt	\$27.94	\$27.94	\$26.41	\$31.42
Estimated Expense	\$439,133	\$432,183	\$248,106	\$342,804
Expense SqFt	\$9.21	\$9.21	\$5.34	\$7.05
Net Operating Income	\$893,046	\$879,229	\$977,880	\$1,184,290
Full Market Value	\$6,743,000	\$6,638,000	\$7,383,000	\$8,941,000
Market Value per SqFt	\$141.42	\$141.44	\$159.04	\$183.97
Distance from Cooperative in miles		0.53	0.43	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01579-0008	1-01579-0014	1-01579-0043	1-01580-0015
Address	511 EAST 82 STREET	521 EAST 82 STREET	514 EAST 83 STREET	523 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	11	16
Year Built	1905	1910	1910	1910
Gross SqFt	9,324	9,425	8,620	9,185
Estimated Gross Income	\$316,550	\$319,999	\$218,860	\$348,888
Gross Income per SqFt	\$33.95	\$33.95	\$25.39	\$37.98
Estimated Expense	\$104,895	\$106,067	\$95,279	\$91,463
Expense SqFt	\$11.25	\$11.25	\$11.05	\$9.96
Net Operating Income	\$211,655	\$213,932	\$123,581	\$257,425
Full Market Value	\$1,598,000	\$1,615,000	\$931,000	\$1,944,000
Market Value per SqFt	\$171.39	\$171.35	\$108.00	\$211.65
Distance from Cooperative in miles		0.00	0.00	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01579-0015	1-01473-0038	1-01490-0122	
Address	525 EAST 82 STREET	420 EAST 79 STREET	555 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	D3-ELEVATOR	
Total Units	95	112	87	
Year Built	1962	1959	1940	
Gross SqFt	94,727	113,820	75,854	
Estimated Gross Income	\$3,051,157	\$3,479,020	\$2,566,958	
Gross Income per SqFt	\$32.21	\$30.57	\$33.84	
Estimated Expense	\$1,037,261	\$1,182,867	\$872,766	
Expense SqFt	\$10.95	\$10.39	\$11.51	
Net Operating Income	\$2,013,896	\$2,296,153	\$1,694,192	
Full Market Value	\$15,205,000	\$17,336,000	\$12,791,000	
Market Value per SqFt	\$160.51	\$152.31	\$168.63	
Distance from Cooperative in miles		0.25	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01579-0023	1-01573-0022	1-01045-0029	1-01865-0040
Address	60 EAST END AVENUE	1775 YORK AVENUE	911 8 AVENUE	1 MORNINGSIDE DRIVE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	MIDTOWN WEST	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	125	274	360	295
Year Built	1973	1994	1964	2008
Gross SqFt	345,242	347,118	325,163	358,800
Estimated Gross Income	\$10,029,280	\$11,256,613	\$9,446,635	\$10,128,692
Gross Income per SqFt	\$29.05	\$32.43	\$29.05	\$28.23
Estimated Expense	\$3,410,991	\$3,582,341	\$3,211,856	\$3,883,265
Expense SqFt	\$9.88	\$10.32	\$9.88	\$10.82
Net Operating Income	\$6,618,289	\$7,674,272	\$6,234,779	\$6,245,427
Full Market Value	\$49,968,000	\$57,941,000	\$47,073,000	\$47,153,000
Market Value per SqFt	\$144.73	\$166.92	\$144.77	\$131.42
Distance from Cooperative in miles		0.59	2.05	2.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01579-0044	1-01579-0014	1-01580-0015	
Address	512 EAST 83 STREET	521 EAST 82 STREET	523 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	20	20	16	
Year Built	1910	1910	1910	
Gross SqFt	10,830	9,425	9,185	
Estimated Gross Income	\$389,555	\$319,999	\$348,888	
Gross Income per SqFt	\$35.97	\$33.95	\$37.98	
Estimated Expense	\$114,906	\$106,067	\$91,463	
Expense SqFt	\$10.61	\$11.25	\$9.96	
Net Operating Income	\$274,649	\$213,932	\$257,425	
Full Market Value	\$2,074,000	\$1,615,000	\$1,944,000	
Market Value per SqFt	\$191.51	\$171.35	\$211.65	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01579-0049	1-01581-0049	1-01198-0029	
Address	1562 YORK AVENUE	1596 YORK AVENUE	241 CENTRAL PARK WEST	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR	
Total Units	189	234	140	
Year Built	1965	1968	1931	
Gross SqFt	255,420	241,983	253,749	
Estimated Gross Income	\$7,948,670	\$8,080,919	\$7,319,409	
Gross Income per SqFt	\$31.12	\$33.39	\$28.85	
Estimated Expense	\$2,702,344	\$2,733,098	\$2,504,390	
Expense SqFt	\$10.58	\$11.29	\$9.87	
Net Operating Income	\$5,246,326	\$5,347,821	\$4,815,019	
Full Market Value	\$39,610,000	\$40,376,000	\$36,353,000	
Market Value per SqFt	\$155.08	\$166.85	\$143.26	
Distance from Cooperative in miles		0.10	1.48	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-0006	1-01580-0015	1-01580-0005	1-01580-0012
Address	505 EAST 83 STREET	523 EAST 83 STREET	503 EAST 83 STREET	517 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	16	16	15	15
Year Built	1910	1910	1910	1910
Gross SqFt	9,190	9,185	9,190	9,185
Estimated Gross Income	\$317,331	\$348,888	\$257,062	\$317,142
Gross Income per SqFt	\$34.53	\$37.98	\$27.97	\$34.53
Estimated Expense	\$123,697	\$91,463	\$74,621	\$123,594
Expense SqFt	\$13.46	\$9.96	\$8.12	\$13.46
Net Operating Income	\$193,634	\$257,425	\$182,441	\$193,548
Full Market Value	\$1,462,000	\$1,944,000	\$1,377,000	\$759,000
Market Value per SqFt	\$159.09	\$211.65	\$149.84	\$82.63
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	1-01580-0008	1-01580-0017	1-01580-0013	
Address	509 EAST 83 STREET	527 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	1925	1915	1915	
Gross SqFt	9,190	9,185	9,185	
Estimated Gross Income	\$322,661	\$331,298	\$313,582	
Gross Income per SqFt	\$35.11	\$36.07	\$34.14	
Estimated Expense	\$107,523	\$108,201	\$106,618	
Expense SqFt	\$11.70	\$11.78	\$11.61	
Net Operating Income	\$215,138	\$223,097	\$206,964	
Full Market Value	\$1,624,000	\$1,684,000	\$1,563,000	
Market Value per SqFt	\$176.71	\$183.34	\$170.17	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-0014	1-01580-0009	1-01560-0012	
Address	521 EAST 83 STREET	511 EAST 83 STREET	427 EAST 80 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	20	
Year Built	1925	1925	1925	
Gross SqFt	9,185	9,190	9,295	
Estimated Gross Income	\$328,547	\$335,486	\$325,465	
Gross Income per SqFt	\$35.77	\$36.51	\$35.02	
Estimated Expense	\$107,189	\$130,840	\$84,558	
Expense SqFt	\$11.67	\$14.24	\$9.10	
Net Operating Income	\$221,358	\$204,646	\$240,907	
Full Market Value	\$1,671,000	\$1,198,000	\$1,819,000	
Market Value per SqFt	\$181.93	\$130.36	\$195.70	
Distance from Cooperative in miles		0.00	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-0019	1-01580-0017	1-01580-0013	1-01580-0015
Address	531 EAST 83 STREET	527 EAST 83 STREET	519 EAST 83 STREET	523 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	16
Year Built	1915	1915	1915	1910
Gross SqFt	9,185	9,185	9,185	9,185
Estimated Gross Income	\$331,303	\$331,298	\$313,582	\$348,888
Gross Income per SqFt	\$36.07	\$36.07	\$34.14	\$37.98
Estimated Expense	\$108,199	\$108,201	\$106,618	\$91,463
Expense SqFt	\$11.78	\$11.78	\$11.61	\$9.96
Net Operating Income	\$223,104	\$223,097	\$206,964	\$257,425
Full Market Value	\$1,684,000	\$1,684,000	\$1,563,000	\$1,944,000
Market Value per SqFt	\$183.34	\$183.34	\$170.17	\$211.65
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-0023	1-01463-0021	1-01590-0036	1-01581-0030
Address	80 EAST END AVENUE	1273 YORK AVENUE	85 EAST END AVENUE	110 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	154	213	175	146
Year Built	1958	1957	1951	1951
Gross SqFt	182,000	182,345	169,386	150,754
Estimated Gross Income	\$5,387,200	\$6,247,229	\$5,013,835	\$4,415,931
Gross Income per SqFt	\$29.60	\$34.26	\$29.60	\$29.29
Estimated Expense	\$2,025,660	\$1,302,259	\$1,885,307	\$1,594,655
Expense SqFt	\$11.13	\$7.14	\$11.13	\$10.58
Net Operating Income	\$3,361,540	\$4,944,970	\$3,128,528	\$2,821,276
Full Market Value	\$25,380,000	\$37,335,000	\$22,528,000	\$21,301,000
Market Value per SqFt	\$139.45	\$204.75	\$133.00	\$141.30
Distance from Cooperative in miles		0.77	0.11	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-0032	1-01578-0014	1-01585-0005	1-01551-0040
Address	534 EAST 84 STREET	525 EAST 81 STREET	505 EAST 88 STREET	320 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	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	44	39	35
Year Built	1910	1957	1957	1940
Gross SqFt	22,812	24,960	17,750	17,280
Estimated Gross Income	\$820,320	\$804,565	\$638,282	\$725,613
Gross Income per SqFt	\$35.96	\$32.23	\$35.96	\$41.99
Estimated Expense	\$305,453	\$297,994	\$237,598	\$208,449
Expense SqFt	\$13.39	\$11.94	\$13.39	\$12.06
Net Operating Income	\$514,867	\$506,571	\$400,684	\$517,164
Full Market Value	\$3,887,000	\$3,825,000	\$3,025,000	\$3,905,000
Market Value per SqFt	\$170.39	\$153.25	\$170.42	\$225.98
Distance from Cooperative in miles		0.10	0.26	0.38

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-0033	1-01529-0018	1-01580-0038	1-01527-0009
Address	526 EAST 84 STREET	235 EAST 83 STREET	518 EAST 84 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	D3-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	80	55	60	53
Year Built	1920	1963	1940	1972
Gross SqFt	42,250	36,800	33,000	36,720
Estimated Gross Income	\$1,327,495	\$992,586	\$1,051,011	\$1,153,885
Gross Income per SqFt	\$31.42	\$26.97	\$31.85	\$31.42
Estimated Expense	\$280,540	\$413,203	\$304,968	\$243,792
Expense SqFt	\$6.64	\$11.23	\$9.24	\$6.64
Net Operating Income	\$1,046,955	\$579,383	\$746,043	\$910,093
Full Market Value	\$7,905,000	\$4,374,000	\$5,633,000	\$6,871,000
Market Value per SqFt	\$187.10	\$118.86	\$170.70	\$187.12
Distance from Cooperative in miles		0.41	0.00	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-0043	1-01563-0005	1-01564-0031	1-01581-0037
Address	512 EAST 84 STREET	411 EAST 83 STREET	44 EAST 85 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	24	37	60	36
Year Built	1910	1915	1925	1900
Gross SqFt	29,910	28,900	32,208	21,500
Estimated Gross Income	\$1,094,108	\$627,757	\$1,209,197	\$786,537
Gross Income per SqFt	\$36.58	\$21.72	\$37.54	\$36.58
Estimated Expense	\$314,952	\$274,146	\$370,079	\$226,364
Expense SqFt	\$10.53	\$9.49	\$11.49	\$10.53
Net Operating Income	\$779,156	\$353,611	\$839,118	\$560,173
Full Market Value	\$5,883,000	\$2,597,000	\$6,335,000	\$4,229,000
Market Value per SqFt	\$196.69	\$89.86	\$196.69	\$196.70
Distance from Cooperative in miles		0.14	0.15	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01581-0012	1-01490-0040	1-01490-0010	
Address	523 EAST 84 STREET	510 EAST 79 STREET	511 EAST 78 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	60	102	100	
Year Built	1910	1911	1911	
Gross SqFt	43,080	44,364	44,364	
Estimated Gross Income	\$1,509,523	\$1,622,851	\$1,486,151	
Gross Income per SqFt	\$35.04	\$36.58	\$33.50	
Estimated Expense	\$481,634	\$486,855	\$505,291	
Expense SqFt	\$11.18	\$10.97	\$11.39	
Net Operating Income	\$1,027,889	\$1,135,996	\$980,860	
Full Market Value	\$7,761,000	\$8,577,000	\$7,406,000	
Market Value per SqFt	\$180.15	\$193.33	\$166.94	
Distance from Cooperative in miles		0.30	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01581-0039	1-01580-0009	1-01583-0007	
Address	530 EAST 85 STREET	511 EAST 83 STREET	513 EAST 86 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	11	15	13	
Year Built	1925	1925	1920	
Gross SqFt	8,145	9,190	9,080	
Estimated Gross Income	\$298,514	\$335,486	\$334,022	
Gross Income per SqFt	\$36.65	\$36.51	\$36.79	
Estimated Expense	\$99,450	\$130,840	\$92,478	
Expense SqFt	\$12.21	\$14.24	\$10.18	
Net Operating Income	\$199,064	\$204,646	\$241,544	
Full Market Value	\$1,503,000	\$1,198,000	\$1,824,000	
Market Value per SqFt	\$184.53	\$130.36	\$200.88	
Distance from Cooperative in miles		0.05	0.11	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01582-0005	1-01472-0022	1-01518-0033	1-01425-0017
Address	515 EAST 85 STREET	1453 YORK AVENUE	1588 3 AVENUE	225 EAST 70 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	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	83	96	100	91
Year Built	1962	1958	1980	1961
Gross SqFt	81,215	75,936	81,837	83,220
Estimated Gross Income	\$2,802,730	\$2,738,954	\$2,762,230	\$2,872,242
Gross Income per SqFt	\$34.51	\$36.07	\$33.75	\$34.51
Estimated Expense	\$896,614	\$683,160	\$689,371	\$919,117
Expense SqFt	\$11.04	\$9.00	\$8.42	\$11.04
Net Operating Income	\$1,906,116	\$2,055,794	\$2,072,859	\$1,953,125
Full Market Value	\$14,391,000	\$15,521,000	\$15,650,000	\$14,746,000
Market Value per SqFt	\$177.20	\$204.40	\$191.23	\$177.19
Distance from Cooperative in miles		0.43	0.56	0.87

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01582-0023	1-01889-0001	1-01336-0040	
Address	120 EAST END AVENUE	280 RIVERSIDE DRIVE	310 EAST 44 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (96-116)	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	34	125	328	
Year Built	1931	1940	1929	
Gross SqFt	211,270	211,041	206,598	
Estimated Gross Income	\$6,179,648	\$4,693,451	\$7,492,113	
Gross Income per SqFt	\$29.25	\$22.24	\$36.26	
Estimated Expense	\$2,114,813	\$1,927,310	\$2,247,634	
Expense SqFt	\$10.01	\$9.13	\$10.88	
Net Operating Income	\$4,064,835	\$2,766,141	\$5,244,479	
Full Market Value	\$30,690,000	\$20,402,000	\$39,596,000	
Market Value per SqFt	\$145.26	\$96.67	\$191.66	
Distance from Cooperative in miles		2.10	2.11	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01582-0030	1-01515-0007	1-01431-0016	
Address	130 EAST END AVENUE	103 EAST 86 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	D6-ELEVATOR	D3-ELEVATOR	
Total Units	46	52	90	
Year Built	1929	1914	1938	
Gross SqFt	94,409	91,260	82,065	
Estimated Gross Income	\$2,941,784	\$3,140,737	\$2,289,613	
Gross Income per SqFt	\$31.16	\$34.42	\$27.90	
Estimated Expense	\$961,084	\$991,961	\$778,468	
Expense SqFt	\$10.18	\$10.87	\$9.49	
Net Operating Income	\$1,980,700	\$2,148,776	\$1,511,145	
Full Market Value	\$14,954,000	\$16,223,000	\$11,409,000	
Market Value per SqFt	\$158.40	\$177.77	\$139.02	
Distance from Cooperative in miles		0.62	0.62	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01582-0034	1-01473-0038	1-01150-0041	
Address	530 EAST 86 STREET	420 EAST 79 STREET	120 WEST 79 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	46	112	64	
Year Built	1928	1959	1926	
Gross SqFt	120,835	113,820	114,696	
Estimated Gross Income	\$3,597,258	\$3,479,020	\$3,323,219	
Gross Income per SqFt	\$29.77	\$30.57	\$28.97	
Estimated Expense	\$1,222,850	\$1,182,867	\$1,129,894	
Expense SqFt	\$10.12	\$10.39	\$9.85	
Net Operating Income	\$2,374,408	\$2,296,153	\$2,193,325	
Full Market Value	\$17,927,000	\$17,336,000	\$16,560,000	
Market Value per SqFt	\$148.36	\$152.31	\$144.38	
Distance from Cooperative in miles		0.38	1.69	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01582-0040	1-01473-0038	1-01199-0045	
Address	520 EAST 86 STREET	420 EAST 79 STREET	20 WEST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	46	112	64	
Year Built	1929	1959	1929	
Gross SqFt	114,640	113,820	103,112	
Estimated Gross Income	\$3,419,711	\$3,479,020	\$2,999,909	
Gross Income per SqFt	\$29.83	\$30.57	\$29.09	
Estimated Expense	\$1,186,524	\$1,182,867	\$1,062,163	
Expense SqFt	\$10.35	\$10.39	\$10.30	
Net Operating Income	\$2,233,187	\$2,296,153	\$1,937,746	
Full Market Value	\$16,861,000	\$17,336,000	\$14,630,000	
Market Value per SqFt	\$147.08	\$152.31	\$141.88	
Distance from Cooperative in miles		0.38	1.48	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01582-0046	1-01473-0038	1-01200-0025	
Address	510 EAST 86 STREET	420 EAST 79 STREET	5 WEST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	94	112	85	
Year Built	1958	1959	1937	
Gross SqFt	123,333	113,820	116,021	
Estimated Gross Income	\$3,651,890	\$3,479,020	\$3,324,384	
Gross Income per SqFt	\$29.61	\$30.57	\$28.65	
Estimated Expense	\$1,378,863	\$1,182,867	\$1,387,554	
Expense SqFt	\$11.18	\$10.39	\$11.96	
Net Operating Income	\$2,273,027	\$2,296,153	\$1,936,830	
Full Market Value	\$17,161,000	\$17,336,000	\$13,688,000	
Market Value per SqFt	\$139.14	\$152.31	\$117.98	
Distance from Cooperative in miles		0.38	1.48	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01583-0009	1-01585-0036	1-01448-0045	1-01580-0038
Address	517 EAST 86 STREET	530 EAST 89 STREET	310 EAST 74 STREET	518 EAST 84 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	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	36	80	60	60
Year Built	1939	1920	1938	1940
Gross SqFt	48,000	48,600	46,932	33,000
Estimated Gross Income	\$1,508,160	\$1,527,094	\$1,311,412	\$1,051,011
Gross Income per SqFt	\$31.42	\$31.42	\$27.94	\$31.85
Estimated Expense	\$338,400	\$342,804	\$432,183	\$304,968
Expense SqFt	\$7.05	\$7.05	\$9.21	\$9.24
Net Operating Income	\$1,169,760	\$1,184,290	\$879,229	\$746,043
Full Market Value	\$8,832,000	\$8,941,000	\$6,638,000	\$5,633,000
Market Value per SqFt	\$184.00	\$183.97	\$141.44	\$170.70
Distance from Cooperative in miles		0.10	0.72	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01583-0012	1-01512-0040	1-01561-0001	
Address	525 EAST 86 STREET	1482 3 AVENUE	1562 1 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	139	185	205	
Year Built	1962	1963	1964	
Gross SqFt	223,473	224,000	210,428	
Estimated Gross Income	\$6,516,473	\$7,268,002	\$5,441,993	
Gross Income per SqFt	\$29.16	\$32.45	\$25.86	
Estimated Expense	\$2,022,431	\$1,824,906	\$2,091,033	
Expense SqFt	\$9.05	\$8.15	\$9.94	
Net Operating Income	\$4,494,042	\$5,443,096	\$3,350,960	
Full Market Value	\$33,930,000	\$41,095,000	\$25,298,000	
Market Value per SqFt	\$151.83	\$183.46	\$120.22	
Distance from Cooperative in miles		0.55	0.29	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01583-0015	1-01208-0029	1-01455-0013	
Address	535 EAST 86 STREET	350 CENTRAL PARK WEST	421 EAST 60 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D8-ELEVATOR	
Total Units	143	174	234	
Year Built	1960	1929	2001	
Gross SqFt	320,600	323,690	307,000	
Estimated Gross Income	\$9,444,876	\$6,766,250	\$11,669,593	
Gross Income per SqFt	\$29.46	\$20.90	\$38.01	
Estimated Expense	\$3,020,052	\$2,774,163	\$3,149,724	
Expense SqFt	\$9.42	\$8.57	\$10.26	
Net Operating Income	\$6,424,824	\$3,992,087	\$8,519,869	
Full Market Value	\$48,508,000	\$29,088,000	\$64,325,000	
Market Value per SqFt	\$151.30	\$89.86	\$209.53	
Distance from Cooperative in miles		1.53	1.32	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01584-0013	1-01584-0148	1-01580-0007	
Address	519 EAST 87 STREET	502 EAST 88 STREET	507 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	20	15	
Year Built	1910	1910	1910	
Gross SqFt	9,040	8,420	9,190	
Estimated Gross Income	\$342,164	\$314,405	\$352,446	
Gross Income per SqFt	\$37.85	\$37.34	\$38.35	
Estimated Expense	\$104,050	\$115,240	\$85,733	
Expense SqFt	\$11.51	\$13.69	\$9.33	
Net Operating Income	\$238,114	\$199,165	\$266,713	
Full Market Value	\$1,798,000	\$1,504,000	\$2,014,000	
Market Value per SqFt	\$198.89	\$178.62	\$219.15	
Distance from Cooperative in miles		0.00	0.21	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01584-0016	1-01584-0044	1-01584-0148	
Address	531 EAST 87 STREET	512 EAST 88 STREET	502 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	8,745	8,935	8,420	
Estimated Gross Income	\$320,854	\$321,928	\$314,405	
Gross Income per SqFt	\$36.69	\$36.03	\$37.34	
Estimated Expense	\$108,088	\$98,431	\$115,240	
Expense SqFt	\$12.36	\$11.02	\$13.69	
Net Operating Income	\$212,766	\$223,497	\$199,165	
Full Market Value	\$1,606,000	\$1,687,000	\$1,504,000	
Market Value per SqFt	\$183.65	\$188.81	\$178.62	
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	1-01584-0148	1-01580-0007	
Address	522 EAST 88 STREET	502 EAST 88 STREET	507 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	16	20	15	
Year Built	1910	1910	1910	
Gross SqFt	8,935	8,420	9,190	
Estimated Gross Income	\$338,190	\$314,405	\$352,446	
Gross Income per SqFt	\$37.85	\$37.34	\$38.35	
Estimated Expense	\$102,842	\$115,240	\$85,733	
Expense SqFt	\$11.51	\$13.69	\$9.33	
Net Operating Income	\$235,348	\$199,165	\$266,713	
Full Market Value	\$1,777,000	\$1,504,000	\$2,014,000	
Market Value per SqFt	\$198.88	\$178.62	\$219.15	
Distance from Cooperative in miles		0.00	0.21	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01585-0007	1-01584-0148	1-01584-0040	1-01584-0044
Address	509 EAST 88 STREET	502 EAST 88 STREET	520 EAST 88 STREET	512 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	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	20	17	20
Year Built	1910	1910	1910	1910
Gross SqFt	8,825	8,420	8,935	8,935
Estimated Gross Income	\$328,820	\$314,405	\$332,928	\$321,928
Gross Income per SqFt	\$37.26	\$37.34	\$37.26	\$36.03
Estimated Expense	\$98,664	\$115,240	\$99,878	\$98,431
Expense SqFt	\$11.18	\$13.69	\$11.18	\$11.02
Net Operating Income	\$230,156	\$199,165	\$233,050	\$223,497
Full Market Value	\$1,738,000	\$1,504,000	\$1,760,000	\$1,687,000
Market Value per SqFt	\$196.94	\$178.62	\$196.98	\$188.81
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	1-01585-0008	1-01585-0036	1-01521-0064	1-01564-0031
Address	515 EAST 88 STREET	530 EAST 89 STREET	118 EAST 93 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	D9-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	69	80	38	60
Year Built	1920	1920	1926	1925
Gross SqFt	42,286	48,600	42,857	32,208
Estimated Gross Income	\$1,328,626	\$1,527,094	\$1,039,973	\$1,209,197
Gross Income per SqFt	\$31.42	\$31.42	\$24.27	\$37.54
Estimated Expense	\$298,116	\$342,804	\$344,030	\$370,079
Expense SqFt	\$7.05	\$7.05	\$8.03	\$11.49
Net Operating Income	\$1,030,510	\$1,184,290	\$695,943	\$839,118
Full Market Value	\$7,780,000	\$8,941,000	\$5,206,000	\$6,335,000
Market Value per SqFt	\$183.99	\$183.97	\$121.47	\$196.69
Distance from Cooperative in miles		0.00	0.65	0.25

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01585-0013	1-01585-0012	1-01585-0016	1-01583-0007
Address	521 EAST 88 STREET	519 EAST 88 STREET	527 EAST 88 STREET	513 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	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	20	13
Year Built	1920	1920	1920	1920
Gross SqFt	8,805	8,825	8,805	9,080
Estimated Gross Income	\$323,936	\$231,454	\$362,141	\$334,022
Gross Income per SqFt	\$36.79	\$26.23	\$41.13	\$36.79
Estimated Expense	\$89,635	\$89,962	\$128,054	\$92,478
Expense SqFt	\$10.18	\$10.19	\$14.54	\$10.18
Net Operating Income	\$234,301	\$141,492	\$234,087	\$241,544
Full Market Value	\$1,769,000	\$1,068,000	\$1,767,000	\$1,824,000
Market Value per SqFt	\$200.91	\$121.02	\$200.68	\$200.88
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	1-01585-0017	1-01585-0012	1-01585-0016	1-01583-0007
Address	529 EAST 88 STREET	519 EAST 88 STREET	527 EAST 88 STREET	513 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	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	11	20	13
Year Built	1920	1920	1920	1920
Gross SqFt	8,805	8,825	8,805	9,080
Estimated Gross Income	\$323,936	\$231,454	\$362,141	\$334,022
Gross Income per SqFt	\$36.79	\$26.23	\$41.13	\$36.79
Estimated Expense	\$89,635	\$89,962	\$128,054	\$92,478
Expense SqFt	\$10.18	\$10.19	\$14.54	\$10.18
Net Operating Income	\$234,301	\$141,492	\$234,087	\$241,544
Full Market Value	\$1,769,000	\$1,068,000	\$1,767,000	\$1,824,000
Market Value per SqFt	\$200.91	\$121.02	\$200.68	\$200.88
Distance from Cooperative in miles		0.00	0.00	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01585-0018	1-01584-0046	1-01567-0022	
Address	531 EAST 88 STREET	506 EAST 88 STREET	1661 YORK AVENUE	
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	26	39	64	
Year Built	1905	1915	1920	
Gross SqFt	25,800	21,500	29,700	
Estimated Gross Income	\$977,562	\$686,777	\$1,301,733	
Gross Income per SqFt	\$37.89	\$31.94	\$43.83	
Estimated Expense	\$307,278	\$248,313	\$364,485	
Expense SqFt	\$11.91	\$11.55	\$12.27	
Net Operating Income	\$670,284	\$438,464	\$937,248	
Full Market Value	\$5,061,000	\$3,310,000	\$7,076,000	
Market Value per SqFt	\$196.16	\$153.95	\$238.25	
Distance from Cooperative in miles		0.05	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01585-0023	1-01468-0021	1-01079-9029	
Address	180 EAST END AVENUE	1385 YORK AVENUE	737 10 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	CLINTON	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	152	293	394	
Year Built	1960	1969	1975	
Gross SqFt	416,668	410,902	419,217	
Estimated Gross Income	\$12,825,041	\$13,222,122	\$12,318,587	
Gross Income per SqFt	\$30.78	\$32.18	\$29.38	
Estimated Expense	\$4,033,346	\$3,849,654	\$4,188,320	
Expense SqFt	\$9.68	\$9.37	\$9.99	
Net Operating Income	\$8,791,695	\$9,372,468	\$8,130,267	
Full Market Value	\$66,377,000	\$70,762,000	\$61,384,000	
Market Value per SqFt	\$159.30	\$172.21	\$146.43	
Distance from Cooperative in miles		0.78	2.65	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01586-0005	1-01585-0001	1-01517-0043	1-01521-0007
Address	515 EAST 89 STREET	1680 YORK AVENUE	16 EAST 89 STREET	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	D7-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	70	67	51	54
Year Built	1942	1949	1938	1927
Gross SqFt	71,000	67,425	64,272	65,692
Estimated Gross Income	\$1,836,770	\$1,719,496	\$1,662,422	\$2,405,762
Gross Income per SqFt	\$25.87	\$25.50	\$25.87	\$36.62
Estimated Expense	\$773,190	\$653,408	\$699,674	\$904,658
Expense SqFt	\$10.89	\$9.69	\$10.89	\$13.77
Net Operating Income	\$1,063,580	\$1,066,088	\$962,748	\$1,501,104
Full Market Value	\$8,030,000	\$8,033,000	\$7,269,000	\$11,333,000
Market Value per SqFt	\$113.10	\$119.14	\$113.10	\$172.52
Distance from Cooperative in miles		0.05	0.53	0.64

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01586-0013	1-01517-0043	1-01521-0007	1-01431-0016
Address	525 EAST 89 STREET	16 EAST 89 STREET	115 EAST 92 STREET	231 EAST 76 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	70	51	54	90
Year Built	1942	1938	1927	1938
Gross SqFt	71,000	64,272	65,692	82,065
Estimated Gross Income	\$1,980,900	\$1,662,422	\$2,405,762	\$2,289,613
Gross Income per SqFt	\$27.90	\$25.87	\$36.62	\$27.90
Estimated Expense	\$673,790	\$699,674	\$904,658	\$778,468
Expense SqFt	\$9.49	\$10.89	\$13.77	\$9.49
Net Operating Income	\$1,307,110	\$962,748	\$1,501,104	\$1,511,145
Full Market Value	\$9,869,000	\$7,269,000	\$11,333,000	\$11,409,000
Market Value per SqFt	\$139.00	\$113.10	\$172.52	\$139.02
Distance from Cooperative in miles		0.53	0.64	0.79

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01586-0021	1-01547-0023	1-01523-0034	1-01568-0001
Address	200 EAST END AVENUE	351 EAST 84 STREET	1680 3 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	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	191	187	253	213
Year Built	1952	1970	1980	1964
Gross SqFt	254,928	261,150	242,158	227,259
Estimated Gross Income	\$7,976,697	\$8,171,104	\$8,945,322	\$6,159,062
Gross Income per SqFt	\$31.29	\$31.29	\$36.94	\$27.10
Estimated Expense	\$2,834,799	\$2,904,514	\$2,805,837	\$2,340,444
Expense SqFt	\$11.12	\$11.12	\$11.59	\$10.30
Net Operating Income	\$5,141,898	\$5,266,590	\$6,139,485	\$3,818,618
Full Market Value	\$38,821,000	\$39,763,000	\$46,353,000	\$28,831,000
Market Value per SqFt	\$152.28	\$152.26	\$191.42	\$126.86
Distance from Cooperative in miles		0.38	0.58	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01586-0035	1-01517-0043	1-01521-0007	1-01431-0016
Address	530 EAST 90 STREET	16 EAST 89 STREET	115 EAST 92 STREET	231 EAST 76 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	68	51	54	90
Year Built	1942	1938	1927	1938
Gross SqFt	71,000	64,272	65,692	82,065
Estimated Gross Income	\$1,980,900	\$1,662,422	\$2,405,762	\$2,289,613
Gross Income per SqFt	\$27.90	\$25.87	\$36.62	\$27.90
Estimated Expense	\$673,790	\$699,674	\$904,658	\$778,468
Expense SqFt	\$9.49	\$10.89	\$13.77	\$9.49
Net Operating Income	\$1,307,110	\$962,748	\$1,501,104	\$1,511,145
Full Market Value	\$9,869,000	\$7,269,000	\$11,333,000	\$11,409,000
Market Value per SqFt	\$139.00	\$113.10	\$172.52	\$139.02
Distance from Cooperative in miles		0.53	0.64	0.79

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01586-0043	1-01517-0043	1-01521-0007	1-01431-0016
Address	504 EAST 90 STREET	16 EAST 89 STREET	115 EAST 92 STREET	231 EAST 76 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	68	51	54	90
Year Built	1942	1938	1927	1938
Gross SqFt	71,000	64,272	65,692	82,065
Estimated Gross Income	\$1,980,900	\$1,662,422	\$2,405,762	\$2,289,613
Gross Income per SqFt	\$27.90	\$25.87	\$36.62	\$27.90
Estimated Expense	\$673,790	\$699,674	\$904,658	\$778,468
Expense SqFt	\$9.49	\$10.89	\$13.77	\$9.49
Net Operating Income	\$1,307,110	\$962,748	\$1,501,104	\$1,511,145
Full Market Value	\$9,869,000	\$7,269,000	\$11,333,000	\$11,409,000
Market Value per SqFt	\$139.00	\$113.10	\$172.52	\$139.02
Distance from Cooperative in miles		0.53	0.64	0.79

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01589-0002	1-01473-0038	1-01508-0001	1-01586-0001
Address	1 EAST END AVENUE	420 EAST 79 STREET	903 PARK AVENUE	1700 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	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	33	112	70	162
Year Built	1929	1959	1913	1951
Gross SqFt	115,835	113,820	113,281	135,098
Estimated Gross Income	\$3,541,076	\$3,479,020	\$3,464,904	\$3,079,304
Gross Income per SqFt	\$30.57	\$30.57	\$30.59	\$22.79
Estimated Expense	\$1,203,526	\$1,182,867	\$1,036,094	\$1,170,136
Expense SqFt	\$10.39	\$10.39	\$9.15	\$8.66
Net Operating Income	\$2,337,550	\$2,296,153	\$2,428,810	\$1,909,168
Full Market Value	\$17,649,000	\$17,336,000	\$18,338,000	\$14,142,000
Market Value per SqFt	\$152.36	\$152.31	\$161.88	\$104.68
Distance from Cooperative in miles		0.23	0.70	0.51

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01589-0019	1-01582-0031	1-01431-0016	1-01490-0122
Address	25 EAST END AVENUE	544 EAST 86 STREET	231 EAST 76 STREET	555 EAST 78 STREET
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	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	39	31	90	87
Year Built	1928	1929	1938	1940
Gross SqFt	89,264	74,396	82,065	75,854
Estimated Gross Income	\$3,020,694	\$3,102,942	\$2,289,613	\$2,566,958
Gross Income per SqFt	\$33.84	\$41.71	\$27.90	\$33.84
Estimated Expense	\$1,027,429	\$961,702	\$778,468	\$872,766
Expense SqFt	\$11.51	\$12.93	\$9.49	\$11.51
Net Operating Income	\$1,993,265	\$2,141,240	\$1,511,145	\$1,694,192
Full Market Value	\$15,049,000	\$16,166,000	\$11,409,000	\$12,791,000
Market Value per SqFt	\$168.59	\$217.30	\$139.02	\$168.63
Distance from Cooperative in miles		0.26	0.55	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01589-0023	1-01431-0016	1-01582-0031	1-01581-0045
Address	33 EAST END AVENUE	231 EAST 76 STREET	544 EAST 86 STREET	510 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	75	90	31	97
Year Built	1942	1938	1929	1956
Gross SqFt	89,400	82,065	74,396	77,768
Estimated Gross Income	\$2,839,344	\$2,289,613	\$3,102,942	\$2,470,002
Gross Income per SqFt	\$31.76	\$27.90	\$41.71	\$31.76
Estimated Expense	\$1,019,160	\$778,468	\$961,702	\$886,454
Expense SqFt	\$11.40	\$9.49	\$12.93	\$11.40
Net Operating Income	\$1,820,184	\$1,511,145	\$2,141,240	\$1,583,548
Full Market Value	\$13,742,000	\$11,409,000	\$16,166,000	\$11,956,000
Market Value per SqFt	\$153.71	\$139.02	\$217.30	\$153.74
Distance from Cooperative in miles		0.55	0.26	0.21

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01589-0034	1-01410-0033	1-01565-0035	
Address	45 EAST END AVENUE	1308 3 AVENUE	430 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	153	114	133	
Year Built	1951	1962	1931	
Gross SqFt	195,000	191,549	205,967	
Estimated Gross Income	\$6,413,550	\$6,643,968	\$6,403,486	
Gross Income per SqFt	\$32.89	\$34.69	\$31.09	
Estimated Expense	\$2,310,750	\$2,277,437	\$2,432,123	
Expense SqFt	\$11.85	\$11.89	\$11.81	
Net Operating Income	\$4,102,800	\$4,366,531	\$3,971,363	
Full Market Value	\$30,976,000	\$32,967,000	\$29,984,000	
Market Value per SqFt	\$158.85	\$172.11	\$145.58	
Distance from Cooperative in miles		0.70	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01589-0041	1-01561-0001	1-01527-0045	1-01557-0025
Address	55 EAST END AVENUE	1562 1 AVENUE	200 EAST 82 STREET	345 EAST 94 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	D7-ELEVATOR
Total Units	185	205	246	212
Year Built	1951	1964	1980	1998
Gross SqFt	210,000	210,428	205,261	207,037
Estimated Gross Income	\$6,474,300	\$5,441,993	\$9,731,007	\$6,383,531
Gross Income per SqFt	\$30.83	\$25.86	\$47.41	\$30.83
Estimated Expense	\$2,133,600	\$2,091,033	\$2,738,130	\$2,102,980
Expense SqFt	\$10.16	\$9.94	\$13.34	\$10.16
Net Operating Income	\$4,340,700	\$3,350,960	\$6,992,877	\$4,280,551
Full Market Value	\$32,772,000	\$25,298,000	\$52,796,000	\$32,318,000
Market Value per SqFt	\$156.06	\$120.22	\$257.21	\$156.10
Distance from Cooperative in miles		0.24	0.51	0.74

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01590-0007	1-01512-0040	1-01568-0001	
Address	605 EAST 82 STREET	1482 3 AVENUE	1700 1 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	160	185	213	
Year Built	1953	1963	1964	
Gross SqFt	222,200	224,000	227,259	
Estimated Gross Income	\$6,617,116	\$7,268,002	\$6,159,062	
Gross Income per SqFt	\$29.78	\$32.45	\$27.10	
Estimated Expense	\$2,050,906	\$1,824,906	\$2,340,444	
Expense SqFt	\$9.23	\$8.15	\$10.30	
Net Operating Income	\$4,566,210	\$5,443,096	\$3,818,618	
Full Market Value	\$34,475,000	\$41,095,000	\$28,831,000	
Market Value per SqFt	\$155.15	\$183.46	\$126.86	
Distance from Cooperative in miles		0.64	0.39	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01590-0008	1-01577-0001	1-01546-0023	1-01547-0023
Address	75 EAST END AVENUE	1520 YORK 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	192	272	232	187
Year Built	1963	1972	1967	1970
Gross SqFt	296,940	281,902	267,771	261,150
Estimated Gross Income	\$9,291,253	\$11,058,078	\$6,513,537	\$8,171,104
Gross Income per SqFt	\$31.29	\$39.23	\$24.33	\$31.29
Estimated Expense	\$3,301,973	\$3,581,545	\$2,475,144	\$2,904,514
Expense SqFt	\$11.12	\$12.70	\$9.24	\$11.12
Net Operating Income	\$5,989,280	\$7,476,533	\$4,038,393	\$5,266,590
Full Market Value	\$45,219,000	\$56,448,000	\$30,216,000	\$39,763,000
Market Value per SqFt	\$152.28	\$200.24	\$112.84	\$152.26
Distance from Cooperative in miles		0.15	0.39	0.39

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01590-0030	1-01201-0034	1-01488-0013	1-01198-0029
Address	10 GRACIE SQUARE	275 CENTRAL PARK WEST	519 EAST 76 STREET	241 CENTRAL PARK WEST
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	42	114	210	140
Year Built	1930	1931	1964	1931
Gross SqFt	230,940	248,962	258,394	253,749
Estimated Gross Income	\$7,697,230	\$8,297,029	\$11,973,100	\$7,319,409
Gross Income per SqFt	\$33.33	\$33.33	\$46.34	\$28.85
Estimated Expense	\$2,727,401	\$2,940,237	\$3,692,950	\$2,504,390
Expense SqFt	\$11.81	\$11.81	\$14.29	\$9.87
Net Operating Income	\$4,969,829	\$5,356,792	\$8,280,150	\$4,815,019
Full Market Value	\$37,522,000	\$40,444,000	\$62,515,000	\$36,353,000
Market Value per SqFt	\$162.48	\$162.45	\$241.94	\$143.26
Distance from Cooperative in miles		1.61	0.37	1.59

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01590-0042	1-01556-0017	1-01530-0034	1-01490-0122
Address	93 EAST END AVENUE	329 EAST 93 STREET	230 EAST 85 STREET	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	D3-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	22	94	55	87
Year Built	1929	1920	1946	1940
Gross SqFt	53,736	54,450	50,853	75,854
Estimated Gross Income	\$1,818,426	\$1,347,778	\$1,838,345	\$2,566,958
Gross Income per SqFt	\$33.84	\$24.75	\$36.15	\$33.84
Estimated Expense	\$618,501	\$510,016	\$477,922	\$872,766
Expense SqFt	\$11.51	\$9.37	\$9.40	\$11.51
Net Operating Income	\$1,199,925	\$837,762	\$1,360,423	\$1,694,192
Full Market Value	\$9,059,000	\$6,286,000	\$10,271,000	\$12,791,000
Market Value per SqFt	\$168.58	\$115.45	\$201.97	\$168.63
Distance from Cooperative in miles		0.63	0.52	0.28

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01590-0044	1-01431-0016	1-01490-0122	1-01521-0007
Address	5 GRACIE SQUARE	231 EAST 76 STREET	555 EAST 78 STREET	115 EAST 92 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	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	43	90	87	54
Year Built	1929	1938	1940	1927
Gross SqFt	87,869	82,065	75,854	65,692
Estimated Gross Income	\$2,973,487	\$2,289,613	\$2,566,958	\$2,405,762
Gross Income per SqFt	\$33.84	\$27.90	\$33.84	\$36.62
Estimated Expense	\$1,011,372	\$778,468	\$872,766	\$904,658
Expense SqFt	\$11.51	\$9.49	\$11.51	\$13.77
Net Operating Income	\$1,962,115	\$1,511,145	\$1,694,192	\$1,501,104
Full Market Value	\$14,814,000	\$11,409,000	\$12,791,000	\$11,333,000
Market Value per SqFt	\$168.59	\$139.02	\$168.63	\$172.52
Distance from Cooperative in miles		0.64	0.28	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01595-0065	1-01594-0050	1-01783-0031	1-01594-0065
Address	50 WEST 112 STREET	24 WEST 111 STREET	234 EAST 119 STREET	52 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	62	25	30	25
Year Built	1910	1920	1910	1920
Gross SqFt	38,255	29,500	34,356	26,100
Estimated Gross Income	\$498,463	\$384,324	\$439,907	\$400,336
Gross Income per SqFt	\$13.03	\$13.03	\$12.80	\$15.34
Estimated Expense	\$232,208	\$179,072	\$215,554	\$186,532
Expense SqFt	\$6.07	\$6.07	\$6.27	\$7.15
Net Operating Income	\$266,255	\$205,252	\$224,353	\$213,804
Full Market Value	\$1,704,000	\$1,314,000	\$1,427,000	\$1,444,000
Market Value per SqFt	\$44.54	\$44.54	\$41.54	\$55.33
Distance from Cooperative in miles		0.05	0.65	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01602-0001	1-01524-0001	1-01203-0033	
Address	1150 5 AVENUE	1225 PARK AVENUE	295 CENTRAL PARK WEST	
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	77	86	136	
Year Built	1924	1925	1941	
Gross SqFt	163,969	165,834	145,476	
Estimated Gross Income	\$4,632,124	\$4,368,036	\$4,386,164	
Gross Income per SqFt	\$28.25	\$26.34	\$30.15	
Estimated Expense	\$1,623,293	\$1,496,773	\$1,567,371	
Expense SqFt	\$9.90	\$9.03	\$10.77	
Net Operating Income	\$3,008,831	\$2,871,263	\$2,818,793	
Full Market Value	\$22,717,000	\$21,673,000	\$21,282,000	
Market Value per SqFt	\$138.54	\$130.69	\$146.29	
Distance from Cooperative in miles		0.20	0.76	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01602-0009	1-01521-0007	1-01200-0005	1-01521-0020
Address	9 EAST 96 STREET	115 EAST 92 STREET	51 WEST 86 STREET	145 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	48	54	83	49
Year Built	1927	1927	1927	1929
Gross SqFt	73,125	65,692	70,144	85,924
Estimated Gross Income	\$2,180,588	\$2,405,762	\$2,091,762	\$2,242,502
Gross Income per SqFt	\$29.82	\$36.62	\$29.82	\$26.10
Estimated Expense	\$938,925	\$904,658	\$900,865	\$970,338
Expense SqFt	\$12.84	\$13.77	\$12.84	\$11.29
Net Operating Income	\$1,241,663	\$1,501,104	\$1,190,897	\$1,272,164
Full Market Value	\$9,375,000	\$11,333,000	\$8,991,000	\$9,605,000
Market Value per SqFt	\$128.21	\$172.52	\$128.18	\$111.78
Distance from Cooperative in miles		0.28	0.84	0.35

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01602-0013	1-01521-0020	1-01515-0007	1-01226-0040
Address	17 EAST 96 STREET	145 EAST 92 STREET	103 EAST 86 STREET	110 WEST 96 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	67	49	52	60
Year Built	1923	1929	1914	1926
Gross SqFt	85,290	85,924	91,260	81,030
Estimated Gross Income	\$2,226,069	\$2,242,502	\$3,140,737	\$1,817,992
Gross Income per SqFt	\$26.10	\$26.10	\$34.42	\$22.44
Estimated Expense	\$962,924	\$970,338	\$991,961	\$505,299
Expense SqFt	\$11.29	\$11.29	\$10.87	\$6.24
Net Operating Income	\$1,263,145	\$1,272,164	\$2,148,776	\$1,312,693
Full Market Value	\$9,537,000	\$9,605,000	\$16,223,000	\$9,699,000
Market Value per SqFt	\$111.82	\$111.78	\$177.77	\$119.70
Distance from Cooperative in miles		0.35	0.54	0.84

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01602-0020	1-01832-0016	1-01203-0033	1-01240-0010
Address	1381 MADISON AVENUE	27 WEST 96 STREET	295 CENTRAL PARK WEST	2481 BROADWAY
Neighborhood	UPPER EAST SIDE (96-110)	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	79	92	136	91
Year Built	1930	1927	1941	1925
Gross SqFt	141,058	133,915	145,476	132,975
Estimated Gross Income	\$3,606,853	\$3,110,868	\$4,386,164	\$3,400,000
Gross Income per SqFt	\$25.57	\$23.23	\$30.15	\$25.57
Estimated Expense	\$1,225,794	\$1,182,130	\$1,567,371	\$1,156,000
Expense SqFt	\$8.69	\$8.83	\$10.77	\$8.69
Net Operating Income	\$2,381,059	\$1,928,738	\$2,818,793	\$2,244,000
Full Market Value	\$15,400,000	\$14,329,000	\$21,282,000	\$16,918,000
Market Value per SqFt	\$109.17	\$107.00	\$146.29	\$127.23
Distance from Cooperative in miles		0.76	0.84	1.17

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01602-0060	1-01200-0015	1-01200-0025	1-01832-0016
Address	12 EAST 97 STREET	27 WEST 86 STREET	5 WEST 86 STREET	27 WEST 96 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	113	64	85	92
Year Built	1928	1926	1937	1927
Gross SqFt	121,369	126,045	116,021	133,915
Estimated Gross Income	\$3,450,521	\$3,583,167	\$3,324,384	\$3,110,868
Gross Income per SqFt	\$28.43	\$28.43	\$28.65	\$23.23
Estimated Expense	\$1,173,638	\$1,218,277	\$1,387,554	\$1,182,130
Expense SqFt	\$9.67	\$9.67	\$11.96	\$8.83
Net Operating Income	\$2,276,883	\$2,364,890	\$1,936,830	\$1,928,738
Full Market Value	\$17,191,000	\$17,855,000	\$13,688,000	\$14,329,000
Market Value per SqFt	\$141.64	\$141.66	\$117.98	\$107.00
Distance from Cooperative in miles		0.84	0.84	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01602-0069	1-01524-0001	1-01203-0033	
Address	1158 5 AVENUE	1225 PARK AVENUE	295 CENTRAL PARK WEST	
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	58	86	136	
Year Built	1927	1925	1941	
Gross SqFt	157,824	165,834	145,476	
Estimated Gross Income	\$4,458,528	\$4,368,036	\$4,386,164	
Gross Income per SqFt	\$28.25	\$26.34	\$30.15	
Estimated Expense	\$1,562,458	\$1,496,773	\$1,567,371	
Expense SqFt	\$9.90	\$9.03	\$10.77	
Net Operating Income	\$2,896,070	\$2,871,263	\$2,818,793	
Full Market Value	\$21,865,000	\$21,673,000	\$21,282,000	
Market Value per SqFt	\$138.54	\$130.69	\$146.29	
Distance from Cooperative in miles		0.20	0.76	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01603-0009	1-01602-0066	1-01521-0059	1-01602-0027
Address	9 EAST 97 STREET	6 EAST 97 STREET	130 EAST 93 STREET	59 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	25	24	27	24
Year Built	1930	1930	1925	1920
Gross SqFt	23,472	14,952	20,375	21,600
Estimated Gross Income	\$655,338	\$417,499	\$552,415	\$665,534
Gross Income per SqFt	\$27.92	\$27.92	\$27.11	\$30.81
Estimated Expense	\$226,974	\$144,621	\$239,863	\$226,282
Expense SqFt	\$9.67	\$9.67	\$11.77	\$10.48
Net Operating Income	\$428,364	\$272,878	\$312,552	\$439,252
Full Market Value	\$3,234,000	\$2,060,000	\$2,310,000	\$3,316,000
Market Value per SqFt	\$137.78	\$137.77	\$113.37	\$153.52
Distance from Cooperative in miles		0.05	0.32	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01603-0014	1-01825-0045	1-01556-0017	1-01498-0007
Address	17 EAST 97 STREET	120 WEST 116 STREET	329 EAST 93 STREET	5 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (96-110)	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	34	42	94	66
Year Built	1904	1920	1920	1961
Gross SqFt	46,014	43,578	54,450	46,600
Estimated Gross Income	\$1,138,847	\$699,807	\$1,347,778	\$1,707,494
Gross Income per SqFt	\$24.75	\$16.06	\$24.75	\$36.64
Estimated Expense	\$431,151	\$332,872	\$510,016	\$550,997
Expense SqFt	\$9.37	\$7.64	\$9.37	\$11.82
Net Operating Income	\$707,696	\$366,935	\$837,762	\$1,156,497
Full Market Value	\$5,310,000	\$2,296,000	\$6,286,000	\$8,732,000
Market Value per SqFt	\$115.40	\$52.69	\$115.45	\$187.38
Distance from Cooperative in miles		0.97	0.58	0.55

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01603-0060	1-01518-0009	1-01602-0033	1-01521-0064
Address	16 EAST 98 STREET	115 EAST 89 STREET	1240 PARK AVENUE	118 EAST 93 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	53	45	39	38
Year Built	1925	1924	1920	1926
Gross SqFt	52,000	52,848	47,822	42,857
Estimated Gross Income	\$1,773,200	\$1,801,970	\$1,803,198	\$1,039,973
Gross Income per SqFt	\$34.10	\$34.10	\$37.71	\$24.27
Estimated Expense	\$654,680	\$665,590	\$327,742	\$344,030
Expense SqFt	\$12.59	\$12.59	\$6.85	\$8.03
Net Operating Income	\$1,118,520	\$1,136,380	\$1,475,456	\$695,943
Full Market Value	\$8,445,000	\$8,580,000	\$11,140,000	\$5,206,000
Market Value per SqFt	\$162.40	\$162.35	\$232.95	\$121.47
Distance from Cooperative in miles		0.45	0.10	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01603-0069	1-01524-0001	1-01203-0033	1-01832-0016
Address	1165 5 AVENUE	1225 PARK AVENUE	295 CENTRAL PARK WEST	27 WEST 96 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	54	86	136	92
Year Built	1926	1925	1941	1927
Gross SqFt	155,979	165,834	145,476	133,915
Estimated Gross Income	\$4,108,487	\$4,368,036	\$4,386,164	\$3,110,868
Gross Income per SqFt	\$26.34	\$26.34	\$30.15	\$23.23
Estimated Expense	\$1,408,490	\$1,496,773	\$1,567,371	\$1,182,130
Expense SqFt	\$9.03	\$9.03	\$10.77	\$8.83
Net Operating Income	\$2,699,997	\$2,871,263	\$2,818,793	\$1,928,738
Full Market Value	\$20,385,000	\$21,673,000	\$21,282,000	\$14,329,000
Market Value per SqFt	\$130.69	\$130.69	\$146.29	\$107.00
Distance from Cooperative in miles		0.22	0.78	0.67

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01604-0001	1-01524-0001	1-01203-0033	1-01558-0040
Address	1170 5 AVENUE	1225 PARK AVENUE	295 CENTRAL PARK WEST	306 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	60	86	136	159
Year Built	1926	1925	1941	1962
Gross SqFt	153,064	165,834	145,476	149,485
Estimated Gross Income	\$4,031,706	\$4,368,036	\$4,386,164	\$3,592,805
Gross Income per SqFt	\$26.34	\$26.34	\$30.15	\$24.03
Estimated Expense	\$1,382,168	\$1,496,773	\$1,567,371	\$1,473,050
Expense SqFt	\$9.03	\$9.03	\$10.77	\$9.85
Net Operating Income	\$2,649,538	\$2,871,263	\$2,818,793	\$2,119,755
Full Market Value	\$20,004,000	\$21,673,000	\$21,282,000	\$15,831,000
Market Value per SqFt	\$130.69	\$130.69	\$146.29	\$105.90
Distance from Cooperative in miles		0.28	0.84	0.58

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01608-0001	1-01200-0015	1-01876-0061	1-01832-0016
Address	1215 5 AVENUE	27 WEST 86 STREET	908 WEST END AVENUE	27 WEST 96 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	62	64	90	92
Year Built	1926	1926	1925	1927
Gross SqFt	124,081	126,045	120,542	133,915
Estimated Gross Income	\$2,882,402	\$3,583,167	\$2,786,401	\$3,110,868
Gross Income per SqFt	\$23.23	\$28.43	\$23.12	\$23.23
Estimated Expense	\$1,095,635	\$1,218,277	\$1,082,712	\$1,182,130
Expense SqFt	\$8.83	\$9.67	\$8.98	\$8.83
Net Operating Income	\$1,786,767	\$2,364,890	\$1,703,689	\$1,928,738
Full Market Value	\$13,271,000	\$17,855,000	\$12,648,000	\$14,329,000
Market Value per SqFt	\$106.95	\$141.66	\$104.93	\$107.00
Distance from Cooperative in miles		1.05	1.07	0.73

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01614-0001	1-01889-0001	1-01253-0021	1-01962-0019
Address	1270 5 AVENUE	280 RIVERSIDE DRIVE	711 WEST END AVENUE	88 MORNINGSIDE DRIVE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	201	125	145	288
Year Built	1959	1940	1951	1925
Gross SqFt	212,000	211,041	192,000	189,905
Estimated Gross Income	\$4,714,880	\$4,693,451	\$3,114,841	\$4,739,123
Gross Income per SqFt	\$22.24	\$22.24	\$16.22	\$24.96
Estimated Expense	\$1,935,560	\$1,927,310	\$1,308,233	\$1,800,867
Expense SqFt	\$9.13	\$9.13	\$6.81	\$9.48
Net Operating Income	\$2,779,320	\$2,766,141	\$1,806,608	\$2,938,256
Full Market Value	\$20,498,000	\$20,402,000	\$12,400,000	\$22,072,000
Market Value per SqFt	\$96.69	\$96.67	\$64.58	\$116.23
Distance from Cooperative in miles		1.22	1.36	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01622-0051	1-01768-0006	1-01623-0030	
Address	1779 MADISON AVENUE	113 EAST 119 STREET	61 EAST 117 STREET	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-EAST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	20	11	22	
Year Built	1910	1910	1920	
Gross SqFt	8,530	10,375	13,355	
Estimated Gross Income	\$122,491	\$143,325	\$199,129	
Gross Income per SqFt	\$14.36	\$13.81	\$14.91	
Estimated Expense	\$63,634	\$78,837	\$97,573	
Expense SqFt	\$7.46	\$7.60	\$7.31	
Net Operating Income	\$58,857	\$64,488	\$101,556	
Full Market Value	\$376,000	\$421,000	\$590,000	
Market Value per SqFt	\$44.08	\$40.58	\$44.18	
Distance from Cooperative in miles		0.18	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01622-0052	1-01944-0013	1-01944-0051	
Address	1777 MADISON AVENUE	411 MANHATTAN AVENUE	421 MANHATTAN AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	11	18	
Year Built	1910	1910	1910	
Gross SqFt	8,530	11,185	11,210	
Estimated Gross Income	\$116,008	\$153,704	\$150,909	
Gross Income per SqFt	\$13.60	\$13.74	\$13.46	
Estimated Expense	\$60,990	\$78,081	\$82,084	
Expense SqFt	\$7.15	\$6.98	\$7.32	
Net Operating Income	\$55,018	\$75,623	\$68,825	
Full Market Value	\$357,000	\$493,000	\$379,000	
Market Value per SqFt	\$41.85	\$44.08	\$33.81	
Distance from Cooperative in miles		0.81	0.81	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01622-0053	1-01944-0014	1-01944-0051	
Address	1775 MADISON AVENUE	417 MANHATTAN AVENUE	421 MANHATTAN AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	19	14	18	
Year Built	1910	1910	1910	
Gross SqFt	8,530	9,070	11,210	
Estimated Gross Income	\$121,211	\$135,685	\$150,909	
Gross Income per SqFt	\$14.21	\$14.96	\$13.46	
Estimated Expense	\$62,525	\$66,486	\$82,084	
Expense SqFt	\$7.33	\$7.33	\$7.32	
Net Operating Income	\$58,686	\$69,199	\$68,825	
Full Market Value	\$376,000	\$380,000	\$379,000	
Market Value per SqFt	\$44.08	\$41.90	\$33.81	
Distance from Cooperative in miles		0.81	0.81	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01624-0043	1-01532-0045	1-01821-0053	
Address	156 EAST 97 STREET	206 EAST 87 STREET	130 WEST 112 STREET	
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP	
Total Units	18	20	20	
Year Built	1930	1920	1900	
Gross SqFt	8,635	9,605	11,560	
Estimated Gross Income	\$188,243	\$213,332	\$247,271	
Gross Income per SqFt	\$21.80	\$22.21	\$21.39	
Estimated Expense	\$79,528	\$92,556	\$101,381	
Expense SqFt	\$9.21	\$9.64	\$8.77	
Net Operating Income	\$108,715	\$120,776	\$145,890	
Full Market Value	\$799,000	\$891,000	\$1,068,000	
Market Value per SqFt	\$92.53	\$92.76	\$92.39	
Distance from Cooperative in miles		0.51	0.99	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01624-0044	1-01532-0045	1-01821-0053	
Address	154 EAST 97 STREET	206 EAST 87 STREET	130 WEST 112 STREET	
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP	
Total Units	17	20	20	
Year Built	1930	1920	1900	
Gross SqFt	8,640	9,605	11,560	
Estimated Gross Income	\$188,352	\$213,332	\$247,271	
Gross Income per SqFt	\$21.80	\$22.21	\$21.39	
Estimated Expense	\$79,574	\$92,556	\$101,381	
Expense SqFt	\$9.21	\$9.64	\$8.77	
Net Operating Income	\$108,778	\$120,776	\$145,890	
Full Market Value	\$799,000	\$891,000	\$1,068,000	
Market Value per SqFt	\$92.48	\$92.76	\$92.39	
Distance from Cooperative in miles		0.51	0.99	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01625-0006	1-01634-0029	1-01614-0058	
Address	105 EAST 97 STREET	161 EAST 106 STREET	24 EAST 109 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	UPPER EAST SIDE (96-110)	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	15	19	15	
Year Built	1910	1920	1920	
Gross SqFt	9,245	8,703	11,825	
Estimated Gross Income	\$129,338	\$141,689	\$138,241	
Gross Income per SqFt	\$13.99	\$16.28	\$11.69	
Estimated Expense	\$63,883	\$68,395	\$70,503	
Expense SqFt	\$6.91	\$7.86	\$5.96	
Net Operating Income	\$65,455	\$73,294	\$67,738	
Full Market Value	\$429,000	\$503,000	\$416,000	
Market Value per SqFt	\$46.40	\$57.80	\$35.18	
Distance from Cooperative in miles		0.47	0.59	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01625-0050	1-01614-0060	1-01717-0019	
Address	138 EAST 98 STREET	22 EAST 109 STREET	29 WEST 118 STREET	
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (96-110)	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	14	15	20	
Year Built	1910	1920	1909	
Gross SqFt	11,275	11,475	10,750	
Estimated Gross Income	\$158,865	\$151,312	\$161,041	
Gross Income per SqFt	\$14.09	\$13.19	\$14.98	
Estimated Expense	\$82,308	\$71,117	\$90,327	
Expense SqFt	\$7.30	\$6.20	\$8.40	
Net Operating Income	\$76,557	\$80,195	\$70,714	
Full Market Value	\$503,000	\$506,000	\$474,000	
Market Value per SqFt	\$44.61	\$44.10	\$44.09	
Distance from Cooperative in miles		0.63	1.15	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01625-0067	1-01717-0019	1-01928-0059	
Address	114 EAST 98 STREET	29 WEST 118 STREET	266 WEST 123 STREET	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	15	20	20	
Year Built	1910	1909	1910	
Gross SqFt	9,600	10,750	9,680	
Estimated Gross Income	\$159,072	\$161,041	\$175,718	
Gross Income per SqFt	\$16.57	\$14.98	\$18.15	
Estimated Expense	\$90,144	\$90,327	\$100,504	
Expense SqFt	\$9.39	\$8.40	\$10.38	
Net Operating Income	\$68,928	\$70,714	\$75,214	
Full Market Value	\$476,000	\$474,000	\$532,000	
Market Value per SqFt	\$49.58	\$44.09	\$54.96	
Distance from Cooperative in miles		1.12	1.44	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01625-0068	1-01717-0019	1-01928-0059	
Address	112 EAST 98 STREET	29 WEST 118 STREET	266 WEST 123 STREET	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	15	20	20	
Year Built	1910	1909	1910	
Gross SqFt	9,335	10,750	9,680	
Estimated Gross Income	\$154,681	\$161,041	\$175,718	
Gross Income per SqFt	\$16.57	\$14.98	\$18.15	
Estimated Expense	\$87,656	\$90,327	\$100,504	
Expense SqFt	\$9.39	\$8.40	\$10.38	
Net Operating Income	\$67,025	\$70,714	\$75,214	
Full Market Value	\$463,000	\$474,000	\$532,000	
Market Value per SqFt	\$49.60	\$44.09	\$54.96	
Distance from Cooperative in miles		1.12	1.44	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01629-0008	1-01924-0009	1-01924-0010	
Address	121 EAST 101 STREET	271 WEST 118 STREET	269 WEST 118 STREET	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	
Total Units	12	11	11	
Year Built	1910	1910	1910	
Gross SqFt	9,980	8,565	8,565	
Estimated Gross Income	\$184,131	\$158,049	\$158,049	
Gross Income per SqFt	\$18.45	\$18.45	\$18.45	
Estimated Expense	\$95,010	\$83,003	\$80,088	
Expense SqFt	\$9.52	\$9.69	\$9.35	
Net Operating Income	\$89,121	\$75,046	\$77,961	
Full Market Value	\$632,000	\$361,000	\$361,000	
Market Value per SqFt	\$63.33	\$42.15	\$42.15	
Distance from Cooperative in miles		1.13	1.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01630-0012	1-01615-0009	1-01615-0010	1-01614-0058
Address	123 EAST 102 STREET	11 EAST 109 STREET	15 EAST 109 STREET	24 EAST 109 STREET
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	24	21	15
Year Built	1930	1925	1925	1920
Gross SqFt	20,190	14,784	14,784	11,825
Estimated Gross Income	\$236,021	\$185,360	\$159,109	\$138,241
Gross Income per SqFt	\$11.69	\$12.54	\$10.76	\$11.69
Estimated Expense	\$120,332	\$94,534	\$94,954	\$70,503
Expense SqFt	\$5.96	\$6.39	\$6.42	\$5.96
Net Operating Income	\$115,689	\$90,826	\$64,155	\$67,738
Full Market Value	\$711,000	\$573,000	\$381,000	\$416,000
Market Value per SqFt	\$35.22	\$38.76	\$25.77	\$35.18
Distance from Cooperative in miles		0.41	0.41	0.37

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01630-0016	1-01630-0056	1-01661-0035	1-01621-0022
Address	1620 LEXINGTON AVENUE	1626 LEXINGTON AVENUE	236 EAST 112 STREET	1755 MADISON AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	36	35	18
Year Built	1930	1910	1920	1930
Gross SqFt	19,134	19,045	21,540	16,675
Estimated Gross Income	\$234,392	\$215,460	\$263,895	\$229,635
Gross Income per SqFt	\$12.25	\$11.31	\$12.25	\$13.77
Estimated Expense	\$128,198	\$128,292	\$144,417	\$112,521
Expense SqFt	\$6.70	\$6.74	\$6.70	\$6.75
Net Operating Income	\$106,194	\$87,168	\$119,478	\$117,114
Full Market Value	\$665,000	\$529,000	\$653,000	\$675,000
Market Value per SqFt	\$34.75	\$27.78	\$30.32	\$40.48
Distance from Cooperative in miles		0.00	0.50	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01630-0038	1-01629-0030	1-01621-0041	1-01749-0066
Address	1862 3 AVENUE	177 EAST 101 STREET	74 EAST 116 STREET	4 EAST 125 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	60	26	40
Year Built	1900	1910	1920	1900
Gross SqFt	32,025	38,164	21,000	41,080
Estimated Gross Income	\$400,633	\$477,385	\$348,961	\$460,433
Gross Income per SqFt	\$12.51	\$12.51	\$16.62	\$11.21
Estimated Expense	\$212,966	\$253,951	\$160,522	\$237,027
Expense SqFt	\$6.65	\$6.65	\$7.64	\$5.77
Net Operating Income	\$187,667	\$223,434	\$188,439	\$223,406
Full Market Value	\$1,184,000	\$1,409,000	\$739,000	\$1,350,000
Market Value per SqFt	\$36.97	\$36.92	\$35.19	\$32.86
Distance from Cooperative in miles		0.05	0.68	1.15

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01631-0041	1-01630-0056	1-01661-0035	1-01665-0018
Address	180 EAST 104 STREET	1626 LEXINGTON AVENUE	236 EAST 112 STREET	237 EAST 115 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	36	35	25
Year Built	1910	1910	1920	1910
Gross SqFt	24,365	19,045	21,540	16,778
Estimated Gross Income	\$275,568	\$215,460	\$263,895	\$189,356
Gross Income per SqFt	\$11.31	\$11.31	\$12.25	\$11.29
Estimated Expense	\$164,220	\$128,292	\$144,417	\$96,572
Expense SqFt	\$6.74	\$6.74	\$6.70	\$5.76
Net Operating Income	\$111,348	\$87,168	\$119,478	\$92,784
Full Market Value	\$675,000	\$529,000	\$653,000	\$433,000
Market Value per SqFt	\$27.70	\$27.78	\$30.32	\$25.81
Distance from Cooperative in miles		0.11	0.42	0.61

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01634-0062	1-01634-0029	1-01614-0058	1-01628-0049
Address	120 EAST 107 STREET	161 EAST 106 STREET	24 EAST 109 STREET	178 EAST 101 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	UPPER EAST SIDE (96-110)	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	11	19	15	16
Year Built	1910	1920	1920	1910
Gross SqFt	4,578	8,703	11,825	9,700
Estimated Gross Income	\$74,530	\$141,689	\$138,241	\$185,841
Gross Income per SqFt	\$16.28	\$16.28	\$11.69	\$19.16
Estimated Expense	\$35,983	\$68,395	\$70,503	\$124,032
Expense SqFt	\$7.86	\$7.86	\$5.96	\$12.79
Net Operating Income	\$38,547	\$73,294	\$67,738	\$61,809
Full Market Value	\$265,000	\$503,000	\$416,000	\$893,000
Market Value per SqFt	\$57.89	\$57.80	\$35.18	\$92.06
Distance from Cooperative in miles		0.09	0.22	0.33

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01678-0001	1-01958-0001	1-01775-0006	1-01767-0016
Address	2086 2 AVENUE	410 ST NICHOLAS AVENUE	107 EAST 126 STREET	1900 LEXINGTON AVENUE
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	936	315	255	135
Year Built	1961	1926	1980	1975
Gross SqFt	992,000	336,334	264,386	201,276
Estimated Gross Income	\$14,592,320	\$4,610,505	\$4,905,519	\$2,960,638
Gross Income per SqFt	\$14.71	\$13.71	\$18.55	\$14.71
Estimated Expense	\$7,152,320	\$2,260,191	\$1,546,576	\$1,450,713
Expense SqFt	\$7.21	\$6.72	\$5.85	\$7.21
Net Operating Income	\$7,440,000	\$2,350,314	\$3,358,943	\$1,509,925
Full Market Value	\$49,603,000	\$15,315,000	\$23,865,000	\$5,730,000
Market Value per SqFt	\$50.00	\$45.54	\$90.27	\$28.47
Distance from Cooperative in miles		1.68	1.06	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01683-0027	1-01594-0061	1-01594-0058	1-01594-0065
Address	2159 1 AVENUE	46 WEST 111 STREET	40 WEST 111 STREET	52 WEST 111 STREET
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	25	25	25
Year Built	1920	1920	1920	1920
Gross SqFt	22,068	26,100	26,100	26,100
Estimated Gross Income	\$338,523	\$400,336	\$366,243	\$400,336
Gross Income per SqFt	\$15.34	\$15.34	\$14.03	\$15.34
Estimated Expense	\$157,786	\$186,532	\$184,852	\$186,532
Expense SqFt	\$7.15	\$7.15	\$7.08	\$7.15
Net Operating Income	\$180,737	\$213,804	\$181,391	\$213,804
Full Market Value	\$1,220,000	\$1,444,000	\$1,191,000	\$1,444,000
Market Value per SqFt	\$55.28	\$55.33	\$45.63	\$55.33
Distance from Cooperative in miles		0.69	0.69	0.69

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01708-0038	1-01768-0005	1-01768-0006	
Address	424 EAST 115 STREET	111 EAST 119 STREET	113 EAST 119 STREET	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	
Total Units	15	11	11	
Year Built	1910	1910	1910	
Gross SqFt	6,032	10,375	10,375	
Estimated Gross Income	\$90,359	\$167,554	\$143,325	
Gross Income per SqFt	\$14.98	\$16.15	\$13.81	
Estimated Expense	\$47,110	\$83,125	\$78,837	
Expense SqFt	\$7.81	\$8.01	\$7.60	
Net Operating Income	\$43,249	\$84,429	\$64,488	
Full Market Value	\$278,000	\$579,000	\$421,000	
Market Value per SqFt	\$46.09	\$55.81	\$40.58	
Distance from Cooperative in miles		0.55	0.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01717-0002	1-01594-0061	1-01594-0065	1-01594-0058
Address	162 LENOX AVENUE	46 WEST 111 STREET	52 WEST 111 STREET	40 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	25	25	25
Year Built	1930	1920	1920	1920
Gross SqFt	27,709	26,100	26,100	26,100
Estimated Gross Income	\$425,056	\$400,336	\$400,336	\$366,243
Gross Income per SqFt	\$15.34	\$15.34	\$15.34	\$14.03
Estimated Expense	\$198,119	\$186,532	\$186,532	\$184,852
Expense SqFt	\$7.15	\$7.15	\$7.15	\$7.08
Net Operating Income	\$226,937	\$213,804	\$213,804	\$181,391
Full Market Value	\$1,532,000	\$1,444,000	\$1,444,000	\$1,191,000
Market Value per SqFt	\$55.29	\$55.33	\$55.33	\$45.63
Distance from Cooperative in miles		0.40	0.40	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01717-0041	1-01717-0042	1-01623-0030	1-01768-0006
Address	8 WEST 119 STREET	10 WEST 119 STREET	61 EAST 117 STREET	113 EAST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	22	11
Year Built	1920	1920	1920	1910
Gross SqFt	11,180	11,180	13,355	10,375
Estimated Gross Income	\$165,799	\$165,850	\$199,129	\$143,325
Gross Income per SqFt	\$14.83	\$14.83	\$14.91	\$13.81
Estimated Expense	\$96,931	\$96,948	\$97,573	\$78,837
Expense SqFt	\$8.67	\$8.67	\$7.31	\$7.60
Net Operating Income	\$68,868	\$68,902	\$101,556	\$64,488
Full Market Value	\$460,000	\$438,000	\$590,000	\$421,000
Market Value per SqFt	\$41.14	\$39.18	\$44.18	\$40.58
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	1-01717-0045	1-01717-0042	1-01623-0030	1-01717-0019
Address	16 WEST 119 STREET	10 WEST 119 STREET	61 EAST 117 STREET	29 WEST 118 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	22	20
Year Built	1930	1920	1920	1909
Gross SqFt	13,925	11,180	13,355	10,750
Estimated Gross Income	\$207,622	\$165,850	\$199,129	\$161,041
Gross Income per SqFt	\$14.91	\$14.83	\$14.91	\$14.98
Estimated Expense	\$101,792	\$96,948	\$97,573	\$90,327
Expense SqFt	\$7.31	\$8.67	\$7.31	\$8.40
Net Operating Income	\$105,830	\$68,902	\$101,556	\$70,714
Full Market Value	\$709,000	\$438,000	\$590,000	\$474,000
Market Value per SqFt	\$50.92	\$39.18	\$44.18	\$44.09
Distance from Cooperative in miles		0.00	0.24	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01717-0058	1-01631-0025	1-01594-0050	1-01829-0015
Address	56 WEST 119 STREET	155 EAST 103 STREET	24 WEST 111 STREET	247 WEST 113 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	63	25	25
Year Built	1920	1910	1920	1920
Gross SqFt	29,715	34,995	29,500	21,756
Estimated Gross Income	\$387,186	\$487,520	\$384,324	\$273,700
Gross Income per SqFt	\$13.03	\$13.93	\$13.03	\$12.58
Estimated Expense	\$180,370	\$255,705	\$179,072	\$139,587
Expense SqFt	\$6.07	\$7.31	\$6.07	\$6.42
Net Operating Income	\$206,816	\$231,815	\$205,252	\$134,113
Full Market Value	\$848,000	\$1,519,000	\$1,314,000	\$822,000
Market Value per SqFt	\$28.54	\$43.41	\$44.54	\$37.78
Distance from Cooperative in miles		0.87	0.40	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01718-0035	1-01944-0013	1-01717-0019	1-01944-0014
Address	1486 5 AVENUE	411 MANHATTAN AVENUE	29 WEST 118 STREET	417 MANHATTAN AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	12	11	20	14
Year Built	1909	1910	1909	1910
Gross SqFt	10,005	11,185	10,750	9,070
Estimated Gross Income	\$149,675	\$153,704	\$161,041	\$135,685
Gross Income per SqFt	\$14.96	\$13.74	\$14.98	\$14.96
Estimated Expense	\$73,337	\$78,081	\$90,327	\$66,486
Expense SqFt	\$7.33	\$6.98	\$8.40	\$7.33
Net Operating Income	\$76,338	\$75,623	\$70,714	\$69,199
Full Market Value	\$465,000	\$493,000	\$474,000	\$380,000
Market Value per SqFt	\$46.48	\$44.08	\$44.09	\$41.90
Distance from Cooperative in miles		0.58	0.05	0.58

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01721-0056	1-01925-0036	1-01594-0042	1-01847-0068
Address	35 MT MORRIS PARK WEST	1990 ADAM C POWELL BOULEV	8 WEST 111 STREET	320 MANHATTAN AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
Total Units	32	45	50	59
Year Built	1900	1940	1920	1920
Gross SqFt	50,500	52,680	50,536	44,622
Estimated Gross Income	\$692,860	\$722,875	\$746,767	\$538,800
Gross Income per SqFt	\$13.72	\$13.72	\$14.78	\$12.07
Estimated Expense	\$339,360	\$354,209	\$384,463	\$277,648
Expense SqFt	\$6.72	\$6.72	\$7.61	\$6.22
Net Operating Income	\$353,500	\$368,666	\$362,304	\$261,152
Full Market Value	\$2,304,000	\$2,403,000	\$2,419,000	\$1,485,000
Market Value per SqFt	\$45.62	\$45.62	\$47.87	\$33.28
Distance from Cooperative in miles		0.34	0.65	0.66

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01722-0033	1-01821-0046	1-01661-0029	
Address	2000 5 AVENUE	19 ST NICHOLAS AVENUE	250 EAST 112 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	
Total Units	26	41	24	
Year Built	2004	1915	1910	
Gross SqFt	29,387	35,430	22,407	
Estimated Gross Income	\$474,600	\$498,167	\$458,289	
Gross Income per SqFt	\$16.15	\$14.06	\$20.45	
Estimated Expense	\$198,362	\$244,102	\$187,898	
Expense SqFt	\$6.75	\$6.89	\$8.39	
Net Operating Income	\$276,238	\$254,065	\$270,391	
Full Market Value	\$1,893,000	\$1,670,000	\$1,963,000	
Market Value per SqFt	\$64.42	\$47.14	\$87.61	
Distance from Cooperative in miles		0.69	0.85	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01724-0033	1-01729-0052	1-02082-0052	1-02064-0036
Address	2042 5 AVENUE	50 WEST 132 STREET	526 WEST 151 STREET	795 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	47	43	56
Year Built	1940	1972	1930	1920
Gross SqFt	39,888	38,680	38,125	41,800
Estimated Gross Income	\$550,454	\$533,811	\$761,772	\$524,771
Gross Income per SqFt	\$13.80	\$13.80	\$19.98	\$12.55
Estimated Expense	\$298,761	\$289,582	\$404,292	\$267,633
Expense SqFt	\$7.49	\$7.49	\$10.60	\$6.40
Net Operating Income	\$251,693	\$244,229	\$357,480	\$257,138
Full Market Value	\$1,644,000	\$1,595,000	\$2,581,000	\$1,391,000
Market Value per SqFt	\$41.22	\$41.24	\$67.70	\$33.28
Distance from Cooperative in miles		0.24	1.47	1.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01725-0055	1-01594-0054	1-02060-0025	1-02045-0102
Address	38 WEST 128 STREET	32 WEST 111 STREET	409 WEST 145 STREET	148 BRADHURST AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	12	25	36	30
Year Built	1920	1920	1925	1930
Gross SqFt	16,695	26,100	17,022	13,488
Estimated Gross Income	\$271,795	\$351,593	\$302,726	\$219,627
Gross Income per SqFt	\$16.28	\$13.47	\$17.78	\$16.28
Estimated Expense	\$133,059	\$175,197	\$124,118	\$107,448
Expense SqFt	\$7.97	\$6.71	\$7.29	\$7.97
Net Operating Income	\$138,736	\$176,396	\$178,608	\$112,179
Full Market Value	\$859,000	\$1,143,000	\$1,256,000	\$771,000
Market Value per SqFt	\$51.45	\$43.79	\$73.79	\$57.16
Distance from Cooperative in miles		0.85	1.11	1.19

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01735-0056	1-01735-0020	1-01735-0022	1-02011-0025
Address	42 WEST 138 STREET	21 WEST 137 STREET	19 WEST 137 STREET	123 WEST 142 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	35	24	24	18
Year Built	1925	1920	1920	1920
Gross SqFt	31,746	16,122	16,122	15,846
Estimated Gross Income	\$353,016	\$179,309	\$179,309	\$174,534
Gross Income per SqFt	\$11.12	\$11.12	\$11.12	\$11.01
Estimated Expense	\$204,762	\$103,999	\$92,131	\$89,012
Expense SqFt	\$6.45	\$6.45	\$5.71	\$5.62
Net Operating Income	\$148,254	\$75,310	\$87,178	\$85,522
Full Market Value	\$893,000	\$454,000	\$525,000	\$324,000
Market Value per SqFt	\$28.13	\$28.16	\$32.56	\$20.45
Distance from Cooperative in miles		0.00	0.00	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01744-0001	1-01955-0026	1-01958-0001	
Address	700 ESPLANADE GDNS PLAZA	2411 FREDRICK DOUGLASS BL	410 ST NICHOLAS AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	584	209	315	
Year Built	1966	1980	1926	
Gross SqFt	756,400	202,280	336,334	
Estimated Gross Income	\$10,960,236	\$3,087,266	\$4,610,505	
Gross Income per SqFt	\$14.49	\$15.26	\$13.71	
Estimated Expense	\$5,461,208	\$1,560,320	\$2,260,191	
Expense SqFt	\$7.22	\$7.71	\$6.72	
Net Operating Income	\$5,499,028	\$1,526,946	\$2,350,314	
Full Market Value	\$36,495,000	\$10,293,000	\$15,315,000	
Market Value per SqFt	\$48.25	\$50.88	\$45.54	
Distance from Cooperative in miles		1.03	0.95	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01746-0021	1-01617-0007	1-01769-0021	1-01595-0001
Address	1831 MADISON AVENUE	1680 MADISON AVENUE	150 EAST 120 STREET	20 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	129	135	125	118
Year Built	2001	1982	1984	1920
Gross SqFt	138,050	130,000	120,368	142,639
Estimated Gross Income	\$3,205,521	\$3,018,474	\$2,165,364	\$3,356,974
Gross Income per SqFt	\$23.22	\$23.22	\$17.99	\$23.53
Estimated Expense	\$1,432,959	\$1,349,022	\$996,067	\$1,174,172
Expense SqFt	\$10.38	\$10.38	\$8.28	\$8.23
Net Operating Income	\$1,772,562	\$1,669,452	\$1,169,297	\$2,182,802
Full Market Value	\$13,171,000	\$12,405,000	\$8,244,000	\$16,247,000
Market Value per SqFt	\$95.41	\$95.42	\$68.49	\$113.90
Distance from Cooperative in miles		0.41	0.18	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01748-0001	1-01558-0040	1-01876-0001	1-01874-0052
Address	51 EAST 122 STREET	306 EAST 96 STREET	900 WEST END AVENUE	2689 BROADWAY
Neighborhood	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	138	159	129	140
Year Built	1994	1962	1927	1910
Gross SqFt	168,963	149,485	172,176	168,140
Estimated Gross Income	\$3,546,533	\$3,592,805	\$3,613,738	\$3,266,631
Gross Income per SqFt	\$20.99	\$24.03	\$20.99	\$19.43
Estimated Expense	\$1,468,288	\$1,473,050	\$1,495,847	\$1,339,319
Expense SqFt	\$8.69	\$9.85	\$8.69	\$7.97
Net Operating Income	\$2,078,245	\$2,119,755	\$2,117,891	\$1,927,312
Full Market Value	\$15,160,000	\$15,831,000	\$15,447,000	\$13,839,000
Market Value per SqFt	\$89.72	\$105.90	\$89.72	\$82.31
Distance from Cooperative in miles		1.43	1.47	1.53

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01749-0021	1-01783-0031	1-02001-0055	1-01594-0058
Address	1931 MADISON AVENUE	234 EAST 119 STREET	626 WEST 135 STREET	40 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-WEST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	30	31	25
Year Built	1920	1910	1926	1920
Gross SqFt	23,380	34,356	29,860	26,100
Estimated Gross Income	\$299,264	\$439,907	\$368,039	\$366,243
Gross Income per SqFt	\$12.80	\$12.80	\$12.33	\$14.03
Estimated Expense	\$146,593	\$215,554	\$199,711	\$184,852
Expense SqFt	\$6.27	\$6.27	\$6.69	\$7.08
Net Operating Income	\$152,671	\$224,353	\$168,328	\$181,391
Full Market Value	\$850,000	\$1,427,000	\$1,056,000	\$1,191,000
Market Value per SqFt	\$36.36	\$41.54	\$35.37	\$45.63
Distance from Cooperative in miles		0.43	1.35	0.73

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01751-0044	1-01717-0042	1-01755-0024	1-01623-0030
Address	70 EAST 127 STREET	10 WEST 119 STREET	53 EAST 130 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	18	20	24	22
Year Built	1921	1920	1926	1920
Gross SqFt	10,962	11,180	15,006	13,355
Estimated Gross Income	\$162,566	\$165,850	\$207,605	\$199,129
Gross Income per SqFt	\$14.83	\$14.83	\$13.83	\$14.91
Estimated Expense	\$95,041	\$96,948	\$107,551	\$97,573
Expense SqFt	\$8.67	\$8.67	\$7.17	\$7.31
Net Operating Income	\$67,525	\$68,902	\$100,054	\$101,556
Full Market Value	\$326,000	\$438,000	\$577,000	\$590,000
Market Value per SqFt	\$29.74	\$39.18	\$38.45	\$44.18
Distance from Cooperative in miles		0.47	0.19	0.45

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01756-0056	1-01665-0022		
Address	2090 MADISON AVENUE	241 EAST 115 STREET		
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST		
Building Classification	C6-WALK-UP	C1-WALK-UP		
Total Units	24	24		
Year Built	1900	1910		
Gross SqFt	25,893	16,778		
Estimated Gross Income	\$392,538	\$211,882		
Gross Income per SqFt	\$15.16	\$12.63		
Estimated Expense	\$184,617	\$110,288		
Expense SqFt	\$7.13	\$6.57		
Net Operating Income	\$207,921	\$101,594		
Full Market Value	\$1,174,000	\$643,000		
Market Value per SqFt	\$45.34	\$38.32		
Distance from Cooperative in miles		0.90		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01756-0060	1-01918-0008	1-01772-0017	1-01788-0043
Address	18 EAST 132 STREET	163 WEST 133 STREET	2022 LEXINGTON AVENUE	210 EAST 124 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	20	24	15
Year Built	1900	1926	1920	1910
Gross SqFt	10,460	9,430	12,746	10,610
Estimated Gross Income	\$164,222	\$148,017	\$196,747	\$188,338
Gross Income per SqFt	\$15.70	\$15.70	\$15.44	\$17.75
Estimated Expense	\$94,035	\$84,767	\$92,471	\$77,219
Expense SqFt	\$8.99	\$8.99	\$7.25	\$7.28
Net Operating Income	\$70,187	\$63,250	\$104,276	\$111,119
Full Market Value	\$477,000	\$430,000	\$706,000	\$738,000
Market Value per SqFt	\$45.60	\$45.60	\$55.39	\$69.56
Distance from Cooperative in miles		0.34	0.45	0.57

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01763-0001	1-01958-0001	1-01955-0026	1-01767-0016
Address	2289 5 AVENUE	410 ST NICHOLAS AVENUE	2411 FREDRICK DOUGLASS BL	1900 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	634	315	209	135
Year Built	1970	1926	1980	1975
Gross SqFt	370,814	336,334	202,280	201,276
Estimated Gross Income	\$5,454,674	\$4,610,505	\$3,087,266	\$2,960,638
Gross Income per SqFt	\$14.71	\$13.71	\$15.26	\$14.71
Estimated Expense	\$2,673,569	\$2,260,191	\$1,560,320	\$1,450,713
Expense SqFt	\$7.21	\$6.72	\$7.71	\$7.21
Net Operating Income	\$2,781,105	\$2,350,314	\$1,526,946	\$1,509,925
Full Market Value	\$18,542,000	\$15,315,000	\$10,293,000	\$5,730,000
Market Value per SqFt	\$50.00	\$45.54	\$50.88	\$28.47
Distance from Cooperative in miles		0.71	0.76	1.02

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01764-0001	1-01958-0001	1-01955-0026	1-01767-0016
Address	2301 5 AVENUE	410 ST NICHOLAS AVENUE	2411 FREDRICK DOUGLASS BL	1900 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	329	315	209	135
Year Built	1970	1926	1980	1975
Gross SqFt	449,973	336,334	202,280	201,276
Estimated Gross Income	\$6,619,103	\$4,610,505	\$3,087,266	\$2,960,638
Gross Income per SqFt	\$14.71	\$13.71	\$15.26	\$14.71
Estimated Expense	\$3,244,305	\$2,260,191	\$1,560,320	\$1,450,713
Expense SqFt	\$7.21	\$6.72	\$7.71	\$7.21
Net Operating Income	\$3,374,798	\$2,350,314	\$1,526,946	\$1,509,925
Full Market Value	\$22,500,000	\$15,315,000	\$10,293,000	\$5,730,000
Market Value per SqFt	\$50.00	\$45.54	\$50.88	\$28.47
Distance from Cooperative in miles		0.73	0.79	1.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01786-0017	1-01768-0006	1-01623-0030	1-01717-0042
Address	237 EAST 121 STREET	113 EAST 119 STREET	61 EAST 117 STREET	10 WEST 119 STREET
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	11	22	20
Year Built	1920	1910	1920	1920
Gross SqFt	8,000	10,375	13,355	11,180
Estimated Gross Income	\$118,640	\$143,325	\$199,129	\$165,850
Gross Income per SqFt	\$14.83	\$13.81	\$14.91	\$14.83
Estimated Expense	\$69,360	\$78,837	\$97,573	\$96,948
Expense SqFt	\$8.67	\$7.60	\$7.31	\$8.67
Net Operating Income	\$49,280	\$64,488	\$101,556	\$68,902
Full Market Value	\$329,000	\$421,000	\$590,000	\$438,000
Market Value per SqFt	\$41.13	\$40.58	\$44.18	\$39.18
Distance from Cooperative in miles		0.23	0.37	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01789-0005	1-01755-0024	1-01767-0060	1-01772-0020
Address	205 EAST 124 STREET	53 EAST 130 STREET	132 EAST 119 STREET	149 EAST 123 STREET
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	24	21	17
Year Built	1930	1926	1910	1900
Gross SqFt	17,400	15,006	18,162	15,050
Estimated Gross Income	\$240,642	\$207,605	\$357,507	\$201,120
Gross Income per SqFt	\$13.83	\$13.83	\$19.68	\$13.36
Estimated Expense	\$124,758	\$107,551	\$202,325	\$100,234
Expense SqFt	\$7.17	\$7.17	\$11.14	\$6.66
Net Operating Income	\$115,884	\$100,054	\$155,182	\$100,886
Full Market Value	\$757,000	\$577,000	\$1,117,000	\$624,000
Market Value per SqFt	\$43.51	\$38.45	\$61.50	\$41.46
Distance from Cooperative in miles		0.43	0.36	0.13

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01795-0035	1-02009-0039	1-01630-0041	1-01822-0029
Address	342 EAST 119 STREET	108 WEST 141 STREET	160 EAST 103 STREET	45 LENOX AVENUE
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	55	60	60
Year Built	2004	1903	1920	1920
Gross SqFt	59,411	60,218	65,019	65,681
Estimated Gross Income	\$1,317,736	\$1,335,935	\$1,173,580	\$1,678,396
Gross Income per SqFt	\$22.18	\$22.18	\$18.05	\$25.55
Estimated Expense	\$540,640	\$547,733	\$354,118	\$570,655
Expense SqFt	\$9.10	\$9.10	\$5.45	\$8.69
Net Operating Income	\$777,096	\$788,202	\$819,462	\$1,107,741
Full Market Value	\$5,727,000	\$5,810,000	\$5,783,000	\$5,212,000
Market Value per SqFt	\$96.40	\$96.48	\$88.94	\$79.35
Distance from Cooperative in miles		1.40	0.85	0.87

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01796-0020	1-01770-0159	1-01628-0037	1-01617-0001
Address	333 EAST 119 STREET	134 EAST 122 STREET	1810 3 AVENUE	1321 5 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	70	92	78	77
Year Built	2005	1973	2005	1989
Gross SqFt	98,107	84,941	84,206	102,811
Estimated Gross Income	\$2,117,149	\$1,577,539	\$1,817,260	\$1,691,217
Gross Income per SqFt	\$21.58	\$18.57	\$21.58	\$16.45
Estimated Expense	\$820,175	\$725,668	\$703,632	\$710,311
Expense SqFt	\$8.36	\$8.54	\$8.36	\$6.91
Net Operating Income	\$1,296,974	\$851,871	\$1,113,628	\$980,906
Full Market Value	\$9,514,000	\$6,051,000	\$7,086,000	\$6,758,000
Market Value per SqFt	\$96.98	\$71.24	\$84.15	\$65.73
Distance from Cooperative in miles		0.36	1.00	0.68

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01806-0039	1-01795-0024	1-01783-0023	
Address	420 EAST 119 STREET	2295 1 AVENUE	2305 2 AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	17	29	25	
Year Built	1900	1900	1910	
Gross SqFt	12,876	15,400	13,950	
Estimated Gross Income	\$223,399	\$293,324	\$218,163	
Gross Income per SqFt	\$17.35	\$19.05	\$15.64	
Estimated Expense	\$99,660	\$120,263	\$106,900	
Expense SqFt	\$7.74	\$7.81	\$7.66	
Net Operating Income	\$123,739	\$173,061	\$111,263	
Full Market Value	\$777,000	\$1,237,000	\$756,000	
Market Value per SqFt	\$60.34	\$80.32	\$54.19	
Distance from Cooperative in miles		0.14	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01820-0061	1-01594-0042	1-01594-0054	1-01594-0058
Address	1809 ADAM C POWELL BOULEV	8 WEST 111 STREET	32 WEST 111 STREET	40 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	50	25	25
Year Built	1904	1920	1920	1920
Gross SqFt	51,456	50,536	26,100	26,100
Estimated Gross Income	\$721,928	\$746,767	\$351,593	\$366,243
Gross Income per SqFt	\$14.03	\$14.78	\$13.47	\$14.03
Estimated Expense	\$364,308	\$384,463	\$175,197	\$184,852
Expense SqFt	\$7.08	\$7.61	\$6.71	\$7.08
Net Operating Income	\$357,620	\$362,304	\$176,396	\$181,391
Full Market Value	\$2,349,000	\$2,419,000	\$1,143,000	\$1,191,000
Market Value per SqFt	\$45.65	\$47.87	\$43.79	\$45.63
Distance from Cooperative in miles		0.19	0.19	0.19

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01821-0022	1-01822-0014	1-01923-0019	1-01615-0010
Address	103 WEST 111 STREET	125 WEST 112 STREET	141 ST NICHOLAS AVENUE	15 EAST 109 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER EAST SIDE (96-110)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	14	16	15	21
Year Built	1900	1900	1910	1925
Gross SqFt	13,493	10,740	11,630	14,784
Estimated Gross Income	\$156,924	\$143,954	\$135,215	\$159,109
Gross Income per SqFt	\$11.63	\$13.40	\$11.63	\$10.76
Estimated Expense	\$76,910	\$67,658	\$66,255	\$94,954
Expense SqFt	\$5.70	\$6.30	\$5.70	\$6.42
Net Operating Income	\$80,014	\$76,296	\$68,960	\$64,155
Full Market Value	\$491,000	\$401,000	\$423,000	\$381,000
Market Value per SqFt	\$36.39	\$37.34	\$36.37	\$25.77
Distance from Cooperative in miles		0.05	0.35	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01822-0042	1-01828-0042	1-01828-0032	1-01828-0030
Address	52 ST NICHOLAS AVENUE	230 WEST 113 STREET	1858 ADAM C POWELL BOULEV	1854 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	24	26	28
Year Built	1925	1920	1920	1920
Gross SqFt	24,355	23,106	21,624	27,510
Estimated Gross Income	\$345,110	\$327,322	\$357,471	\$374,362
Gross Income per SqFt	\$14.17	\$14.17	\$16.53	\$13.61
Estimated Expense	\$162,204	\$153,841	\$168,011	\$175,950
Expense SqFt	\$6.66	\$6.66	\$7.77	\$6.40
Net Operating Income	\$182,906	\$173,481	\$189,460	\$198,412
Full Market Value	\$1,205,000	\$1,021,000	\$1,307,000	\$774,000
Market Value per SqFt	\$49.48	\$44.19	\$60.44	\$28.14
Distance from Cooperative in miles		0.22	0.22	0.22

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01823-0001	1-01594-0042	1-01925-0036	
Address	1855 ADAM C POWELL BOULEV	8 WEST 111 STREET	1990 ADAM C POWELL BOULEV	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	50	45	
Year Built	1915	1920	1940	
Gross SqFt	47,534	50,536	52,680	
Estimated Gross Income	\$677,360	\$746,767	\$722,875	
Gross Income per SqFt	\$14.25	\$14.78	\$13.72	
Estimated Expense	\$340,819	\$384,463	\$354,209	
Expense SqFt	\$7.17	\$7.61	\$6.72	
Net Operating Income	\$336,541	\$362,304	\$368,666	
Full Market Value	\$2,222,000	\$2,419,000	\$2,403,000	
Market Value per SqFt	\$46.75	\$47.87	\$45.62	
Distance from Cooperative in miles		0.27	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01823-0056	1-01594-0050	1-01922-0024	1-01768-0001
Address	67 ST NICHOLAS AVENUE	24 WEST 111 STREET	121 ST NICHOLAS AVENUE	101 EAST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	28	25	32	36
Year Built	1904	1920	1910	1920
Gross SqFt	31,752	29,500	55,230	37,260
Estimated Gross Income	\$413,729	\$384,324	\$651,530	\$582,645
Gross Income per SqFt	\$13.03	\$13.03	\$11.80	\$15.64
Estimated Expense	\$192,735	\$179,072	\$355,641	\$324,686
Expense SqFt	\$6.07	\$6.07	\$6.44	\$8.71
Net Operating Income	\$220,994	\$205,252	\$295,889	\$257,959
Full Market Value	\$1,155,000	\$1,314,000	\$1,825,000	\$1,752,000
Market Value per SqFt	\$36.38	\$44.54	\$33.04	\$47.02
Distance from Cooperative in miles		0.27	0.21	0.65

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01824-0003	1-01822-0024	1-01847-0068	1-01845-0014
Address	1885 ADAM C POWELL BOULEV	40 ST NICHOLAS AVENUE	320 MANHATTAN AVENUE	350 CATHEDRAL PARKWAY
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	35	53	59	35
Year Built	1900	1915	1920	1906
Gross SqFt	50,760	45,956	44,622	31,596
Estimated Gross Income	\$826,373	\$778,488	\$538,800	\$514,537
Gross Income per SqFt	\$16.28	\$16.94	\$12.07	\$16.28
Estimated Expense	\$282,733	\$266,697	\$277,648	\$176,011
Expense SqFt	\$5.57	\$5.80	\$6.22	\$5.57
Net Operating Income	\$543,640	\$511,791	\$261,152	\$338,526
Full Market Value	\$1,791,000	\$3,554,000	\$1,485,000	\$2,317,000
Market Value per SqFt	\$35.28	\$77.33	\$33.28	\$73.33
Distance from Cooperative in miles		0.15	0.24	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01824-0055	1-01922-0024	1-01842-0042	1-02002-0002
Address	92 ST NICHOLAS AVENUE	121 ST NICHOLAS AVENUE	14 WEST 107 STREET	583 RIVERSIDE DRIVE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	32	89	70
Year Built	1926	1910	1910	1930
Gross SqFt	64,869	55,230	68,200	67,350
Estimated Gross Income	\$765,454	\$651,530	\$1,283,633	\$726,205
Gross Income per SqFt	\$11.80	\$11.80	\$18.82	\$10.78
Estimated Expense	\$417,756	\$355,641	\$459,086	\$357,603
Expense SqFt	\$6.44	\$6.44	\$6.73	\$5.31
Net Operating Income	\$347,698	\$295,889	\$824,547	\$368,602
Full Market Value	\$2,145,000	\$1,825,000	\$5,876,000	\$2,192,000
Market Value per SqFt	\$33.07	\$33.04	\$86.16	\$32.55
Distance from Cooperative in miles		0.23	0.51	1.36

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01825-0010	1-01594-0061	1-01594-0058	1-01594-0065
Address	135 WEST 115 STREET	46 WEST 111 STREET	40 WEST 111 STREET	52 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	25	25	25
Year Built	1920	1920	1920	1920
Gross SqFt	18,530	26,100	26,100	26,100
Estimated Gross Income	\$284,250	\$400,336	\$366,243	\$400,336
Gross Income per SqFt	\$15.34	\$15.34	\$14.03	\$15.34
Estimated Expense	\$132,490	\$186,532	\$184,852	\$186,532
Expense SqFt	\$7.15	\$7.15	\$7.08	\$7.15
Net Operating Income	\$151,760	\$213,804	\$181,391	\$213,804
Full Market Value	\$945,000	\$1,444,000	\$1,191,000	\$1,444,000
Market Value per SqFt	\$51.00	\$55.33	\$45.63	\$55.33
Distance from Cooperative in miles		0.30	0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01827-0012	1-01594-0058	1-01594-0061	1-01594-0065
Address	241 WEST 111 STREET	40 WEST 111 STREET	46 WEST 111 STREET	52 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	25	25	25
Year Built	1920	1920	1920	1920
Gross SqFt	21,408	26,100	26,100	26,100
Estimated Gross Income	\$328,399	\$366,243	\$400,336	\$400,336
Gross Income per SqFt	\$15.34	\$14.03	\$15.34	\$15.34
Estimated Expense	\$153,067	\$184,852	\$186,532	\$186,532
Expense SqFt	\$7.15	\$7.08	\$7.15	\$7.15
Net Operating Income	\$175,332	\$181,391	\$213,804	\$213,804
Full Market Value	\$1,125,000	\$1,191,000	\$1,444,000	\$1,444,000
Market Value per SqFt	\$52.55	\$45.63	\$55.33	\$55.33
Distance from Cooperative in miles		0.36	0.36	0.36

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01827-0018	1-01594-0058	1-01594-0061	
Address	229 WEST 111 STREET	40 WEST 111 STREET	46 WEST 111 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	18	25	25	
Year Built	1920	1920	1920	
Gross SqFt	21,024	26,100	26,100	
Estimated Gross Income	\$308,843	\$366,243	\$400,336	
Gross Income per SqFt	\$14.69	\$14.03	\$15.34	
Estimated Expense	\$149,691	\$184,852	\$186,532	
Expense SqFt	\$7.12	\$7.08	\$7.15	
Net Operating Income	\$159,152	\$181,391	\$213,804	
Full Market Value	\$1,061,000	\$1,191,000	\$1,444,000	
Market Value per SqFt	\$50.47	\$45.63	\$55.33	
Distance from Cooperative in miles		0.36	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01827-0032	1-01822-0014	1-01922-0009	1-01923-0019
Address	1840 ADAM C POWELL BOULEV	125 WEST 112 STREET	243 WEST 116 STREET	141 ST NICHOLAS AVENUE
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	16	16	18	15
Year Built	1925	1900	1910	1910
Gross SqFt	12,985	10,740	17,856	11,630
Estimated Gross Income	\$151,016	\$143,954	\$200,053	\$135,215
Gross Income per SqFt	\$11.63	\$13.40	\$11.20	\$11.63
Estimated Expense	\$74,015	\$67,658	\$103,763	\$66,255
Expense SqFt	\$5.70	\$6.30	\$5.81	\$5.70
Net Operating Income	\$77,001	\$76,296	\$96,290	\$68,960
Full Market Value	\$472,000	\$401,000	\$582,000	\$423,000
Market Value per SqFt	\$36.35	\$37.34	\$32.59	\$36.37
Distance from Cooperative in miles		0.14	0.25	0.30

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01827-0036	1-01826-0046	1-01826-0044	
Address	200 WEST 112 STREET	216 WEST 111 STREET	212 WEST 111 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	21	30	30	
Year Built	1900	1910	1910	
Gross SqFt	29,269	20,826	20,826	
Estimated Gross Income	\$386,936	\$276,871	\$273,677	
Gross Income per SqFt	\$13.22	\$13.29	\$13.14	
Estimated Expense	\$189,663	\$135,667	\$134,102	
Expense SqFt	\$6.48	\$6.51	\$6.44	
Net Operating Income	\$197,273	\$141,204	\$139,575	
Full Market Value	\$1,270,000	\$850,000	\$896,000	
Market Value per SqFt	\$43.39	\$40.81	\$43.02	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01827-0052	1-01847-0061	1-01822-0007	1-01845-0007
Address	242 WEST 112 STREET	302 WEST 114 STREET	139 WEST 112 STREET	59 WEST 109 STREET
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-CENTRAL	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	16	20	20	24
Year Built	1900	1900	1900	1900
Gross SqFt	11,630	8,915	14,910	15,834
Estimated Gross Income	\$153,400	\$117,600	\$185,226	\$232,586
Gross Income per SqFt	\$13.19	\$13.19	\$12.42	\$14.69
Estimated Expense	\$86,876	\$66,615	\$94,465	\$112,119
Expense SqFt	\$7.47	\$7.47	\$6.34	\$7.08
Net Operating Income	\$66,524	\$50,985	\$90,761	\$120,467
Full Market Value	\$428,000	\$328,000	\$571,000	\$803,000
Market Value per SqFt	\$36.80	\$36.79	\$38.30	\$50.71
Distance from Cooperative in miles		0.16	0.14	0.23

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01828-0040	1-01594-0061	1-01594-0058	1-01594-0065
Address	226 WEST 113 STREET	46 WEST 111 STREET	40 WEST 111 STREET	52 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	25	25	25
Year Built	1920	1920	1920	1920
Gross SqFt	23,050	26,100	26,100	26,100
Estimated Gross Income	\$353,587	\$400,336	\$366,243	\$400,336
Gross Income per SqFt	\$15.34	\$15.34	\$14.03	\$15.34
Estimated Expense	\$164,808	\$186,532	\$184,852	\$186,532
Expense SqFt	\$7.15	\$7.15	\$7.08	\$7.15
Net Operating Income	\$188,779	\$213,804	\$181,391	\$213,804
Full Market Value	\$1,275,000	\$1,444,000	\$1,191,000	\$1,444,000
Market Value per SqFt	\$55.31	\$55.33	\$45.63	\$55.33
Distance from Cooperative in miles		0.37	0.37	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01829-0029	1-02053-0014	1-01925-0036	1-01594-0042
Address	1864 ADAM C POWELL BOULEV	281 EDGEcombe AVENUE	1990 ADAM C POWELL BOULEV	8 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	49	45	50
Year Built	1920	1920	1940	1920
Gross SqFt	55,917	58,596	52,680	50,536
Estimated Gross Income	\$767,181	\$652,809	\$722,875	\$746,767
Gross Income per SqFt	\$13.72	\$11.14	\$13.72	\$14.78
Estimated Expense	\$375,762	\$334,726	\$354,209	\$384,463
Expense SqFt	\$6.72	\$5.71	\$6.72	\$7.61
Net Operating Income	\$391,419	\$318,083	\$368,666	\$362,304
Full Market Value	\$2,055,000	\$1,918,000	\$2,403,000	\$2,419,000
Market Value per SqFt	\$36.75	\$32.73	\$45.62	\$47.87
Distance from Cooperative in miles		1.72	0.31	0.38

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01829-0033	1-01925-0036	1-02048-0025	
Address	1878 ADAM C POWELL BOULEV	1990 ADAM C POWELL BOULEV	582 ST NICHOLAS AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	51	45	96	
Year Built	1925	1940	1914	
Gross SqFt	61,710	52,680	65,382	
Estimated Gross Income	\$842,342	\$722,875	\$887,262	
Gross Income per SqFt	\$13.65	\$13.72	\$13.57	
Estimated Expense	\$430,119	\$354,209	\$472,018	
Expense SqFt	\$6.97	\$6.72	\$7.22	
Net Operating Income	\$412,223	\$368,666	\$415,244	
Full Market Value	\$2,682,000	\$2,403,000	\$2,696,000	
Market Value per SqFt	\$43.46	\$45.62	\$41.23	
Distance from Cooperative in miles		0.31	1.32	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01832-0010	1-01851-0005	1-01888-0015	1-01199-0055
Address	41 WEST 96 STREET	143 WEST 96 STREET	781 WEST END AVENUE	40 WEST 86 STREET
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	61	92	80	61
Year Built	1926	1927	1927	1931
Gross SqFt	93,857	96,000	91,615	92,065
Estimated Gross Income	\$2,062,038	\$1,957,778	\$2,012,456	\$2,289,097
Gross Income per SqFt	\$21.97	\$20.39	\$21.97	\$24.86
Estimated Expense	\$818,433	\$802,689	\$799,022	\$932,770
Expense SqFt	\$8.72	\$8.36	\$8.72	\$10.13
Net Operating Income	\$1,243,605	\$1,155,089	\$1,213,434	\$1,356,327
Full Market Value	\$9,150,000	\$8,376,000	\$8,930,000	\$10,181,000
Market Value per SqFt	\$97.49	\$87.25	\$97.47	\$110.58
Distance from Cooperative in miles		0.17	0.48	0.56

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01832-0025	1-01199-0055	1-01252-0005	1-01205-0029
Address	7 WEST 96 STREET	40 WEST 86 STREET	202 RIVERSIDE DRIVE	315 CENTRAL PARK WEST
Neighborhood	MANHATTAN VALLEY	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	80	61	90	51
Year Built	1931	1931	1905	1911
Gross SqFt	100,316	92,065	102,791	109,769
Estimated Gross Income	\$2,197,924	\$2,289,097	\$2,252,293	\$2,319,693
Gross Income per SqFt	\$21.91	\$24.86	\$21.91	\$21.13
Estimated Expense	\$864,724	\$932,770	\$886,108	\$1,018,905
Expense SqFt	\$8.62	\$10.13	\$8.62	\$9.28
Net Operating Income	\$1,333,200	\$1,356,327	\$1,366,185	\$1,300,788
Full Market Value	\$8,635,000	\$10,181,000	\$10,046,000	\$9,500,000
Market Value per SqFt	\$86.08	\$110.58	\$97.73	\$86.55
Distance from Cooperative in miles		0.56	0.51	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01832-0036	1-01245-0075	1-01226-0040	
Address	370 CENTRAL PARK WEST	495 WEST END AVENUE	110 WEST 96 STREET	
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	74	128	60	
Year Built	1918	1907	1926	
Gross SqFt	84,612	83,154	81,030	
Estimated Gross Income	\$1,999,382	\$2,063,048	\$1,817,992	
Gross Income per SqFt	\$23.63	\$24.81	\$22.44	
Estimated Expense	\$663,358	\$783,958	\$505,299	
Expense SqFt	\$7.84	\$9.43	\$6.24	
Net Operating Income	\$1,336,024	\$1,279,090	\$1,312,693	
Full Market Value	\$7,381,000	\$9,598,000	\$9,699,000	
Market Value per SqFt	\$87.23	\$115.42	\$119.70	
Distance from Cooperative in miles		0.82	0.18	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01836-0031	1-01842-0039	1-01844-0032	1-01839-0018
Address	407 CENTRAL PARK WEST	6 WEST 107 STREET	480 CENTRAL PARK WEST	78 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	28	20	26	58
Year Built	1900	1901	1900	1920
Gross SqFt	31,500	25,452	25,000	34,535
Estimated Gross Income	\$747,180	\$476,300	\$593,044	\$992,905
Gross Income per SqFt	\$23.72	\$18.71	\$23.72	\$28.75
Estimated Expense	\$283,815	\$228,908	\$225,357	\$313,653
Expense SqFt	\$9.01	\$8.99	\$9.01	\$9.08
Net Operating Income	\$463,365	\$247,392	\$367,687	\$679,252
Full Market Value	\$3,453,000	\$1,761,000	\$2,726,000	\$5,128,000
Market Value per SqFt	\$109.62	\$69.19	\$109.04	\$148.49
Distance from Cooperative in miles		0.31	0.41	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01836-0036	1-01851-0005	1-01878-0021	1-01216-0060
Address	410 CENTRAL PARK WEST	143 WEST 96 STREET	209 WEST 106 STREET	168 WEST 86 STREET
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	99	92	78	50
Year Built	1929	1927	1925	1923
Gross SqFt	100,530	96,000	106,149	100,042
Estimated Gross Income	\$2,049,807	\$1,957,778	\$2,147,284	\$2,798,918
Gross Income per SqFt	\$20.39	\$20.39	\$20.23	\$27.98
Estimated Expense	\$840,431	\$802,689	\$921,250	\$951,632
Expense SqFt	\$8.36	\$8.36	\$8.68	\$9.51
Net Operating Income	\$1,209,376	\$1,155,089	\$1,226,034	\$1,847,286
Full Market Value	\$8,774,000	\$8,376,000	\$8,878,000	\$13,947,000
Market Value per SqFt	\$87.28	\$87.25	\$83.64	\$139.41
Distance from Cooperative in miles		0.29	0.48	0.79

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01836-0037	1-01252-0025	1-01879-0037	
Address	4 WEST 101 STREET	310 WEST 93 STREET	204 WEST 108 STREET	
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	60	36	48	
Year Built	1904	1910	1915	
Gross SqFt	35,568	32,490	42,186	
Estimated Gross Income	\$970,651	\$933,901	\$1,090,265	
Gross Income per SqFt	\$27.29	\$28.74	\$25.84	
Estimated Expense	\$348,566	\$317,526	\$414,301	
Expense SqFt	\$9.80	\$9.77	\$9.82	
Net Operating Income	\$622,085	\$616,375	\$675,964	
Full Market Value	\$4,697,000	\$4,654,000	\$5,103,000	
Market Value per SqFt	\$132.06	\$143.24	\$120.96	
Distance from Cooperative in miles		0.65	0.52	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01840-0029	1-01876-0001	1-01186-0025	1-01250-0030
Address	441 CENTRAL PARK WEST	900 WEST END AVENUE	365 WEST END AVENUE	585 WEST END AVENUE
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	120	129	116	133
Year Built	1930	1927	1925	1927
Gross SqFt	201,723	172,176	188,830	209,113
Estimated Gross Income	\$4,187,769	\$3,613,738	\$3,920,855	\$4,247,672
Gross Income per SqFt	\$20.76	\$20.99	\$20.76	\$20.31
Estimated Expense	\$1,716,663	\$1,495,847	\$1,607,551	\$1,741,546
Expense SqFt	\$8.51	\$8.69	\$8.51	\$8.33
Net Operating Income	\$2,471,106	\$2,117,891	\$2,313,304	\$2,506,126
Full Market Value	\$17,987,000	\$15,447,000	\$16,834,000	\$18,160,000
Market Value per SqFt	\$89.17	\$89.72	\$89.15	\$86.84
Distance from Cooperative in miles		0.44	1.46	0.97

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01840-0033	1-01826-0018	1-01867-0049	1-01867-0054
Address	446 CENTRAL PARK WEST	211 CENTRAL PARK NORTH	415 WEST 115 STREET	403 WEST 115 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	25	24	30
Year Built	1920	1926	1920	1920
Gross SqFt	28,020	30,224	28,188	27,821
Estimated Gross Income	\$659,871	\$554,218	\$742,459	\$655,117
Gross Income per SqFt	\$23.55	\$18.34	\$26.34	\$23.55
Estimated Expense	\$279,079	\$211,478	\$263,732	\$277,225
Expense SqFt	\$9.96	\$7.00	\$9.36	\$9.96
Net Operating Income	\$380,792	\$342,740	\$478,727	\$377,892
Full Market Value	\$2,835,000	\$2,428,000	\$3,614,000	\$2,813,000
Market Value per SqFt	\$101.18	\$80.33	\$128.21	\$101.11
Distance from Cooperative in miles		0.34	0.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01840-0035	1-01844-0032	1-01840-0003	1-01842-0039
Address	448 CENTRAL PARK WEST	480 CENTRAL PARK WEST	77 WEST 104 STREET	6 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	42	26	26	20
Year Built	1900	1900	1926	1901
Gross SqFt	33,058	25,000	32,981	25,452
Estimated Gross Income	\$742,152	\$593,044	\$740,561	\$476,300
Gross Income per SqFt	\$22.45	\$23.72	\$22.45	\$18.71
Estimated Expense	\$281,985	\$225,357	\$281,413	\$228,908
Expense SqFt	\$8.53	\$9.01	\$8.53	\$8.99
Net Operating Income	\$460,167	\$367,687	\$459,148	\$247,392
Full Market Value	\$3,400,000	\$2,726,000	\$3,392,000	\$1,761,000
Market Value per SqFt	\$102.85	\$109.04	\$102.85	\$69.19
Distance from Cooperative in miles		0.21	0.08	0.11

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01841-0052	1-01823-0061	1-01845-0014	1-01838-0022
Address	50 WEST 106 STREET	1871 ADAM C POWELL BOULEV	350 CATHEDRAL PARKWAY	17 WEST 102 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	63	35	35	54
Year Built	1930	1925	1906	1998
Gross SqFt	46,416	31,220	31,596	46,240
Estimated Gross Income	\$755,652	\$725,281	\$514,537	\$676,214
Gross Income per SqFt	\$16.28	\$23.23	\$16.28	\$14.62
Estimated Expense	\$258,537	\$297,365	\$176,011	\$331,345
Expense SqFt	\$5.57	\$9.52	\$5.57	\$7.17
Net Operating Income	\$497,115	\$427,916	\$338,526	\$344,869
Full Market Value	\$3,415,000	\$3,178,000	\$2,317,000	\$2,295,000
Market Value per SqFt	\$73.57	\$101.79	\$73.33	\$49.63
Distance from Cooperative in miles		0.52	0.20	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01843-0027	1-01829-0017	1-01842-0051	1-01842-0059
Address	7 WEST 107 STREET	243 WEST 113 STREET	50 WEST 107 STREET	68 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	24	84	25
Year Built	1920	1920	1920	1940
Gross SqFt	19,690	21,756	27,521	25,144
Estimated Gross Income	\$458,974	\$287,980	\$678,992	\$586,028
Gross Income per SqFt	\$23.31	\$13.24	\$24.67	\$23.31
Estimated Expense	\$139,799	\$135,351	\$289,426	\$178,414
Expense SqFt	\$7.10	\$6.22	\$10.52	\$7.10
Net Operating Income	\$319,175	\$152,629	\$389,566	\$407,614
Full Market Value	\$2,372,000	\$880,000	\$2,922,000	\$2,574,000
Market Value per SqFt	\$120.47	\$40.45	\$106.17	\$102.37
Distance from Cooperative in miles		0.32	0.10	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01843-0036	1-01843-0051	1-01842-0057	
Address	477 CENTRAL PARK WEST	169 MANHATTAN AVENUE	66 WEST 107 STREET	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	31	24	25	
Year Built	1913	1940	1940	
Gross SqFt	17,875	19,368	25,144	
Estimated Gross Income	\$441,334	\$512,000	\$576,848	
Gross Income per SqFt	\$24.69	\$26.44	\$22.94	
Estimated Expense	\$161,948	\$205,477	\$188,901	
Expense SqFt	\$9.06	\$10.61	\$7.51	
Net Operating Income	\$279,386	\$306,523	\$387,947	
Full Market Value	\$2,096,000	\$2,314,000	\$1,730,000	
Market Value per SqFt	\$117.26	\$119.48	\$68.80	
Distance from Cooperative in miles		0.08	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01844-0018	1-01826-0044	1-01826-0046	1-01845-0007
Address	17 WEST 108 STREET	212 WEST 111 STREET	216 WEST 111 STREET	59 WEST 109 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	30	30	30	24
Year Built	1900	1910	1910	1900
Gross SqFt	23,142	20,826	20,826	15,834
Estimated Gross Income	\$307,557	\$273,677	\$276,871	\$232,586
Gross Income per SqFt	\$13.29	\$13.14	\$13.29	\$14.69
Estimated Expense	\$150,654	\$134,102	\$135,667	\$112,119
Expense SqFt	\$6.51	\$6.44	\$6.51	\$7.08
Net Operating Income	\$156,903	\$139,575	\$141,204	\$120,467
Full Market Value	\$865,000	\$896,000	\$850,000	\$803,000
Market Value per SqFt	\$37.38	\$43.02	\$40.81	\$50.71
Distance from Cooperative in miles		0.17	0.17	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01844-0033	1-01885-0040	1-01882-0042	1-01556-0017
Address	482 CENTRAL PARK WEST	514 WEST 114 STREET	518 WEST 111 STREET	329 EAST 93 STREET
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	68	49	32	94
Year Built	1900	1920	1925	1920
Gross SqFt	54,824	57,300	43,002	54,450
Estimated Gross Income	\$898,565	\$845,351	\$704,876	\$1,347,778
Gross Income per SqFt	\$16.39	\$14.75	\$16.39	\$24.75
Estimated Expense	\$446,267	\$424,759	\$349,973	\$510,016
Expense SqFt	\$8.14	\$7.41	\$8.14	\$9.37
Net Operating Income	\$452,298	\$420,592	\$354,903	\$837,762
Full Market Value	\$3,114,000	\$2,807,000	\$2,443,000	\$6,286,000
Market Value per SqFt	\$56.80	\$48.99	\$56.81	\$115.45
Distance from Cooperative in miles		0.46	0.40	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01844-0037	1-01842-0051	1-01877-0039	1-01842-0055
Address	4 WEST 109 STREET	50 WEST 107 STREET	206 WEST 106 STREET	64 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	41	84	59	25
Year Built	1890	1920	1910	1940
Gross SqFt	35,376	27,521	31,476	25,144
Estimated Gross Income	\$844,425	\$678,992	\$751,390	\$576,675
Gross Income per SqFt	\$23.87	\$24.67	\$23.87	\$22.93
Estimated Expense	\$322,983	\$289,426	\$287,230	\$188,845
Expense SqFt	\$9.13	\$10.52	\$9.13	\$7.51
Net Operating Income	\$521,442	\$389,566	\$464,160	\$387,830
Full Market Value	\$3,890,000	\$2,922,000	\$3,463,000	\$1,730,000
Market Value per SqFt	\$109.96	\$106.17	\$110.02	\$68.80
Distance from Cooperative in miles		0.13	0.39	0.13

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01851-0012	1-01200-0015	1-01876-0061	1-01890-0036
Address	127 WEST 96 STREET	27 WEST 86 STREET	908 WEST END AVENUE	305 RIVERSIDE DRIVE
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	140	64	90	63
Year Built	1930	1926	1925	1911
Gross SqFt	121,713	126,045	120,542	126,785
Estimated Gross Income	\$2,814,005	\$3,583,167	\$2,786,401	\$2,551,782
Gross Income per SqFt	\$23.12	\$28.43	\$23.12	\$20.13
Estimated Expense	\$1,092,983	\$1,218,277	\$1,082,712	\$1,050,155
Expense SqFt	\$8.98	\$9.67	\$8.98	\$8.28
Net Operating Income	\$1,721,022	\$2,364,890	\$1,703,689	\$1,501,627
Full Market Value	\$12,772,000	\$17,855,000	\$12,648,000	\$10,863,000
Market Value per SqFt	\$104.94	\$141.66	\$104.93	\$85.68
Distance from Cooperative in miles		0.53	0.45	0.43

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01851-0016	1-01888-0053	1-01243-0061	1-01873-0001
Address	119 WEST 96 STREET	317 WEST 99 STREET	736 WEST END AVENUE	840 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	60	36	57	39
Year Built	1920	1920	1927	1910
Gross SqFt	46,810	47,851	49,603	47,832
Estimated Gross Income	\$954,924	\$587,526	\$1,011,713	\$1,104,804
Gross Income per SqFt	\$20.40	\$12.28	\$20.40	\$23.10
Estimated Expense	\$404,907	\$360,949	\$429,127	\$420,930
Expense SqFt	\$8.65	\$7.54	\$8.65	\$8.80
Net Operating Income	\$550,017	\$226,577	\$582,586	\$683,874
Full Market Value	\$3,991,000	\$1,100,000	\$4,225,000	\$5,074,000
Market Value per SqFt	\$85.26	\$22.99	\$85.18	\$106.08
Distance from Cooperative in miles		0.34	0.22	0.33

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01860-0005	1-01821-0053	1-01903-0029	
Address	161 WEST 105 STREET	130 WEST 112 STREET	161 LENOX AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	20	20	14	
Year Built	1930	1900	1930	
Gross SqFt	17,860	11,560	14,660	
Estimated Gross Income	\$333,446	\$247,271	\$233,867	
Gross Income per SqFt	\$18.67	\$21.39	\$15.95	
Estimated Expense	\$143,952	\$101,381	\$107,560	
Expense SqFt	\$8.06	\$8.77	\$7.34	
Net Operating Income	\$189,494	\$145,890	\$126,307	
Full Market Value	\$1,349,000	\$1,068,000	\$844,000	
Market Value per SqFt	\$75.53	\$92.39	\$57.57	
Distance from Cooperative in miles		0.58	0.84	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01860-0007	1-01968-0029	1-01821-0053	
Address	157 WEST 105 STREET	21 CONVENT AVENUE	130 WEST 112 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	20	25	20	
Year Built	1930	1920	1900	
Gross SqFt	17,860	16,175	11,560	
Estimated Gross Income	\$338,090	\$266,338	\$247,271	
Gross Income per SqFt	\$18.93	\$16.47	\$21.39	
Estimated Expense	\$138,415	\$108,674	\$101,381	
Expense SqFt	\$7.75	\$6.72	\$8.77	
Net Operating Income	\$199,675	\$157,664	\$145,890	
Full Market Value	\$1,426,000	\$1,086,000	\$1,068,000	
Market Value per SqFt	\$79.84	\$67.14	\$92.39	
Distance from Cooperative in miles		1.17	0.58	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01860-0013	1-01904-0061	1-01767-0060	
Address	145 WEST 105 STREET	1995 ADAM C POWELL BOULEV	132 EAST 119 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	20	40	21	
Year Built	1900	1910	1910	
Gross SqFt	28,148	38,995	18,162	
Estimated Gross Income	\$522,145	\$678,817	\$357,507	
Gross Income per SqFt	\$18.55	\$17.41	\$19.68	
Estimated Expense	\$281,480	\$345,008	\$202,325	
Expense SqFt	\$10.00	\$8.85	\$11.14	
Net Operating Income	\$240,665	\$333,809	\$155,182	
Full Market Value	\$1,710,000	\$2,334,000	\$1,117,000	
Market Value per SqFt	\$60.75	\$59.85	\$61.50	
Distance from Cooperative in miles		0.88	1.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01861-0002	1-01944-0014	1-01924-0010	
Address	943 AMSTERDAM AVENUE	417 MANHATTAN AVENUE	269 WEST 118 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP	
Total Units	15	14	11	
Year Built	1925	1910	1910	
Gross SqFt	9,546	9,070	8,565	
Estimated Gross Income	\$159,514	\$135,685	\$158,049	
Gross Income per SqFt	\$16.71	\$14.96	\$18.45	
Estimated Expense	\$79,614	\$66,486	\$80,088	
Expense SqFt	\$8.34	\$7.33	\$9.35	
Net Operating Income	\$79,900	\$69,199	\$77,961	
Full Market Value	\$553,000	\$380,000	\$361,000	
Market Value per SqFt	\$57.93	\$41.90	\$42.15	
Distance from Cooperative in miles		0.57	0.67	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01861-0007	1-01924-0009	1-01845-0007	1-01928-0059
Address	155 WEST 106 STREET	271 WEST 118 STREET	59 WEST 109 STREET	266 WEST 123 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	11	24	20
Year Built	1910	1910	1900	1910
Gross SqFt	9,280	8,565	15,834	9,680
Estimated Gross Income	\$168,432	\$158,049	\$232,586	\$175,718
Gross Income per SqFt	\$18.15	\$18.45	\$14.69	\$18.15
Estimated Expense	\$96,326	\$83,003	\$112,119	\$100,504
Expense SqFt	\$10.38	\$9.69	\$7.08	\$10.38
Net Operating Income	\$72,106	\$75,046	\$120,467	\$75,214
Full Market Value	\$510,000	\$361,000	\$803,000	\$532,000
Market Value per SqFt	\$54.96	\$42.15	\$50.71	\$54.96
Distance from Cooperative in miles		0.67	0.19	0.87

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01861-0026	1-01821-0053	1-01876-0049	
Address	111 WEST 106 STREET	130 WEST 112 STREET	2728 BROADWAY	
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	15	20	17	
Year Built	1910	1900	1925	
Gross SqFt	9,755	11,560	13,510	
Estimated Gross Income	\$227,194	\$247,271	\$340,255	
Gross Income per SqFt	\$23.29	\$21.39	\$25.19	
Estimated Expense	\$100,477	\$101,381	\$159,675	
Expense SqFt	\$10.30	\$8.77	\$11.82	
Net Operating Income	\$126,717	\$145,890	\$180,580	
Full Market Value	\$942,000	\$1,068,000	\$711,000	
Market Value per SqFt	\$96.57	\$92.39	\$52.63	
Distance from Cooperative in miles		0.55	0.17	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01861-0028	1-01861-0058	1-01881-0026	
Address	107 WEST 106 STREET	168 WEST 107 STREET	207 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	20	16	
Year Built	1910	1910	1910	
Gross SqFt	9,155	9,635	9,385	
Estimated Gross Income	\$199,945	\$193,350	\$221,440	
Gross Income per SqFt	\$21.84	\$20.07	\$23.60	
Estimated Expense	\$79,557	\$79,274	\$85,764	
Expense SqFt	\$8.69	\$8.23	\$9.14	
Net Operating Income	\$120,388	\$114,076	\$135,676	
Full Market Value	\$885,000	\$824,000	\$560,000	
Market Value per SqFt	\$96.67	\$85.52	\$59.67	
Distance from Cooperative in miles		0.00	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01863-0048	1-01860-0026	1-01861-0005	1-01993-0033
Address	124 WEST 109 STREET	109 WEST 105 STREET	159 WEST 106 STREET	3133 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	11	15	20	20
Year Built	1900	1900	1920	1901
Gross SqFt	9,705	8,760	18,510	10,585
Estimated Gross Income	\$225,447	\$165,277	\$462,209	\$245,903
Gross Income per SqFt	\$23.23	\$18.87	\$24.97	\$23.23
Estimated Expense	\$90,742	\$67,764	\$210,281	\$98,993
Expense SqFt	\$9.35	\$7.74	\$11.36	\$9.35
Net Operating Income	\$134,705	\$97,513	\$251,928	\$146,910
Full Market Value	\$1,001,000	\$695,000	\$1,893,000	\$1,092,000
Market Value per SqFt	\$103.14	\$79.34	\$102.27	\$103.16
Distance from Cooperative in miles		0.16	0.10	0.81

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01864-0009	1-01775-0006	1-01959-0001	
Address	141 WEST 109 STREET	107 EAST 126 STREET	2491 FREDRICK DOUGLASS BL	
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	317	255	261	
Year Built	1974	1980	1975	
Gross SqFt	362,400	264,386	331,448	
Estimated Gross Income	\$5,635,320	\$4,905,519	\$4,160,706	
Gross Income per SqFt	\$15.55	\$18.55	\$12.55	
Estimated Expense	\$2,163,528	\$1,546,576	\$2,038,746	
Expense SqFt	\$5.97	\$5.85	\$6.15	
Net Operating Income	\$3,471,792	\$3,358,943	\$2,121,960	
Full Market Value	\$23,539,000	\$23,865,000	\$13,398,000	
Market Value per SqFt	\$64.95	\$90.27	\$40.42	
Distance from Cooperative in miles		1.36	1.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01867-0059	1-01867-0046	1-01867-0049	1-01883-0011
Address	401 WEST 115 STREET	419 WEST 115 STREET	415 WEST 115 STREET	535 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	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	24	28
Year Built	1921	1925	1920	1925
Gross SqFt	35,040	28,188	28,188	30,460
Estimated Gross Income	\$922,954	\$796,205	\$742,459	\$606,575
Gross Income per SqFt	\$26.34	\$28.25	\$26.34	\$19.91
Estimated Expense	\$327,974	\$291,494	\$263,732	\$296,588
Expense SqFt	\$9.36	\$10.34	\$9.36	\$9.74
Net Operating Income	\$594,980	\$504,711	\$478,727	\$309,987
Full Market Value	\$4,492,000	\$3,811,000	\$3,614,000	\$2,237,000
Market Value per SqFt	\$128.20	\$135.20	\$128.21	\$73.44
Distance from Cooperative in miles		0.00	0.00	0.24

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01867-0060	1-01867-0074	1-01963-0006	1-01962-0001
Address	54 MORNINGSIDE DRIVE	1129 AMSTERDAM AVENUE	417 WEST 120 STREET	1181 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	25	48	36	45
Year Built	1925	1925	1926	1925
Gross SqFt	38,334	36,664	31,878	34,566
Estimated Gross Income	\$990,167	\$978,499	\$823,299	\$858,666
Gross Income per SqFt	\$25.83	\$26.69	\$25.83	\$24.84
Estimated Expense	\$260,671	\$368,453	\$216,865	\$380,711
Expense SqFt	\$6.80	\$10.05	\$6.80	\$11.01
Net Operating Income	\$729,496	\$610,046	\$606,434	\$477,955
Full Market Value	\$5,508,000	\$4,606,000	\$4,578,000	\$3,588,000
Market Value per SqFt	\$143.68	\$125.63	\$143.61	\$103.80
Distance from Cooperative in miles		0.00	0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01869-0001	1-01241-0061	1-01199-0055	1-01252-0005
Address	760 WEST END AVENUE	698 WEST END AVENUE	40 WEST 86 STREET	202 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	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	75	90	61	90
Year Built	1926	1925	1931	1905
Gross SqFt	94,455	91,494	92,065	102,791
Estimated Gross Income	\$2,348,151	\$2,373,981	\$2,289,097	\$2,252,293
Gross Income per SqFt	\$24.86	\$25.95	\$24.86	\$21.91
Estimated Expense	\$956,829	\$807,154	\$932,770	\$886,108
Expense SqFt	\$10.13	\$8.82	\$10.13	\$8.62
Net Operating Income	\$1,391,322	\$1,566,827	\$1,356,327	\$1,366,185
Full Market Value	\$10,445,000	\$11,830,000	\$10,181,000	\$10,046,000
Market Value per SqFt	\$110.58	\$129.30	\$110.58	\$97.73
Distance from Cooperative in miles		0.21	0.72	0.27

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01870-0001	1-01870-0056	1-01875-0058	
Address	782 WEST END AVENUE	250 WEST 99 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	43	43	37	
Year Built	1930	1925	1912	
Gross SqFt	53,971	54,520	47,673	
Estimated Gross Income	\$1,307,717	\$1,361,008	\$1,120,050	
Gross Income per SqFt	\$24.23	\$24.96	\$23.49	
Estimated Expense	\$522,979	\$558,013	\$435,422	
Expense SqFt	\$9.69	\$10.24	\$9.13	
Net Operating Income	\$784,738	\$802,995	\$684,628	
Full Market Value	\$5,870,000	\$6,031,000	\$5,095,000	
Market Value per SqFt	\$108.76	\$110.62	\$106.87	
Distance from Cooperative in miles		0.00	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01870-0004	1-01868-0001	1-01252-0057	
Address	790 WEST END AVENUE	740 WEST END AVENUE	697 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	89	107	99	
Year Built	1926	1915	1929	
Gross SqFt	166,617	135,463	148,873	
Estimated Gross Income	\$3,418,981	\$2,856,037	\$2,970,721	
Gross Income per SqFt	\$20.52	\$21.08	\$19.95	
Estimated Expense	\$1,389,586	\$1,170,975	\$1,217,996	
Expense SqFt	\$8.34	\$8.64	\$8.18	
Net Operating Income	\$2,029,395	\$1,685,062	\$1,752,725	
Full Market Value	\$14,740,000	\$12,301,000	\$12,658,000	
Market Value per SqFt	\$88.47	\$90.81	\$85.03	
Distance from Cooperative in miles		0.10	0.27	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01870-0005	1-01878-0042	1-01875-0058	1-01890-0007
Address	255 WEST 98 STREET	220 WEST 107 STREET	250 WEST 104 STREET	315 WEST 102 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	34	59	37	36
Year Built	1925	1925	1912	1922
Gross SqFt	45,340	50,820	47,673	36,252
Estimated Gross Income	\$1,065,037	\$1,346,113	\$1,120,050	\$777,277
Gross Income per SqFt	\$23.49	\$26.49	\$23.49	\$21.44
Estimated Expense	\$413,954	\$511,523	\$435,422	\$354,676
Expense SqFt	\$9.13	\$10.07	\$9.13	\$9.78
Net Operating Income	\$651,083	\$834,590	\$684,628	\$422,601
Full Market Value	\$4,845,000	\$6,301,000	\$5,095,000	\$3,096,000
Market Value per SqFt	\$106.86	\$123.99	\$106.87	\$85.40
Distance from Cooperative in miles		0.41	0.25	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01870-0028	1-01203-0055	1-01252-0024	
Address	203 WEST 98 STREET	48 WEST 90 STREET	308 WEST 93 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	31	29	48	
Year Built	1920	1930	1927	
Gross SqFt	20,272	19,290	25,890	
Estimated Gross Income	\$605,930	\$619,631	\$715,915	
Gross Income per SqFt	\$29.89	\$32.12	\$27.65	
Estimated Expense	\$227,857	\$230,986	\$272,048	
Expense SqFt	\$11.24	\$11.97	\$10.51	
Net Operating Income	\$378,073	\$388,645	\$443,867	
Full Market Value	\$2,854,000	\$2,934,000	\$3,351,000	
Market Value per SqFt	\$140.79	\$152.10	\$129.43	
Distance from Cooperative in miles		0.54	0.35	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01871-0020	1-01236-0029	1-01878-0021	
Address	233 WEST 99 STREET	205 WEST 88 STREET	209 WEST 106 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	91	117	78	
Year Built	1930	1923	1925	
Gross SqFt	94,674	96,058	106,149	
Estimated Gross Income	\$1,994,781	\$2,105,108	\$2,147,284	
Gross Income per SqFt	\$21.07	\$21.91	\$20.23	
Estimated Expense	\$793,368	\$776,464	\$921,250	
Expense SqFt	\$8.38	\$8.08	\$8.68	
Net Operating Income	\$1,201,413	\$1,328,644	\$1,226,034	
Full Market Value	\$8,769,000	\$9,774,000	\$8,878,000	
Market Value per SqFt	\$92.62	\$101.75	\$83.64	
Distance from Cooperative in miles		0.55	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01873-0052	1-01875-0036	1-01890-0064	
Address	2669 BROADWAY	892 AMSTERDAM AVENUE	306 WEST 104 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	53	36	
Year Built	1920	1921	1927	
Gross SqFt	61,400	59,096	51,414	
Estimated Gross Income	\$995,294	\$1,081,575	\$725,374	
Gross Income per SqFt	\$16.21	\$18.30	\$14.11	
Estimated Expense	\$457,430	\$457,897	\$367,478	
Expense SqFt	\$7.45	\$7.75	\$7.15	
Net Operating Income	\$537,864	\$623,678	\$357,896	
Full Market Value	\$3,691,000	\$4,417,000	\$2,354,000	
Market Value per SqFt	\$60.11	\$74.74	\$45.79	
Distance from Cooperative in miles		0.13	0.13	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01874-0037	1-01890-0007	1-01882-0047	
Address	206 WEST 103 STREET	315 WEST 102 STREET	526 WEST 111 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	48	36	44	
Year Built	1945	1922	1925	
Gross SqFt	37,572	36,252	43,145	
Estimated Gross Income	\$783,752	\$777,277	\$874,649	
Gross Income per SqFt	\$20.86	\$21.44	\$20.27	
Estimated Expense	\$346,790	\$354,676	\$374,490	
Expense SqFt	\$9.23	\$9.78	\$8.68	
Net Operating Income	\$436,962	\$422,601	\$500,159	
Full Market Value	\$3,184,000	\$3,096,000	\$3,623,000	
Market Value per SqFt	\$84.74	\$85.40	\$83.97	
Distance from Cooperative in miles		0.18	0.41	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01874-0058	1-01226-0040	1-01892-0016	1-01963-0048
Address	246 WEST 103 STREET	110 WEST 96 STREET	949 WEST END AVENUE	110 MORNINGSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	78	60	60	52
Year Built	1917	1926	1916	1910
Gross SqFt	77,465	81,030	83,805	72,222
Estimated Gross Income	\$1,419,159	\$1,817,992	\$1,535,006	\$1,205,802
Gross Income per SqFt	\$18.32	\$22.44	\$18.32	\$16.70
Estimated Expense	\$597,255	\$505,299	\$646,139	\$612,730
Expense SqFt	\$7.71	\$6.24	\$7.71	\$8.48
Net Operating Income	\$821,904	\$1,312,693	\$888,867	\$593,072
Full Market Value	\$5,820,000	\$9,699,000	\$6,296,000	\$4,102,000
Market Value per SqFt	\$75.13	\$119.70	\$75.13	\$56.80
Distance from Cooperative in miles		0.41	0.22	0.97

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01874-0061	1-01242-0001	1-01890-0064	
Address	878 WEST END AVENUE	700 WEST END AVENUE	306 WEST 104 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	60	65	36	
Year Built	1923	1925	1927	
Gross SqFt	61,779	55,840	51,414	
Estimated Gross Income	\$1,049,007	\$1,108,314	\$725,374	
Gross Income per SqFt	\$16.98	\$19.85	\$14.11	
Estimated Expense	\$515,237	\$531,774	\$367,478	
Expense SqFt	\$8.34	\$9.52	\$7.15	
Net Operating Income	\$533,770	\$576,540	\$357,896	
Full Market Value	\$3,709,000	\$1,875,000	\$2,354,000	
Market Value per SqFt	\$60.04	\$33.58	\$45.79	
Distance from Cooperative in miles		0.40	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01875-0026	1-01839-0018	1-01893-0039	
Address	205 WEST 103 STREET	78 MANHATTAN AVENUE	309 WEST 109 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	36	58	60	
Year Built	1920	1920	1921	
Gross SqFt	33,200	34,535	31,670	
Estimated Gross Income	\$1,000,316	\$992,905	\$998,045	
Gross Income per SqFt	\$30.13	\$28.75	\$31.51	
Estimated Expense	\$278,216	\$313,653	\$243,159	
Expense SqFt	\$8.38	\$9.08	\$7.68	
Net Operating Income	\$722,100	\$679,252	\$754,886	
Full Market Value	\$5,452,000	\$5,128,000	\$5,699,000	
Market Value per SqFt	\$164.22	\$148.49	\$179.95	
Distance from Cooperative in miles		0.34	0.35	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01875-0056	1-01883-0022	1-01241-0038	
Address	242 WEST 104 STREET	515 WEST 111 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	24	35	30	
Year Built	1925	1925	1910	
Gross SqFt	18,576	26,310	17,760	
Estimated Gross Income	\$579,385	\$927,971	\$481,519	
Gross Income per SqFt	\$31.19	\$35.27	\$27.11	
Estimated Expense	\$200,621	\$278,391	\$195,522	
Expense SqFt	\$10.80	\$10.58	\$11.01	
Net Operating Income	\$378,764	\$649,580	\$285,997	
Full Market Value	\$2,860,000	\$4,904,000	\$2,159,000	
Market Value per SqFt	\$153.96	\$186.39	\$121.57	
Distance from Cooperative in miles		0.41	0.51	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01875-0061	1-01891-0026	1-01878-0025	1-01871-0061
Address	890 WEST END AVENUE	915 WEST END AVENUE	203 WEST 106 STREET	814 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	82	94	76	96
Year Built	1926	1923	1926	1926
Gross SqFt	114,330	118,591	108,052	107,869
Estimated Gross Income	\$2,180,273	\$2,597,679	\$2,060,319	\$2,005,050
Gross Income per SqFt	\$19.07	\$21.90	\$19.07	\$18.59
Estimated Expense	\$898,634	\$987,118	\$849,060	\$847,735
Expense SqFt	\$7.86	\$8.32	\$7.86	\$7.86
Net Operating Income	\$1,281,639	\$1,610,561	\$1,211,259	\$1,157,315
Full Market Value	\$9,164,000	\$11,846,000	\$8,659,000	\$8,227,000
Market Value per SqFt	\$80.15	\$99.89	\$80.14	\$76.27
Distance from Cooperative in miles		0.10	0.17	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01876-0007	1-01236-0010	1-01874-0052	1-01222-0001
Address	2721 BROADWAY	2401 BROADWAY	2689 BROADWAY	641 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	84	79	140	118
Year Built	1926	1924	1910	1926
Gross SqFt	145,625	164,530	168,140	170,023
Estimated Gross Income	\$2,829,494	\$4,113,043	\$3,266,631	\$3,230,983
Gross Income per SqFt	\$19.43	\$25.00	\$19.43	\$19.00
Estimated Expense	\$1,160,631	\$1,562,956	\$1,339,319	\$1,373,756
Expense SqFt	\$7.97	\$9.50	\$7.97	\$8.08
Net Operating Income	\$1,668,863	\$2,550,087	\$1,927,312	\$1,857,227
Full Market Value	\$11,983,000	\$19,159,000	\$13,839,000	\$13,267,000
Market Value per SqFt	\$82.29	\$116.45	\$82.31	\$78.03
Distance from Cooperative in miles		0.80	0.10	0.69

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01876-0029	1-01828-0061	1-01845-0007	
Address	201 WEST 104 STREET	2084 FREDRICK DOUGLASS BL	59 WEST 109 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	MANHATTAN VALLEY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	12	15	24	
Year Built	1926	1910	1900	
Gross SqFt	12,440	11,330	15,834	
Estimated Gross Income	\$231,757	\$255,642	\$232,586	
Gross Income per SqFt	\$18.63	\$22.56	\$14.69	
Estimated Expense	\$101,635	\$104,813	\$112,119	
Expense SqFt	\$8.17	\$9.25	\$7.08	
Net Operating Income	\$130,122	\$150,829	\$120,467	
Full Market Value	\$925,000	\$476,000	\$803,000	
Market Value per SqFt	\$74.36	\$42.01	\$50.71	
Distance from Cooperative in miles		0.62	0.36	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01876-0046	1-01864-0036	1-01878-0021	1-01962-0056
Address	2730 BROADWAY	400 CATHEDRAL PARKWAY	209 WEST 106 STREET	90 MORNINGSIDE 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	D9-ELEVATOR
Total Units	74	143	78	69
Year Built	1920	1908	1925	1910
Gross SqFt	112,541	117,276	106,149	110,280
Estimated Gross Income	\$2,276,704	\$3,760,876	\$2,147,284	\$1,338,443
Gross Income per SqFt	\$20.23	\$32.07	\$20.23	\$12.14
Estimated Expense	\$976,856	\$1,203,480	\$921,250	\$682,606
Expense SqFt	\$8.68	\$10.26	\$8.68	\$6.19
Net Operating Income	\$1,299,848	\$2,557,396	\$1,226,034	\$655,837
Full Market Value	\$9,414,000	\$8,990,000	\$8,878,000	\$4,090,000
Market Value per SqFt	\$83.65	\$76.66	\$83.64	\$37.09
Distance from Cooperative in miles		0.29	0.11	0.76

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01877-0001	1-01237-0033	1-01876-0001	
Address	2745 BROADWAY	618 AMSTERDAM AVENUE	900 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	75	116	129	
Year Built	1913	1925	1927	
Gross SqFt	160,764	161,422	172,176	
Estimated Gross Income	\$3,895,312	\$4,434,645	\$3,613,738	
Gross Income per SqFt	\$24.23	\$27.47	\$20.99	
Estimated Expense	\$1,556,196	\$1,722,033	\$1,495,847	
Expense SqFt	\$9.68	\$10.67	\$8.69	
Net Operating Income	\$2,339,116	\$2,712,612	\$2,117,891	
Full Market Value	\$17,498,000	\$20,480,000	\$15,447,000	
Market Value per SqFt	\$108.84	\$126.87	\$89.72	
Distance from Cooperative in miles		0.81	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01877-0025	1-01864-0023	1-01869-0006	1-01842-0051
Address	213 WEST 105 STREET	107 WEST 109 STREET	251 WEST 97 STREET	50 WEST 107 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	49	53	84
Year Built	1925	1930	1910	1920
Gross SqFt	33,750	31,026	35,886	27,521
Estimated Gross Income	\$972,338	\$1,091,644	\$1,033,827	\$678,992
Gross Income per SqFt	\$28.81	\$35.18	\$28.81	\$24.67
Estimated Expense	\$330,413	\$351,581	\$351,501	\$289,426
Expense SqFt	\$9.79	\$11.33	\$9.79	\$10.52
Net Operating Income	\$641,925	\$740,063	\$682,326	\$389,566
Full Market Value	\$4,847,000	\$5,587,000	\$5,152,000	\$2,922,000
Market Value per SqFt	\$143.61	\$180.07	\$143.57	\$106.17
Distance from Cooperative in miles		0.25	0.41	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01877-0042	1-01822-0029	1-01843-0020	
Address	234 WEST 106 STREET	45 LENOX AVENUE	152 MANHATTAN AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	50	60	81	
Year Built	1925	1920	1900	
Gross SqFt	66,492	65,681	75,164	
Estimated Gross Income	\$1,688,232	\$1,678,396	\$1,896,279	
Gross Income per SqFt	\$25.39	\$25.55	\$25.23	
Estimated Expense	\$591,114	\$570,655	\$682,826	
Expense SqFt	\$8.89	\$8.69	\$9.08	
Net Operating Income	\$1,097,118	\$1,107,741	\$1,213,453	
Full Market Value	\$8,263,000	\$5,212,000	\$8,190,000	
Market Value per SqFt	\$124.27	\$79.35	\$108.96	
Distance from Cooperative in miles		0.79	0.37	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01879-0001	1-01565-0035	1-01183-0053	
Address	2780 BROADWAY	430 EAST 86 STREET	342 WEST 72 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	119	133	149	
Year Built	1929	1931	1904	
Gross SqFt	197,170	205,967	199,502	
Estimated Gross Income	\$5,357,109	\$6,403,486	\$4,635,485	
Gross Income per SqFt	\$27.17	\$31.09	\$23.24	
Estimated Expense	\$2,034,794	\$2,432,123	\$1,761,484	
Expense SqFt	\$10.32	\$11.81	\$8.83	
Net Operating Income	\$3,322,315	\$3,971,363	\$2,874,001	
Full Market Value	\$25,084,000	\$29,984,000	\$21,354,000	
Market Value per SqFt	\$127.22	\$145.58	\$107.04	
Distance from Cooperative in miles		2.02	1.84	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01879-0021	1-01878-0017	1-01881-0022	
Address	211 WEST 107 STREET	219 WEST 106 STREET	215 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	11	12	25	
Year Built	1920	1925	1910	
Gross SqFt	14,255	12,430	14,754	
Estimated Gross Income	\$344,971	\$272,739	\$390,206	
Gross Income per SqFt	\$24.20	\$21.94	\$26.45	
Estimated Expense	\$109,051	\$112,316	\$92,239	
Expense SqFt	\$7.65	\$9.04	\$6.25	
Net Operating Income	\$235,920	\$160,423	\$297,967	
Full Market Value	\$1,764,000	\$1,180,000	\$2,250,000	
Market Value per SqFt	\$123.75	\$94.93	\$152.50	
Distance from Cooperative in miles		0.05	0.09	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01879-0036	1-01895-0023	1-01885-0029	
Address	968 AMSTERDAM AVENUE	2891 BROADWAY	1080 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	118	255	98	
Year Built	1930	1911	1932	
Gross SqFt	100,961	88,332	89,365	
Estimated Gross Income	\$2,505,852	\$2,628,413	\$1,776,883	
Gross Income per SqFt	\$24.82	\$29.76	\$19.88	
Estimated Expense	\$953,072	\$893,660	\$783,048	
Expense SqFt	\$9.44	\$10.12	\$8.76	
Net Operating Income	\$1,552,780	\$1,734,753	\$993,835	
Full Market Value	\$11,655,000	\$13,097,000	\$4,743,000	
Market Value per SqFt	\$115.44	\$148.27	\$53.07	
Distance from Cooperative in miles		0.29	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01879-0062	1-01876-0058	1-01877-0031	1-01881-0029
Address	2788 BROADWAY	2733 BROADWAY	920 AMSTERDAM AVENUE	992 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	69	34	32	29
Year Built	1930	1925	1925	1920
Gross SqFt	37,345	28,170	35,290	28,944
Estimated Gross Income	\$1,002,340	\$1,068,152	\$947,186	\$500,449
Gross Income per SqFt	\$26.84	\$37.92	\$26.84	\$17.29
Estimated Expense	\$362,993	\$339,898	\$342,877	\$213,277
Expense SqFt	\$9.72	\$12.07	\$9.72	\$7.37
Net Operating Income	\$639,347	\$728,254	\$604,309	\$287,172
Full Market Value	\$4,827,000	\$5,498,000	\$4,563,000	\$2,006,000
Market Value per SqFt	\$129.25	\$195.17	\$129.30	\$69.31
Distance from Cooperative in miles		0.17	0.11	0.09

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01880-0001	1-01240-0010	1-01878-0021	
Address	2800 BROADWAY	2481 BROADWAY	209 WEST 106 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	106	91	78	
Year Built	1910	1925	1925	
Gross SqFt	121,922	132,975	106,149	
Estimated Gross Income	\$2,792,014	\$3,400,000	\$2,147,284	
Gross Income per SqFt	\$22.90	\$25.57	\$20.23	
Estimated Expense	\$1,059,502	\$1,156,000	\$921,250	
Expense SqFt	\$8.69	\$8.69	\$8.68	
Net Operating Income	\$1,732,512	\$2,244,000	\$1,226,034	
Full Market Value	\$12,837,000	\$16,918,000	\$8,878,000	
Market Value per SqFt	\$105.29	\$127.23	\$83.64	
Distance from Cooperative in miles		0.81	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01880-0007	1-01875-0058	1-01873-0001	1-01879-0037
Address	241 WEST 108 STREET	250 WEST 104 STREET	840 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	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	40	37	39	48
Year Built	1911	1912	1910	1915
Gross SqFt	48,150	47,673	47,832	42,186
Estimated Gross Income	\$1,131,044	\$1,120,050	\$1,104,804	\$1,090,265
Gross Income per SqFt	\$23.49	\$23.49	\$23.10	\$25.84
Estimated Expense	\$439,610	\$435,422	\$420,930	\$414,301
Expense SqFt	\$9.13	\$9.13	\$8.80	\$9.82
Net Operating Income	\$691,434	\$684,628	\$683,874	\$675,964
Full Market Value	\$5,145,000	\$5,095,000	\$5,074,000	\$5,103,000
Market Value per SqFt	\$106.85	\$106.87	\$106.08	\$120.96
Distance from Cooperative in miles		0.26	0.36	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01880-0010	1-01839-0018	1-01879-0037	
Address	239 WEST 108 STREET	78 MANHATTAN AVENUE	204 WEST 108 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	37	58	48	
Year Built	1925	1920	1915	
Gross SqFt	36,045	34,535	42,186	
Estimated Gross Income	\$984,029	\$992,905	\$1,090,265	
Gross Income per SqFt	\$27.30	\$28.75	\$25.84	
Estimated Expense	\$340,625	\$313,653	\$414,301	
Expense SqFt	\$9.45	\$9.08	\$9.82	
Net Operating Income	\$643,404	\$679,252	\$675,964	
Full Market Value	\$4,858,000	\$5,128,000	\$5,103,000	
Market Value per SqFt	\$134.78	\$148.49	\$120.96	
Distance from Cooperative in miles		0.46	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01881-0011	1-01881-0009	1-01881-0010	1-01881-0008
Address	243 WEST 109 STREET	247 WEST 109 STREET	245 WEST 109 STREET	249 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	16	15	15	16
Year Built	1915	1910	1910	1910
Gross SqFt	9,640	9,450	9,450	9,450
Estimated Gross Income	\$203,500	\$199,517	\$196,837	\$199,517
Gross Income per SqFt	\$21.11	\$21.11	\$20.83	\$21.11
Estimated Expense	\$83,482	\$81,802	\$99,703	\$83,615
Expense SqFt	\$8.66	\$8.66	\$10.55	\$8.85
Net Operating Income	\$120,018	\$117,715	\$97,134	\$115,902
Full Market Value	\$876,000	\$860,000	\$707,000	\$723,000
Market Value per SqFt	\$90.87	\$91.01	\$74.81	\$76.51
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01881-0012	1-01863-0057	1-01881-0009	
Address	241 WEST 109 STREET	142 WEST 109 STREET	247 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	13	15	
Year Built	1920	1920	1910	
Gross SqFt	9,640	8,940	9,450	
Estimated Gross Income	\$210,538	\$201,811	\$199,517	
Gross Income per SqFt	\$21.84	\$22.57	\$21.11	
Estimated Expense	\$90,520	\$90,479	\$81,802	
Expense SqFt	\$9.39	\$10.12	\$8.66	
Net Operating Income	\$120,018	\$111,332	\$117,715	
Full Market Value	\$882,000	\$823,000	\$860,000	
Market Value per SqFt	\$91.49	\$92.06	\$91.01	
Distance from Cooperative in miles		0.18	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01881-0013	1-01881-0015	1-01877-0022	
Address	237 WEST 109 STREET	233 WEST 109 STREET	225 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	C4-WALK-UP	
Total Units	25	25	53	
Year Built	1925	1900	1925	
Gross SqFt	21,370	21,200	27,465	
Estimated Gross Income	\$497,921	\$444,864	\$703,751	
Gross Income per SqFt	\$23.30	\$20.98	\$25.62	
Estimated Expense	\$194,467	\$208,023	\$224,642	
Expense SqFt	\$9.10	\$9.81	\$8.18	
Net Operating Income	\$303,454	\$236,841	\$479,109	
Full Market Value	\$2,255,000	\$1,728,000	\$3,613,000	
Market Value per SqFt	\$105.52	\$81.51	\$131.55	
Distance from Cooperative in miles		0.00	0.20	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01882-0008	1-01868-0001	1-01252-0057	
Address	535 CATHEDRAL PARKWAY	740 WEST END AVENUE	697 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	140	107	99	
Year Built	1923	1915	1929	
Gross SqFt	150,429	135,463	148,873	
Estimated Gross Income	\$3,086,803	\$2,856,037	\$2,970,721	
Gross Income per SqFt	\$20.52	\$21.08	\$19.95	
Estimated Expense	\$1,254,578	\$1,170,975	\$1,217,996	
Expense SqFt	\$8.34	\$8.64	\$8.18	
Net Operating Income	\$1,832,225	\$1,685,062	\$1,752,725	
Full Market Value	\$13,308,000	\$12,301,000	\$12,658,000	
Market Value per SqFt	\$88.47	\$90.81	\$85.03	
Distance from Cooperative in miles		0.71	0.87	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01882-0036	1-01895-0016	1-01990-0005	1-01990-0010
Address	1028 AMSTERDAM AVENUE	2881 BROADWAY	15 CLAREMONT AVENUE	21 CLAREMONT AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	42	43	27	47
Year Built	1910	1905	1909	1910
Gross SqFt	55,868	59,131	55,960	58,750
Estimated Gross Income	\$873,776	\$1,292,541	\$833,419	\$918,631
Gross Income per SqFt	\$15.64	\$21.86	\$14.89	\$15.64
Estimated Expense	\$428,508	\$572,407	\$425,879	\$450,530
Expense SqFt	\$7.67	\$9.68	\$7.61	\$7.67
Net Operating Income	\$445,268	\$720,134	\$407,540	\$468,101
Full Market Value	\$3,024,000	\$5,293,000	\$2,728,000	\$2,917,000
Market Value per SqFt	\$54.13	\$89.51	\$48.75	\$49.65
Distance from Cooperative in miles		0.18	0.40	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01882-0038	1-01884-0018	1-01885-0021	1-01875-0058
Address	504 WEST 111 STREET	521 WEST 112 STREET	517 WEST 113 STREET	250 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	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	44	44	45	37
Year Built	1910	1920	1919	1912
Gross SqFt	47,234	47,731	48,222	47,673
Estimated Gross Income	\$1,109,527	\$977,699	\$1,293,300	\$1,120,050
Gross Income per SqFt	\$23.49	\$20.48	\$26.82	\$23.49
Estimated Expense	\$431,246	\$400,857	\$506,696	\$435,422
Expense SqFt	\$9.13	\$8.40	\$10.51	\$9.13
Net Operating Income	\$678,281	\$576,842	\$786,604	\$684,628
Full Market Value	\$5,047,000	\$4,188,000	\$5,939,000	\$5,095,000
Market Value per SqFt	\$106.85	\$87.74	\$123.16	\$106.87
Distance from Cooperative in miles		0.10	0.15	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01882-0051	1-01878-0047	1-01884-0018	1-01884-0015
Address	528 WEST 111 STREET	230 WEST 107 STREET	521 WEST 112 STREET	523 WEST 112 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	41	67	44	49
Year Built	1910	1925	1920	1925
Gross SqFt	53,085	49,716	47,731	54,567
Estimated Gross Income	\$1,087,181	\$1,120,607	\$977,699	\$896,145
Gross Income per SqFt	\$20.48	\$22.54	\$20.48	\$16.42
Estimated Expense	\$445,914	\$425,831	\$400,857	\$434,371
Expense SqFt	\$8.40	\$8.57	\$8.40	\$7.96
Net Operating Income	\$641,267	\$694,776	\$576,842	\$461,774
Full Market Value	\$4,656,000	\$5,137,000	\$4,188,000	\$3,180,000
Market Value per SqFt	\$87.71	\$103.33	\$87.74	\$58.28
Distance from Cooperative in miles		0.20	0.10	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01882-0054	1-01875-0058	1-01884-0018	1-01884-0015
Address	532 WEST 111 STREET	250 WEST 104 STREET	521 WEST 112 STREET	523 WEST 112 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	D3-ELEVATOR	D3-ELEVATOR
Total Units	40	37	44	49
Year Built	1910	1912	1920	1925
Gross SqFt	53,093	47,673	47,731	54,567
Estimated Gross Income	\$1,087,345	\$1,120,050	\$977,699	\$896,145
Gross Income per SqFt	\$20.48	\$23.49	\$20.48	\$16.42
Estimated Expense	\$445,981	\$435,422	\$400,857	\$434,371
Expense SqFt	\$8.40	\$9.13	\$8.40	\$7.96
Net Operating Income	\$641,364	\$684,628	\$576,842	\$461,774
Full Market Value	\$4,657,000	\$5,095,000	\$4,188,000	\$3,180,000
Market Value per SqFt	\$87.71	\$106.87	\$87.74	\$58.28
Distance from Cooperative in miles		0.36	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01882-0058	1-01875-0058	1-01884-0018	
Address	536 WEST 111 STREET	250 WEST 104 STREET	521 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	D3-ELEVATOR	
Total Units	40	37	44	
Year Built	1910	1912	1920	
Gross SqFt	47,020	47,673	47,731	
Estimated Gross Income	\$1,033,970	\$1,120,050	\$977,699	
Gross Income per SqFt	\$21.99	\$23.49	\$20.48	
Estimated Expense	\$412,365	\$435,422	\$400,857	
Expense SqFt	\$8.77	\$9.13	\$8.40	
Net Operating Income	\$621,605	\$684,628	\$576,842	
Full Market Value	\$4,574,000	\$5,095,000	\$4,188,000	
Market Value per SqFt	\$97.28	\$106.87	\$87.74	
Distance from Cooperative in miles		0.36	0.10	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01883-0025	1-01885-0015	1-01885-0027	1-01884-0039
Address	507 WEST 111 STREET	533 WEST 113 STREET	507 WEST 113 STREET	502 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	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	24	32	33	24
Year Built	1915	1915	1910	1910
Gross SqFt	26,424	27,509	27,184	22,914
Estimated Gross Income	\$567,323	\$590,623	\$601,538	\$393,211
Gross Income per SqFt	\$21.47	\$21.47	\$22.13	\$17.16
Estimated Expense	\$244,158	\$254,087	\$256,248	\$180,877
Expense SqFt	\$9.24	\$9.24	\$9.43	\$7.89
Net Operating Income	\$323,165	\$336,536	\$345,290	\$212,334
Full Market Value	\$2,367,000	\$2,465,000	\$2,544,000	\$1,479,000
Market Value per SqFt	\$89.58	\$89.61	\$93.58	\$64.55
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	1-01883-0026	1-01859-0046	1-01645-0012	
Address	503 WEST 111 STREET	140 WEST 105 STREET	127 EAST 117 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	HARLEM-EAST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	30	29	35	
Year Built	1900	1920	1920	
Gross SqFt	18,960	20,994	29,500	
Estimated Gross Income	\$460,918	\$530,882	\$688,130	
Gross Income per SqFt	\$24.31	\$25.29	\$23.33	
Estimated Expense	\$193,202	\$184,807	\$341,564	
Expense SqFt	\$10.19	\$8.80	\$11.58	
Net Operating Income	\$267,716	\$346,075	\$346,566	
Full Market Value	\$2,004,000	\$2,542,000	\$2,576,000	
Market Value per SqFt	\$105.70	\$121.08	\$87.32	
Distance from Cooperative in miles		0.40	1.24	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01883-0030	1-01859-0046	1-01645-0012	
Address	1046 AMSTERDAM AVENUE	140 WEST 105 STREET	127 EAST 117 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	HARLEM-EAST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	24	29	35	
Year Built	1915	1920	1920	
Gross SqFt	26,000	20,994	29,500	
Estimated Gross Income	\$632,060	\$530,882	\$688,130	
Gross Income per SqFt	\$24.31	\$25.29	\$23.33	
Estimated Expense	\$264,940	\$184,807	\$341,564	
Expense SqFt	\$10.19	\$8.80	\$11.58	
Net Operating Income	\$367,120	\$346,075	\$346,566	
Full Market Value	\$2,748,000	\$2,542,000	\$2,576,000	
Market Value per SqFt	\$105.69	\$121.08	\$87.32	
Distance from Cooperative in miles		0.40	1.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0001	1-01891-0054	1-01890-0007	
Address	240 RIVERSIDE DRIVE	921 WEST END AVENUE	315 WEST 102 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	47	54	36	
Year Built	1918	1916	1922	
Gross SqFt	41,132	43,456	36,252	
Estimated Gross Income	\$976,885	\$1,132,579	\$777,277	
Gross Income per SqFt	\$23.75	\$26.06	\$21.44	
Estimated Expense	\$407,207	\$435,174	\$354,676	
Expense SqFt	\$9.90	\$10.01	\$9.78	
Net Operating Income	\$569,678	\$697,405	\$422,601	
Full Market Value	\$4,247,000	\$5,260,000	\$3,096,000	
Market Value per SqFt	\$103.25	\$121.04	\$85.40	
Distance from Cooperative in miles		0.45	0.30	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0015	1-01859-0033	1-01243-0136	1-01232-0036
Address	739 WEST END AVENUE	908 COLUMBUS AVENUE	202 WEST 96 STREET	514 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	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	11	18	17	26
Year Built	1910	1920	1900	1900
Gross SqFt	21,900	20,818	11,375	23,760
Estimated Gross Income	\$577,722	\$411,587	\$300,126	\$941,528
Gross Income per SqFt	\$26.38	\$19.77	\$26.38	\$39.63
Estimated Expense	\$238,053	\$148,242	\$123,688	\$296,755
Expense SqFt	\$10.87	\$7.12	\$10.87	\$12.49
Net Operating Income	\$339,669	\$263,345	\$176,438	\$644,773
Full Market Value	\$2,565,000	\$713,000	\$1,332,000	\$2,674,000
Market Value per SqFt	\$117.12	\$34.25	\$117.10	\$112.54
Distance from Cooperative in miles		0.50	0.19	0.64

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0016	1-01868-0040	1-01870-0037	1-01252-0022
Address	741 WEST END AVENUE	226 WEST 97 STREET	206 WEST 99 STREET	306 WEST 93 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	34	26	48
Year Built	1929	1920	1925	1927
Gross SqFt	21,900	22,275	23,964	25,794
Estimated Gross Income	\$547,500	\$555,727	\$608,525	\$644,782
Gross Income per SqFt	\$25.00	\$24.95	\$25.39	\$25.00
Estimated Expense	\$208,050	\$254,580	\$231,240	\$245,017
Expense SqFt	\$9.50	\$11.43	\$9.65	\$9.50
Net Operating Income	\$339,450	\$301,147	\$377,285	\$399,765
Full Market Value	\$2,551,000	\$2,262,000	\$2,841,000	\$3,003,000
Market Value per SqFt	\$116.48	\$101.55	\$118.55	\$116.42
Distance from Cooperative in miles		0.18	0.21	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0019	1-01870-0056	1-01875-0058	
Address	747 WEST END AVENUE	250 WEST 99 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	35	43	37	
Year Built	1920	1925	1912	
Gross SqFt	48,000	54,520	47,673	
Estimated Gross Income	\$1,163,040	\$1,361,008	\$1,120,050	
Gross Income per SqFt	\$24.23	\$24.96	\$23.49	
Estimated Expense	\$465,120	\$558,013	\$435,422	
Expense SqFt	\$9.69	\$10.24	\$9.13	
Net Operating Income	\$697,920	\$802,995	\$684,628	
Full Market Value	\$5,221,000	\$6,031,000	\$5,095,000	
Market Value per SqFt	\$108.77	\$110.62	\$106.87	
Distance from Cooperative in miles		0.14	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0022	1-01241-0061	1-01888-0015	1-01851-0005
Address	755 WEST END AVENUE	698 WEST END AVENUE	781 WEST END AVENUE	143 WEST 96 STREET
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	80	92
Year Built	1925	1925	1927	1927
Gross SqFt	98,097	91,494	91,615	96,000
Estimated Gross Income	\$2,155,191	\$2,373,981	\$2,012,456	\$1,957,778
Gross Income per SqFt	\$21.97	\$25.95	\$21.97	\$20.39
Estimated Expense	\$855,406	\$807,154	\$799,022	\$802,689
Expense SqFt	\$8.72	\$8.82	\$8.72	\$8.36
Net Operating Income	\$1,299,785	\$1,566,827	\$1,213,434	\$1,155,089
Full Market Value	\$9,563,000	\$11,830,000	\$8,930,000	\$8,376,000
Market Value per SqFt	\$97.49	\$129.30	\$97.47	\$87.25
Distance from Cooperative in miles		0.18	0.11	0.30

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0036	1-01247-0010	1-01891-0054	1-01885-0024
Address	244 RIVERSIDE DRIVE	355 WEST 85 STREET	921 WEST END AVENUE	511 WEST 113 STREET
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	D1-ELEVATOR	D3-ELEVATOR
Total Units	63	73	54	42
Year Built	1900	1910	1916	1910
Gross SqFt	44,336	40,937	43,456	42,360
Estimated Gross Income	\$1,155,396	\$1,286,506	\$1,132,579	\$842,237
Gross Income per SqFt	\$26.06	\$31.43	\$26.06	\$19.88
Estimated Expense	\$443,803	\$438,886	\$435,174	\$375,398
Expense SqFt	\$10.01	\$10.72	\$10.01	\$8.86
Net Operating Income	\$711,593	\$847,620	\$697,405	\$466,839
Full Market Value	\$5,373,000	\$6,400,000	\$5,260,000	\$3,368,000
Market Value per SqFt	\$121.19	\$156.34	\$121.04	\$79.51
Distance from Cooperative in miles		0.57	0.45	0.87

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0045	1-01253-0064	1-01253-0007	
Address	311 WEST 97 STREET	311 WEST 95 STREET	321 WEST 94 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	22	32	30	
Year Built	1915	1931	1930	
Gross SqFt	31,850	31,360	30,960	
Estimated Gross Income	\$891,482	\$994,273	\$751,316	
Gross Income per SqFt	\$27.99	\$31.71	\$24.27	
Estimated Expense	\$308,627	\$318,167	\$285,500	
Expense SqFt	\$9.69	\$10.15	\$9.22	
Net Operating Income	\$582,855	\$676,106	\$465,816	
Full Market Value	\$4,401,000	\$5,105,000	\$3,484,000	
Market Value per SqFt	\$138.18	\$162.79	\$112.53	
Distance from Cooperative in miles		0.11	0.16	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0050	1-01888-0043	1-01891-0026	1-01872-0061
Address	771 WEST END AVENUE	270 RIVERSIDE DRIVE	915 WEST END AVENUE	832 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	65	57	94	68
Year Built	1915	1920	1923	1913
Gross SqFt	116,520	119,315	118,591	108,377
Estimated Gross Income	\$2,481,876	\$2,542,004	\$2,597,679	\$2,022,435
Gross Income per SqFt	\$21.30	\$21.30	\$21.90	\$18.66
Estimated Expense	\$1,018,385	\$1,042,222	\$987,118	\$829,198
Expense SqFt	\$8.74	\$8.74	\$8.32	\$7.65
Net Operating Income	\$1,463,491	\$1,499,782	\$1,610,561	\$1,193,237
Full Market Value	\$10,704,000	\$10,971,000	\$11,846,000	\$8,489,000
Market Value per SqFt	\$91.86	\$91.95	\$99.89	\$78.33
Distance from Cooperative in miles		0.10	0.35	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0065	1-01832-0016	1-01891-0026	1-01888-0043
Address	258 RIVERSIDE DRIVE	27 WEST 96 STREET	915 WEST END AVENUE	270 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	52	92	94	57
Year Built	1912	1927	1923	1920
Gross SqFt	141,460	133,915	118,591	119,315
Estimated Gross Income	\$3,097,974	\$3,110,868	\$2,597,679	\$2,542,004
Gross Income per SqFt	\$21.90	\$23.23	\$21.90	\$21.30
Estimated Expense	\$1,176,947	\$1,182,130	\$987,118	\$1,042,222
Expense SqFt	\$8.32	\$8.83	\$8.32	\$8.74
Net Operating Income	\$1,921,027	\$1,928,738	\$1,610,561	\$1,499,782
Full Market Value	\$14,125,000	\$14,329,000	\$11,846,000	\$10,971,000
Market Value per SqFt	\$99.85	\$107.00	\$99.89	\$91.95
Distance from Cooperative in miles		0.47	0.35	0.10

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01888-0010	1-01891-0026	1-01871-0061	
Address	305 WEST 98 STREET	915 WEST END AVENUE	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	88	94	96	
Year Built	1930	1923	1926	
Gross SqFt	110,740	118,591	107,869	
Estimated Gross Income	\$2,242,485	\$2,597,679	\$2,005,050	
Gross Income per SqFt	\$20.25	\$21.90	\$18.59	
Estimated Expense	\$895,887	\$987,118	\$847,735	
Expense SqFt	\$8.09	\$8.32	\$7.86	
Net Operating Income	\$1,346,598	\$1,610,561	\$1,157,315	
Full Market Value	\$9,756,000	\$11,846,000	\$8,227,000	
Market Value per SqFt	\$88.10	\$99.89	\$76.27	
Distance from Cooperative in miles		0.29	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01888-0025	1-01878-0025	1-01205-0029	
Address	789 WEST END AVENUE	203 WEST 106 STREET	315 CENTRAL PARK WEST	
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	65	76	51	
Year Built	1916	1926	1911	
Gross SqFt	106,704	108,052	109,769	
Estimated Gross Income	\$2,144,750	\$2,060,319	\$2,319,693	
Gross Income per SqFt	\$20.10	\$19.07	\$21.13	
Estimated Expense	\$914,453	\$849,060	\$1,018,905	
Expense SqFt	\$8.57	\$7.86	\$9.28	
Net Operating Income	\$1,230,297	\$1,211,259	\$1,300,788	
Full Market Value	\$8,897,000	\$8,659,000	\$9,500,000	
Market Value per SqFt	\$83.38	\$80.14	\$86.55	
Distance from Cooperative in miles		0.43	0.59	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01888-0031	1-01199-0055	1-01888-0015	
Address	310 WEST 99 STREET	40 WEST 86 STREET	781 WEST END AVENUE	
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	66	61	80	
Year Built	1920	1931	1927	
Gross SqFt	96,318	92,065	91,615	
Estimated Gross Income	\$2,255,768	\$2,289,097	\$2,012,456	
Gross Income per SqFt	\$23.42	\$24.86	\$21.97	
Estimated Expense	\$908,279	\$932,770	\$799,022	
Expense SqFt	\$9.43	\$10.13	\$8.72	
Net Operating Income	\$1,347,489	\$1,356,327	\$1,213,434	
Full Market Value	\$10,021,000	\$10,181,000	\$8,930,000	
Market Value per SqFt	\$104.04	\$110.58	\$97.47	
Distance from Cooperative in miles		0.81	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01888-0036	1-01892-0016	1-01882-0020	1-01226-0040
Address	264 RIVERSIDE DRIVE	949 WEST END AVENUE	515 CATHEDRAL PARKWAY	110 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	64	60	83	60
Year Built	1912	1916	1909	1926
Gross SqFt	82,938	83,805	83,471	81,030
Estimated Gross Income	\$1,861,129	\$1,535,006	\$2,033,314	\$1,817,992
Gross Income per SqFt	\$22.44	\$18.32	\$24.36	\$22.44
Estimated Expense	\$517,533	\$646,139	\$907,051	\$505,299
Expense SqFt	\$6.24	\$7.71	\$10.87	\$6.24
Net Operating Income	\$1,343,596	\$888,867	\$1,126,263	\$1,312,693
Full Market Value	\$6,501,000	\$6,296,000	\$8,433,000	\$9,699,000
Market Value per SqFt	\$78.38	\$75.13	\$101.03	\$119.70
Distance from Cooperative in miles		0.40	0.62	0.34

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01888-0059	1-01205-0022	1-01882-0042	1-01885-0040
Address	313 WEST 99 STREET	5 WEST 91 STREET	518 WEST 111 STREET	514 WEST 114 STREET
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	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	33	48	32	49
Year Built	1920	1972	1925	1920
Gross SqFt	47,851	48,972	43,002	57,300
Estimated Gross Income	\$784,278	\$937,657	\$704,876	\$845,351
Gross Income per SqFt	\$16.39	\$19.15	\$16.39	\$14.75
Estimated Expense	\$389,507	\$439,005	\$349,973	\$424,759
Expense SqFt	\$8.14	\$8.96	\$8.14	\$7.41
Net Operating Income	\$394,771	\$498,652	\$354,903	\$420,592
Full Market Value	\$2,718,000	\$3,569,000	\$2,443,000	\$2,807,000
Market Value per SqFt	\$56.80	\$72.88	\$56.81	\$48.99
Distance from Cooperative in miles		0.63	0.57	0.71

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01888-0067	1-01871-0061	1-01889-0040	1-01871-0001
Address	801 WEST END AVENUE	814 WEST END AVENUE	290 RIVERSIDE DRIVE	808 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	74	96	58	132
Year Built	1940	1926	1924	1920
Gross SqFt	111,359	107,869	106,763	107,120
Estimated Gross Income	\$2,011,144	\$2,005,050	\$1,810,108	\$1,934,345
Gross Income per SqFt	\$18.06	\$18.59	\$16.95	\$18.06
Estimated Expense	\$824,057	\$847,735	\$812,529	\$793,081
Expense SqFt	\$7.40	\$7.86	\$7.61	\$7.40
Net Operating Income	\$1,187,087	\$1,157,315	\$997,579	\$1,141,264
Full Market Value	\$8,379,000	\$8,227,000	\$6,929,000	\$8,055,000
Market Value per SqFt	\$75.24	\$76.27	\$64.90	\$75.20
Distance from Cooperative in miles		0.09	0.10	0.09

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01889-0022	1-01242-0001	1-01878-0047	1-01253-0048
Address	839 WEST END AVENUE	700 WEST END AVENUE	230 WEST 107 STREET	227 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	43	65	67	39
Year Built	1925	1925	1925	1930
Gross SqFt	55,665	55,840	49,716	48,179
Estimated Gross Income	\$1,104,950	\$1,108,314	\$1,120,607	\$956,178
Gross Income per SqFt	\$19.85	\$19.85	\$22.54	\$19.85
Estimated Expense	\$353,473	\$531,774	\$425,831	\$305,947
Expense SqFt	\$6.35	\$9.52	\$8.57	\$6.35
Net Operating Income	\$751,477	\$576,540	\$694,776	\$650,231
Full Market Value	\$5,419,000	\$1,875,000	\$5,137,000	\$4,691,000
Market Value per SqFt	\$97.35	\$33.58	\$103.33	\$97.37
Distance from Cooperative in miles		0.32	0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01889-0036	1-01524-0001	1-01868-0001	
Address	285 RIVERSIDE DRIVE	1225 PARK AVENUE	740 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	86	86	107	
Year Built	1940	1925	1915	
Gross SqFt	159,770	165,834	135,463	
Estimated Gross Income	\$3,788,147	\$4,368,036	\$2,856,037	
Gross Income per SqFt	\$23.71	\$26.34	\$21.08	
Estimated Expense	\$1,399,585	\$1,496,773	\$1,170,975	
Expense SqFt	\$8.76	\$9.03	\$8.64	
Net Operating Income	\$2,388,562	\$2,871,263	\$1,685,062	
Full Market Value	\$17,800,000	\$21,673,000	\$12,301,000	
Market Value per SqFt	\$111.41	\$130.69	\$90.81	
Distance from Cooperative in miles		1.37	0.22	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01889-0042	1-01889-0060	1-01875-0139	1-01891-0043
Address	292 RIVERSIDE DRIVE	851 WEST END AVENUE	214 WEST 104 STREET	321 WEST 105 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	C1-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	15	18	15	15
Year Built	1920	1921	1920	1920
Gross SqFt	8,323	10,584	7,510	7,445
Estimated Gross Income	\$232,212	\$308,846	\$209,520	\$207,257
Gross Income per SqFt	\$27.90	\$29.18	\$27.90	\$27.84
Estimated Expense	\$80,650	\$105,008	\$72,752	\$70,467
Expense SqFt	\$9.69	\$9.92	\$9.69	\$9.47
Net Operating Income	\$151,562	\$203,838	\$136,768	\$136,790
Full Market Value	\$1,144,000	\$1,430,000	\$1,033,000	\$1,033,000
Market Value per SqFt	\$137.45	\$135.11	\$137.55	\$138.75
Distance from Cooperative in miles		0.00	0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01889-0043	1-01873-0041	1-01861-0058	1-01869-0136
Address	293 RIVERSIDE DRIVE	214 WEST 102 STREET	168 WEST 107 STREET	202 WEST 98 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	15	20	20	20
Year Built	1915	1925	1910	1925
Gross SqFt	9,619	9,750	9,635	8,960
Estimated Gross Income	\$253,461	\$256,930	\$193,350	\$270,378
Gross Income per SqFt	\$26.35	\$26.35	\$20.07	\$30.18
Estimated Expense	\$110,041	\$111,586	\$79,274	\$92,673
Expense SqFt	\$11.44	\$11.44	\$8.23	\$10.34
Net Operating Income	\$143,420	\$145,344	\$114,076	\$177,705
Full Market Value	\$1,083,000	\$1,097,000	\$824,000	\$1,342,000
Market Value per SqFt	\$112.59	\$112.51	\$85.52	\$149.78
Distance from Cooperative in miles		0.18	0.40	0.27

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01889-0061	1-01885-0027	1-01885-0015	1-01870-0042
Address	853 WEST END AVENUE	507 WEST 113 STREET	533 WEST 113 STREET	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	D3-ELEVATOR	D1-ELEVATOR
Total Units	24	33	32	25
Year Built	1910	1910	1915	1925
Gross SqFt	26,997	27,184	27,509	26,040
Estimated Gross Income	\$579,626	\$601,538	\$590,623	\$501,452
Gross Income per SqFt	\$21.47	\$22.13	\$21.47	\$19.26
Estimated Expense	\$249,452	\$256,248	\$254,087	\$210,610
Expense SqFt	\$9.24	\$9.43	\$9.24	\$8.09
Net Operating Income	\$330,174	\$345,290	\$336,536	\$290,842
Full Market Value	\$2,418,000	\$2,544,000	\$2,465,000	\$2,084,000
Market Value per SqFt	\$89.57	\$93.58	\$89.61	\$80.03
Distance from Cooperative in miles		0.62	0.62	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01889-0072	1-01888-0015	1-01889-0040	
Address	295 RIVERSIDE DRIVE	781 WEST END AVENUE	290 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	80	58	
Year Built	1911	1927	1924	
Gross SqFt	94,804	91,615	106,763	
Estimated Gross Income	\$1,844,886	\$2,012,456	\$1,810,108	
Gross Income per SqFt	\$19.46	\$21.97	\$16.95	
Estimated Expense	\$774,549	\$799,022	\$812,529	
Expense SqFt	\$8.17	\$8.72	\$7.61	
Net Operating Income	\$1,070,337	\$1,213,434	\$997,579	
Full Market Value	\$7,688,000	\$8,930,000	\$6,929,000	
Market Value per SqFt	\$81.09	\$97.47	\$64.90	
Distance from Cooperative in miles		0.14	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01890-0001	1-01889-0001	1-01244-0090	
Address	300 RIVERSIDE DRIVE	280 RIVERSIDE DRIVE	98 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	114	125	133	
Year Built	1923	1940	1929	
Gross SqFt	190,890	211,041	198,375	
Estimated Gross Income	\$4,188,127	\$4,693,451	\$4,291,868	
Gross Income per SqFt	\$21.94	\$22.24	\$21.64	
Estimated Expense	\$1,656,925	\$1,927,310	\$1,630,910	
Expense SqFt	\$8.68	\$9.13	\$8.22	
Net Operating Income	\$2,531,202	\$2,766,141	\$2,660,958	
Full Market Value	\$18,619,000	\$20,402,000	\$19,531,000	
Market Value per SqFt	\$97.54	\$96.67	\$98.45	
Distance from Cooperative in miles		0.10	1.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01890-0024	1-01832-0016	1-01252-0057	
Address	871 WEST END AVENUE	27 WEST 96 STREET	697 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	76	92	99	
Year Built	1924	1927	1929	
Gross SqFt	158,615	133,915	148,873	
Estimated Gross Income	\$3,424,498	\$3,110,868	\$2,970,721	
Gross Income per SqFt	\$21.59	\$23.23	\$19.95	
Estimated Expense	\$1,349,814	\$1,182,130	\$1,217,996	
Expense SqFt	\$8.51	\$8.83	\$8.18	
Net Operating Income	\$2,074,684	\$1,928,738	\$1,752,725	
Full Market Value	\$15,213,000	\$14,329,000	\$12,658,000	
Market Value per SqFt	\$95.91	\$107.00	\$85.03	
Distance from Cooperative in miles		0.56	0.45	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01890-0028	1-01252-0001	1-01887-0058	1-01842-0029
Address	308 WEST 103 STREET	200 RIVERSIDE DRIVE	777 WEST END AVENUE	463 CENTRAL PARK WEST
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	73	59	59	66
Year Built	1964	1906	1920	1956
Gross SqFt	63,550	63,794	69,590	71,216
Estimated Gross Income	\$1,425,427	\$1,746,041	\$1,561,102	\$1,503,214
Gross Income per SqFt	\$22.43	\$27.37	\$22.43	\$21.11
Estimated Expense	\$554,792	\$479,080	\$607,763	\$616,318
Expense SqFt	\$8.73	\$7.51	\$8.73	\$8.65
Net Operating Income	\$870,635	\$1,266,961	\$953,339	\$886,896
Full Market Value	\$6,432,000	\$9,566,000	\$7,042,000	\$6,476,000
Market Value per SqFt	\$101.21	\$149.95	\$101.19	\$90.93
Distance from Cooperative in miles		0.50	0.25	0.56

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01890-0040	1-01889-0001	1-01183-0053	
Address	310 RIVERSIDE DRIVE	280 RIVERSIDE DRIVE	342 WEST 72 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	325	125	149	
Year Built	1929	1940	1904	
Gross SqFt	204,463	211,041	199,502	
Estimated Gross Income	\$4,649,489	\$4,693,451	\$4,635,485	
Gross Income per SqFt	\$22.74	\$22.24	\$23.24	
Estimated Expense	\$1,836,078	\$1,927,310	\$1,761,484	
Expense SqFt	\$8.98	\$9.13	\$8.83	
Net Operating Income	\$2,813,411	\$2,766,141	\$2,874,001	
Full Market Value	\$20,826,000	\$20,402,000	\$21,354,000	
Market Value per SqFt	\$101.86	\$96.67	\$107.04	
Distance from Cooperative in miles		0.15	1.62	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01890-0053	1-01878-0021	1-01871-0061	1-01887-0040
Address	885 WEST END AVENUE	209 WEST 106 STREET	814 WEST END AVENUE	250 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	D7-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	55	78	96	71
Year Built	1916	1925	1926	1918
Gross SqFt	97,857	106,149	107,869	107,019
Estimated Gross Income	\$1,819,162	\$2,147,284	\$2,005,050	\$1,586,403
Gross Income per SqFt	\$18.59	\$20.23	\$18.59	\$14.82
Estimated Expense	\$769,156	\$921,250	\$847,735	\$788,541
Expense SqFt	\$7.86	\$8.68	\$7.86	\$7.37
Net Operating Income	\$1,050,006	\$1,226,034	\$1,157,315	\$797,862
Full Market Value	\$7,461,000	\$8,878,000	\$8,227,000	\$5,331,000
Market Value per SqFt	\$76.24	\$83.64	\$76.27	\$49.81
Distance from Cooperative in miles		0.22	0.22	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01890-0061	1-01890-0036	1-01889-0040	
Address	895 WEST END AVENUE	305 RIVERSIDE DRIVE	290 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	47	63	58	
Year Built	1916	1911	1924	
Gross SqFt	119,228	126,785	106,763	
Estimated Gross Income	\$2,210,487	\$2,551,782	\$1,810,108	
Gross Income per SqFt	\$18.54	\$20.13	\$16.95	
Estimated Expense	\$947,863	\$1,050,155	\$812,529	
Expense SqFt	\$7.95	\$8.28	\$7.61	
Net Operating Income	\$1,262,624	\$1,501,627	\$997,579	
Full Market Value	\$8,966,000	\$10,863,000	\$6,929,000	
Market Value per SqFt	\$75.20	\$85.68	\$64.90	
Distance from Cooperative in miles		0.05	0.10	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01890-0073	1-01876-0061	1-01891-0026	1-01888-0043
Address	314 RIVERSIDE DRIVE	908 WEST END AVENUE	915 WEST END AVENUE	270 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	93	90	94	57
Year Built	1931	1925	1923	1920
Gross SqFt	128,461	120,542	118,591	119,315
Estimated Gross Income	\$2,813,296	\$2,786,401	\$2,597,679	\$2,542,004
Gross Income per SqFt	\$21.90	\$23.12	\$21.90	\$21.30
Estimated Expense	\$1,068,796	\$1,082,712	\$987,118	\$1,042,222
Expense SqFt	\$8.32	\$8.98	\$8.32	\$8.74
Net Operating Income	\$1,744,500	\$1,703,689	\$1,610,561	\$1,499,782
Full Market Value	\$12,827,000	\$12,648,000	\$11,846,000	\$10,971,000
Market Value per SqFt	\$99.85	\$104.93	\$99.89	\$91.95
Distance from Cooperative in miles		0.09	0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01891-0001	1-01832-0016	1-01868-0001	1-01252-0057
Address	320 RIVERSIDE DRIVE	27 WEST 96 STREET	740 WEST END AVENUE	697 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	123	92	107	99
Year Built	1929	1927	1915	1929
Gross SqFt	165,372	133,915	135,463	148,873
Estimated Gross Income	\$3,486,042	\$3,110,868	\$2,856,037	\$2,970,721
Gross Income per SqFt	\$21.08	\$23.23	\$21.08	\$19.95
Estimated Expense	\$1,404,008	\$1,182,130	\$1,170,975	\$1,217,996
Expense SqFt	\$8.49	\$8.83	\$8.64	\$8.18
Net Operating Income	\$2,082,034	\$1,928,738	\$1,685,062	\$1,752,725
Full Market Value	\$15,198,000	\$14,329,000	\$12,301,000	\$12,658,000
Market Value per SqFt	\$91.90	\$107.00	\$90.81	\$85.03
Distance from Cooperative in miles		0.62	0.41	0.55

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01891-0011	1-01896-0083	1-01870-0056	1-01875-0036
Address	305 WEST 104 STREET	620 WEST 116 STREET	250 WEST 99 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	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	40	41	43	53
Year Built	1926	1908	1925	1921
Gross SqFt	62,605	62,250	54,520	59,096
Estimated Gross Income	\$1,562,621	\$1,579,354	\$1,361,008	\$1,081,575
Gross Income per SqFt	\$24.96	\$25.37	\$24.96	\$18.30
Estimated Expense	\$641,075	\$647,535	\$558,013	\$457,897
Expense SqFt	\$10.24	\$10.40	\$10.24	\$7.75
Net Operating Income	\$921,546	\$931,819	\$802,995	\$623,678
Full Market Value	\$6,923,000	\$7,017,000	\$6,031,000	\$4,417,000
Market Value per SqFt	\$110.58	\$112.72	\$110.62	\$74.74
Distance from Cooperative in miles		0.55	0.31	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01891-0035	1-01236-0044	1-01887-0058	1-01864-0039
Address	325 RIVERSIDE DRIVE	2412 BROADWAY	777 WEST END AVENUE	412 CATHEDRAL PARKWAY
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	D6-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	53	52	59	35
Year Built	1920	1915	1920	1930
Gross SqFt	74,899	76,627	69,590	86,819
Estimated Gross Income	\$1,679,985	\$1,794,747	\$1,561,102	\$1,413,298
Gross Income per SqFt	\$22.43	\$23.42	\$22.43	\$16.28
Estimated Expense	\$653,868	\$632,113	\$607,763	\$593,585
Expense SqFt	\$8.73	\$8.25	\$8.73	\$6.84
Net Operating Income	\$1,026,117	\$1,162,634	\$953,339	\$819,713
Full Market Value	\$7,581,000	\$8,649,000	\$7,042,000	\$5,632,000
Market Value per SqFt	\$101.22	\$112.87	\$101.19	\$64.87
Distance from Cooperative in miles		0.82	0.35	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01891-0062	1-01199-0055	1-01888-0015	
Address	310 WEST 106 STREET	40 WEST 86 STREET	781 WEST END AVENUE	
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	78	61	80	
Year Built	1927	1931	1927	
Gross SqFt	93,293	92,065	91,615	
Estimated Gross Income	\$2,184,922	\$2,289,097	\$2,012,456	
Gross Income per SqFt	\$23.42	\$24.86	\$21.97	
Estimated Expense	\$879,753	\$932,770	\$799,022	
Expense SqFt	\$9.43	\$10.13	\$8.72	
Net Operating Income	\$1,305,169	\$1,356,327	\$1,213,434	
Full Market Value	\$9,707,000	\$10,181,000	\$8,930,000	
Market Value per SqFt	\$104.05	\$110.58	\$97.47	
Distance from Cooperative in miles		1.12	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01892-0001	1-01832-0016	1-01888-0043	
Address	340 RIVERSIDE DRIVE	27 WEST 96 STREET	270 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	62	92	57	
Year Built	1926	1927	1920	
Gross SqFt	124,351	133,915	119,315	
Estimated Gross Income	\$2,769,297	\$3,110,868	\$2,542,004	
Gross Income per SqFt	\$22.27	\$23.23	\$21.30	
Estimated Expense	\$1,093,045	\$1,182,130	\$1,042,222	
Expense SqFt	\$8.79	\$8.83	\$8.74	
Net Operating Income	\$1,676,252	\$1,928,738	\$1,499,782	
Full Market Value	\$12,365,000	\$14,329,000	\$10,971,000	
Market Value per SqFt	\$99.44	\$107.00	\$91.95	
Distance from Cooperative in miles		0.69	0.35	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01892-0006	1-01216-0051	1-01892-0016	
Address	311 WEST 106 STREET	144 WEST 86 STREET	949 WEST END AVENUE	
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	52	66	60	
Year Built	1926	1929	1916	
Gross SqFt	95,175	96,546	83,805	
Estimated Gross Income	\$2,201,398	\$2,696,392	\$1,535,006	
Gross Income per SqFt	\$23.13	\$27.93	\$18.32	
Estimated Expense	\$857,527	\$994,320	\$646,139	
Expense SqFt	\$9.01	\$10.30	\$7.71	
Net Operating Income	\$1,343,871	\$1,702,072	\$888,867	
Full Market Value	\$9,974,000	\$12,851,000	\$6,296,000	
Market Value per SqFt	\$104.80	\$133.11	\$75.13	
Distance from Cooperative in miles		1.11	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01892-0025	1-01878-0017	1-01880-0042	
Address	312 WEST 107 STREET	219 WEST 106 STREET	212 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	15	12	20	
Year Built	1920	1925	1910	
Gross SqFt	12,792	12,430	13,870	
Estimated Gross Income	\$247,014	\$272,739	\$231,363	
Gross Income per SqFt	\$19.31	\$21.94	\$16.68	
Estimated Expense	\$103,615	\$112,316	\$99,106	
Expense SqFt	\$8.10	\$9.04	\$7.15	
Net Operating Income	\$143,399	\$160,423	\$132,257	
Full Market Value	\$983,000	\$1,180,000	\$766,000	
Market Value per SqFt	\$76.84	\$94.93	\$55.23	
Distance from Cooperative in miles		0.15	0.17	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01892-0032	1-01226-0040	1-01212-0110	
Address	345 RIVERSIDE DRIVE	110 WEST 96 STREET	155 WEST 81 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	55	60	68	
Year Built	1951	1926	1951	
Gross SqFt	75,600	81,030	67,230	
Estimated Gross Income	\$1,533,168	\$1,817,992	\$1,217,254	
Gross Income per SqFt	\$20.28	\$22.44	\$18.11	
Estimated Expense	\$470,232	\$505,299	\$416,790	
Expense SqFt	\$6.22	\$6.24	\$6.20	
Net Operating Income	\$1,062,936	\$1,312,693	\$800,464	
Full Market Value	\$7,704,000	\$9,699,000	\$5,654,000	
Market Value per SqFt	\$101.90	\$119.70	\$84.10	
Distance from Cooperative in miles		0.64	1.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01892-0049	1-01864-0036	1-01878-0021	1-01962-0056
Address	300 WEST 108 STREET	400 CATHEDRAL PARKWAY	209 WEST 106 STREET	90 MORNINGSIDE 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	D9-ELEVATOR
Total Units	78	143	78	69
Year Built	1924	1908	1925	1910
Gross SqFt	109,845	117,276	106,149	110,280
Estimated Gross Income	\$2,222,164	\$3,760,876	\$2,147,284	\$1,338,443
Gross Income per SqFt	\$20.23	\$32.07	\$20.23	\$12.14
Estimated Expense	\$953,455	\$1,203,480	\$921,250	\$682,606
Expense SqFt	\$8.68	\$10.26	\$8.68	\$6.19
Net Operating Income	\$1,268,709	\$2,557,396	\$1,226,034	\$655,837
Full Market Value	\$9,189,000	\$8,990,000	\$8,878,000	\$4,090,000
Market Value per SqFt	\$83.65	\$76.66	\$83.64	\$37.09
Distance from Cooperative in miles		0.33	0.16	0.66

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01892-0064	1-01878-0042	1-01896-0083	
Address	355 RIVERSIDE DRIVE	220 WEST 107 STREET	620 WEST 116 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	40	59	41	
Year Built	1922	1925	1908	
Gross SqFt	61,344	50,820	62,250	
Estimated Gross Income	\$1,590,650	\$1,346,113	\$1,579,354	
Gross Income per SqFt	\$25.93	\$26.49	\$25.37	
Estimated Expense	\$573,566	\$511,523	\$647,535	
Expense SqFt	\$9.35	\$10.07	\$10.40	
Net Operating Income	\$1,017,084	\$834,590	\$931,819	
Full Market Value	\$7,679,000	\$6,301,000	\$7,017,000	
Market Value per SqFt	\$125.18	\$123.99	\$112.72	
Distance from Cooperative in miles		0.16	0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01893-0001	1-01885-0021	1-01878-0042	
Address	360 RIVERSIDE DRIVE	517 WEST 113 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	D3-ELEVATOR	D1-ELEVATOR	
Total Units	50	45	59	
Year Built	1917	1919	1925	
Gross SqFt	53,297	48,222	50,820	
Estimated Gross Income	\$1,420,898	\$1,293,300	\$1,346,113	
Gross Income per SqFt	\$26.66	\$26.82	\$26.49	
Estimated Expense	\$501,525	\$506,696	\$511,523	
Expense SqFt	\$9.41	\$10.51	\$10.07	
Net Operating Income	\$919,373	\$786,604	\$834,590	
Full Market Value	\$6,941,000	\$5,939,000	\$6,301,000	
Market Value per SqFt	\$130.23	\$123.16	\$123.99	
Distance from Cooperative in miles		0.29	0.18	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01893-0006	1-01864-0023	1-01869-0006	
Address	329 WEST 108 STREET	107 WEST 109 STREET	251 WEST 97 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	49	53	
Year Built	1920	1930	1910	
Gross SqFt	31,590	31,026	35,886	
Estimated Gross Income	\$1,010,880	\$1,091,644	\$1,033,827	
Gross Income per SqFt	\$32.00	\$35.18	\$28.81	
Estimated Expense	\$333,590	\$351,581	\$351,501	
Expense SqFt	\$10.56	\$11.33	\$9.79	
Net Operating Income	\$677,290	\$740,063	\$682,326	
Full Market Value	\$5,114,000	\$5,587,000	\$5,152,000	
Market Value per SqFt	\$161.89	\$180.07	\$143.57	
Distance from Cooperative in miles		0.31	0.56	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01893-0032	1-01876-0061	1-01891-0026	
Address	370 RIVERSIDE DRIVE	908 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	80	90	94	
Year Built	1922	1925	1923	
Gross SqFt	132,981	120,542	118,591	
Estimated Gross Income	\$2,993,402	\$2,786,401	\$2,597,679	
Gross Income per SqFt	\$22.51	\$23.12	\$21.90	
Estimated Expense	\$1,150,286	\$1,082,712	\$987,118	
Expense SqFt	\$8.65	\$8.98	\$8.32	
Net Operating Income	\$1,843,116	\$1,703,689	\$1,610,561	
Full Market Value	\$13,623,000	\$12,648,000	\$11,846,000	
Market Value per SqFt	\$102.44	\$104.93	\$99.89	
Distance from Cooperative in miles		0.27	0.25	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01893-0035	1-01832-0016	1-01868-0001	1-01252-0057
Address	375 RIVERSIDE DRIVE	27 WEST 96 STREET	740 WEST END AVENUE	697 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	101	92	107	99
Year Built	1922	1927	1915	1929
Gross SqFt	145,480	133,915	135,463	148,873
Estimated Gross Income	\$3,066,718	\$3,110,868	\$2,856,037	\$2,970,721
Gross Income per SqFt	\$21.08	\$23.23	\$21.08	\$19.95
Estimated Expense	\$1,235,125	\$1,182,130	\$1,170,975	\$1,217,996
Expense SqFt	\$8.49	\$8.83	\$8.64	\$8.18
Net Operating Income	\$1,831,593	\$1,928,738	\$1,685,062	\$1,752,725
Full Market Value	\$13,370,000	\$14,329,000	\$12,301,000	\$12,658,000
Market Value per SqFt	\$91.90	\$107.00	\$90.81	\$85.03
Distance from Cooperative in miles		0.81	0.66	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01894-0001	1-01244-0090	1-01889-0001	
Address	380 RIVERSIDE DRIVE	98 RIVERSIDE DRIVE	280 RIVERSIDE DRIVE	
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	146	133	125	
Year Built	1907	1929	1940	
Gross SqFt	187,588	198,375	211,041	
Estimated Gross Income	\$4,115,681	\$4,291,868	\$4,693,451	
Gross Income per SqFt	\$21.94	\$21.64	\$22.24	
Estimated Expense	\$1,628,264	\$1,630,910	\$1,927,310	
Expense SqFt	\$8.68	\$8.22	\$9.13	
Net Operating Income	\$2,487,417	\$2,660,958	\$2,766,141	
Full Market Value	\$18,297,000	\$19,531,000	\$20,402,000	
Market Value per SqFt	\$97.54	\$98.45	\$96.67	
Distance from Cooperative in miles		1.47	0.51	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01894-0031	1-01524-0001	1-01832-0016	1-01868-0001
Address	390 RIVERSIDE DRIVE	1225 PARK AVENUE	27 WEST 96 STREET	740 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER EAST SIDE (79-96)	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	108	86	92	107
Year Built	1924	1925	1927	1915
Gross SqFt	157,300	165,834	133,915	135,463
Estimated Gross Income	\$3,654,079	\$4,368,036	\$3,110,868	\$2,856,037
Gross Income per SqFt	\$23.23	\$26.34	\$23.23	\$21.08
Estimated Expense	\$1,388,959	\$1,496,773	\$1,182,130	\$1,170,975
Expense SqFt	\$8.83	\$9.03	\$8.83	\$8.64
Net Operating Income	\$2,265,120	\$2,871,263	\$1,928,738	\$1,685,062
Full Market Value	\$16,824,000	\$21,673,000	\$14,329,000	\$12,301,000
Market Value per SqFt	\$106.95	\$130.69	\$107.00	\$90.81
Distance from Cooperative in miles		1.58	0.90	0.76

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01894-0036	1-01875-0058	1-01878-0047	1-01990-0052
Address	609 WEST 111 STREET	250 WEST 104 STREET	230 WEST 107 STREET	456 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	51	37	67	45
Year Built	1900	1912	1925	1911
Gross SqFt	50,658	47,673	49,716	47,327
Estimated Gross Income	\$1,141,831	\$1,120,050	\$1,120,607	\$899,289
Gross Income per SqFt	\$22.54	\$23.49	\$22.54	\$19.00
Estimated Expense	\$434,139	\$435,422	\$425,831	\$368,506
Expense SqFt	\$8.57	\$9.13	\$8.57	\$7.79
Net Operating Income	\$707,692	\$684,628	\$694,776	\$530,783
Full Market Value	\$5,232,000	\$5,095,000	\$5,137,000	\$2,783,000
Market Value per SqFt	\$103.28	\$106.87	\$103.33	\$58.80
Distance from Cooperative in miles		0.42	0.30	0.31

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01894-0043	1-01896-0053	1-01885-0027	1-01885-0015
Address	603 WEST 111 STREET	629 WEST 115 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	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	20	32	33	32
Year Built	1908	1909	1910	1915
Gross SqFt	28,224	28,224	27,184	27,509
Estimated Gross Income	\$605,969	\$540,299	\$601,538	\$590,623
Gross Income per SqFt	\$21.47	\$19.14	\$22.13	\$21.47
Estimated Expense	\$260,790	\$238,248	\$256,248	\$254,087
Expense SqFt	\$9.24	\$8.44	\$9.43	\$9.24
Net Operating Income	\$345,179	\$302,051	\$345,290	\$336,536
Full Market Value	\$2,528,000	\$2,162,000	\$2,544,000	\$2,465,000
Market Value per SqFt	\$89.57	\$76.60	\$93.58	\$89.61
Distance from Cooperative in miles		0.19	0.17	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01894-0067	1-01524-0001	1-01868-0001	1-01890-0036
Address	395 RIVERSIDE DRIVE	1225 PARK AVENUE	740 WEST END AVENUE	305 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER EAST 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	115	86	107	63
Year Built	1929	1925	1915	1911
Gross SqFt	151,912	165,834	135,463	126,785
Estimated Gross Income	\$3,202,305	\$4,368,036	\$2,856,037	\$2,551,782
Gross Income per SqFt	\$21.08	\$26.34	\$21.08	\$20.13
Estimated Expense	\$1,289,733	\$1,496,773	\$1,170,975	\$1,050,155
Expense SqFt	\$8.49	\$9.03	\$8.64	\$8.28
Net Operating Income	\$1,912,572	\$2,871,263	\$1,685,062	\$1,501,627
Full Market Value	\$13,961,000	\$21,673,000	\$12,301,000	\$10,863,000
Market Value per SqFt	\$91.90	\$130.69	\$90.81	\$85.68
Distance from Cooperative in miles		1.58	0.76	0.46

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01895-0001	1-01226-0040	1-01887-0058	
Address	400 RIVERSIDE DRIVE	110 WEST 96 STREET	777 WEST END AVENUE	
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	58	60	59	
Year Built	1920	1926	1920	
Gross SqFt	78,701	81,030	69,590	
Estimated Gross Income	\$1,766,050	\$1,817,992	\$1,561,102	
Gross Income per SqFt	\$22.44	\$22.44	\$22.43	
Estimated Expense	\$589,470	\$505,299	\$607,763	
Expense SqFt	\$7.49	\$6.24	\$8.73	
Net Operating Income	\$1,176,580	\$1,312,693	\$953,339	
Full Market Value	\$8,693,000	\$9,699,000	\$7,042,000	
Market Value per SqFt	\$110.46	\$119.70	\$101.19	
Distance from Cooperative in miles		0.92	0.76	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01895-0025	1-01962-0007	1-01879-0049	
Address	606 WEST 113 STREET	419 WEST 118 STREET	226 WEST 108 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	24	25	
Year Built	1925	1926	1925	
Gross SqFt	23,869	21,216	21,700	
Estimated Gross Income	\$489,076	\$438,844	\$440,220	
Gross Income per SqFt	\$20.49	\$20.68	\$20.29	
Estimated Expense	\$200,500	\$179,926	\$180,490	
Expense SqFt	\$8.40	\$8.48	\$8.32	
Net Operating Income	\$288,576	\$258,918	\$259,730	
Full Market Value	\$2,096,000	\$1,883,000	\$1,883,000	
Market Value per SqFt	\$87.81	\$88.75	\$86.77	
Distance from Cooperative in miles		0.41	0.29	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01895-0038	1-01882-0024	1-01252-0005	1-01875-0001
Address	404 RIVERSIDE DRIVE	509 CATHEDRAL PARKWAY	202 RIVERSIDE DRIVE	884 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	48	94	90	66
Year Built	1909	1909	1905	1920
Gross SqFt	102,951	83,519	102,791	94,328
Estimated Gross Income	\$2,255,656	\$2,304,668	\$2,252,293	\$1,246,265
Gross Income per SqFt	\$21.91	\$27.59	\$21.91	\$13.21
Estimated Expense	\$887,438	\$897,729	\$886,108	\$587,211
Expense SqFt	\$8.62	\$10.75	\$8.62	\$6.23
Net Operating Income	\$1,368,218	\$1,406,939	\$1,366,185	\$659,054
Full Market Value	\$10,061,000	\$10,622,000	\$10,046,000	\$3,799,000
Market Value per SqFt	\$97.73	\$127.18	\$97.73	\$40.27
Distance from Cooperative in miles		0.18	1.01	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01895-0047	1-01896-0053	1-01885-0015	1-01896-0077
Address	615 WEST 113 STREET	629 WEST 115 STREET	533 WEST 113 STREET	610 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	D3-ELEVATOR	D3-ELEVATOR
Total Units	49	32	32	45
Year Built	1907	1909	1915	1908
Gross SqFt	27,592	28,224	27,509	33,486
Estimated Gross Income	\$551,840	\$540,299	\$590,623	\$669,631
Gross Income per SqFt	\$20.00	\$19.14	\$21.47	\$20.00
Estimated Expense	\$226,254	\$238,248	\$254,087	\$274,549
Expense SqFt	\$8.20	\$8.44	\$9.24	\$8.20
Net Operating Income	\$325,586	\$302,051	\$336,536	\$395,082
Full Market Value	\$2,352,000	\$2,162,000	\$2,465,000	\$2,854,000
Market Value per SqFt	\$85.24	\$76.60	\$89.61	\$85.23
Distance from Cooperative in miles		0.09	0.15	0.09

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01895-0069	1-01885-0027	1-01896-0077	
Address	622 WEST 114 STREET	507 WEST 113 STREET	610 WEST 116 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	45	
Year Built	1905	1910	1908	
Gross SqFt	32,575	27,184	33,486	
Estimated Gross Income	\$686,355	\$601,538	\$669,631	
Gross Income per SqFt	\$21.07	\$22.13	\$20.00	
Estimated Expense	\$287,312	\$256,248	\$274,549	
Expense SqFt	\$8.82	\$9.43	\$8.20	
Net Operating Income	\$399,043	\$345,290	\$395,082	
Full Market Value	\$2,913,000	\$2,544,000	\$2,854,000	
Market Value per SqFt	\$89.42	\$93.58	\$85.23	
Distance from Cooperative in miles		0.15	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01895-0076	1-01990-0040	1-01963-0048	
Address	417 RIVERSIDE DRIVE	468 RIVERSIDE DRIVE	110 MORNINGSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	76	38	52	
Year Built	1910	1910	1910	
Gross SqFt	69,485	67,518	72,222	
Estimated Gross Income	\$1,295,895	\$1,391,053	\$1,205,802	
Gross Income per SqFt	\$18.65	\$20.60	\$16.70	
Estimated Expense	\$588,538	\$571,224	\$612,730	
Expense SqFt	\$8.47	\$8.46	\$8.48	
Net Operating Income	\$707,357	\$819,829	\$593,072	
Full Market Value	\$5,030,000	\$5,957,000	\$4,102,000	
Market Value per SqFt	\$72.39	\$88.23	\$56.80	
Distance from Cooperative in miles		0.21	0.48	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01896-0001	1-01186-0083	1-01890-0015	
Address	420 RIVERSIDE DRIVE	393 WEST END AVENUE	865 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	104	114	77	
Year Built	1920	1927	1925	
Gross SqFt	138,633	134,183	143,604	
Estimated Gross Income	\$2,732,456	\$2,831,699	\$2,630,714	
Gross Income per SqFt	\$19.71	\$21.10	\$18.32	
Estimated Expense	\$1,132,632	\$1,183,275	\$1,078,593	
Expense SqFt	\$8.17	\$8.82	\$7.51	
Net Operating Income	\$1,599,824	\$1,648,424	\$1,552,121	
Full Market Value	\$11,520,000	\$12,035,000	\$10,995,000	
Market Value per SqFt	\$83.10	\$89.69	\$76.56	
Distance from Cooperative in miles		1.82	0.61	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01896-0014	1-01882-0020	1-01882-0024	
Address	605 WEST 114 STREET	515 CATHEDRAL PARKWAY	509 CATHEDRAL PARKWAY	
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	63	83	94	
Year Built	1920	1909	1909	
Gross SqFt	76,500	83,471	83,519	
Estimated Gross Income	\$1,987,470	\$2,033,314	\$2,304,668	
Gross Income per SqFt	\$25.98	\$24.36	\$27.59	
Estimated Expense	\$826,965	\$907,051	\$897,729	
Expense SqFt	\$10.81	\$10.87	\$10.75	
Net Operating Income	\$1,160,505	\$1,126,263	\$1,406,939	
Full Market Value	\$8,762,000	\$8,433,000	\$10,622,000	
Market Value per SqFt	\$114.54	\$101.03	\$127.18	
Distance from Cooperative in miles		0.25	0.25	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01901-0013	1-01903-0029	1-01908-0004	1-01610-0013
Address	139 WEST 116 STREET	161 LENOX AVENUE	2067 ADAM C POWELL BOULEV	29 EAST 104 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER EAST SIDE (96-110)
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	14	18	69
Year Built	1920	1930	1910	1920
Gross SqFt	10,870	14,660	17,243	21,444
Estimated Gross Income	\$173,159	\$233,867	\$267,940	\$341,706
Gross Income per SqFt	\$15.93	\$15.95	\$15.54	\$15.93
Estimated Expense	\$84,895	\$107,560	\$112,535	\$167,436
Expense SqFt	\$7.81	\$7.34	\$6.53	\$7.81
Net Operating Income	\$88,264	\$126,307	\$155,405	\$174,270
Full Market Value	\$483,000	\$844,000	\$1,054,000	\$1,190,000
Market Value per SqFt	\$44.43	\$57.57	\$61.13	\$55.49
Distance from Cooperative in miles		0.10	0.35	0.69

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01901-0014	1-01903-0029	1-01908-0004	1-01610-0013
Address	137 WEST 116 STREET	161 LENOX AVENUE	2067 ADAM C POWELL BOULEV	29 EAST 104 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER EAST SIDE (96-110)
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	14	18	69
Year Built	1920	1930	1910	1920
Gross SqFt	10,870	14,660	17,243	21,444
Estimated Gross Income	\$173,159	\$233,867	\$267,940	\$341,706
Gross Income per SqFt	\$15.93	\$15.95	\$15.54	\$15.93
Estimated Expense	\$84,895	\$107,560	\$112,535	\$167,436
Expense SqFt	\$7.81	\$7.34	\$6.53	\$7.81
Net Operating Income	\$88,264	\$126,307	\$155,405	\$174,270
Full Market Value	\$483,000	\$844,000	\$1,054,000	\$1,190,000
Market Value per SqFt	\$44.43	\$57.57	\$61.13	\$55.49
Distance from Cooperative in miles		0.10	0.35	0.69

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01902-0064	1-01926-0006	1-01943-0022	1-01820-0051
Address	1947 ADAM C POWELL BOULEV	206 ST NICHOLAS AVENUE	319 WEST 116 STREET	136 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	11	15	20	20
Year Built	1920	1910	1901	1900
Gross SqFt	15,645	10,470	14,125	14,685
Estimated Gross Income	\$314,934	\$264,122	\$284,346	\$362,454
Gross Income per SqFt	\$20.13	\$25.23	\$20.13	\$24.68
Estimated Expense	\$135,642	\$109,693	\$122,454	\$115,442
Expense SqFt	\$8.67	\$10.48	\$8.67	\$7.86
Net Operating Income	\$179,292	\$154,429	\$161,892	\$247,012
Full Market Value	\$1,297,000	\$1,162,000	\$1,171,000	\$1,472,000
Market Value per SqFt	\$82.90	\$110.98	\$82.90	\$100.24
Distance from Cooperative in miles		0.22	0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01905-0036	1-01786-0007	1-01968-0031	1-01610-0013
Address	100 WEST 121 STREET	215 EAST 121 STREET	25 CONVENT AVENUE	29 EAST 104 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-WEST	UPPER EAST SIDE (96-110)
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	26	34	30	69
Year Built	1932	1920	1905	1920
Gross SqFt	34,689	26,094	25,620	21,444
Estimated Gross Income	\$542,883	\$408,481	\$290,382	\$341,706
Gross Income per SqFt	\$15.65	\$15.65	\$11.33	\$15.93
Estimated Expense	\$227,907	\$171,562	\$148,101	\$167,436
Expense SqFt	\$6.57	\$6.57	\$5.78	\$7.81
Net Operating Income	\$314,976	\$236,919	\$142,281	\$174,270
Full Market Value	\$1,517,000	\$1,610,000	\$864,000	\$1,190,000
Market Value per SqFt	\$43.73	\$61.70	\$33.72	\$55.49
Distance from Cooperative in miles		0.73	0.59	0.87

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01908-0001	1-01822-0024	1-01768-0001	1-01783-0031
Address	157 WEST 123 STREET	40 ST NICHOLAS AVENUE	101 EAST 119 STREET	234 EAST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	54	53	36	30
Year Built	1910	1915	1920	1910
Gross SqFt	37,875	45,956	37,260	34,356
Estimated Gross Income	\$592,365	\$778,488	\$582,645	\$439,907
Gross Income per SqFt	\$15.64	\$16.94	\$15.64	\$12.80
Estimated Expense	\$329,891	\$266,697	\$324,686	\$215,554
Expense SqFt	\$8.71	\$5.80	\$8.71	\$6.27
Net Operating Income	\$262,474	\$511,791	\$257,959	\$224,353
Full Market Value	\$1,621,000	\$3,554,000	\$1,752,000	\$1,427,000
Market Value per SqFt	\$42.80	\$77.33	\$47.02	\$41.54
Distance from Cooperative in miles		0.55	0.56	0.77

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01908-0056	1-01928-0059	1-01924-0010	1-01717-0019
Address	152 WEST 124 STREET	266 WEST 123 STREET	269 WEST 118 STREET	29 WEST 118 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	20	20	11	20
Year Built	1910	1910	1910	1909
Gross SqFt	9,423	9,680	8,565	10,750
Estimated Gross Income	\$171,027	\$175,718	\$158,049	\$161,041
Gross Income per SqFt	\$18.15	\$18.15	\$18.45	\$14.98
Estimated Expense	\$97,811	\$100,504	\$80,088	\$90,327
Expense SqFt	\$10.38	\$10.38	\$9.35	\$8.40
Net Operating Income	\$73,216	\$75,214	\$77,961	\$70,714
Full Market Value	\$517,000	\$532,000	\$361,000	\$474,000
Market Value per SqFt	\$54.87	\$54.96	\$42.15	\$44.09
Distance from Cooperative in miles		0.18	0.33	0.31

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01911-0032	1-01903-0029	1-01918-0008	1-01917-0010
Address	327 LENOX AVENUE	161 LENOX AVENUE	163 WEST 133 STREET	153 WEST 132 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	14	14	20	20
Year Built	1920	1930	1926	1910
Gross SqFt	10,484	14,660	9,430	8,970
Estimated Gross Income	\$167,220	\$233,867	\$148,017	\$152,044
Gross Income per SqFt	\$15.95	\$15.95	\$15.70	\$16.95
Estimated Expense	\$76,953	\$107,560	\$84,767	\$69,940
Expense SqFt	\$7.34	\$7.34	\$8.99	\$7.80
Net Operating Income	\$90,267	\$126,307	\$63,250	\$82,104
Full Market Value	\$617,000	\$844,000	\$430,000	\$570,000
Market Value per SqFt	\$58.85	\$57.57	\$45.60	\$63.55
Distance from Cooperative in miles		0.40	0.34	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01916-0029	1-01944-0014	1-01928-0059	1-01924-0010
Address	421 LENOX AVENUE	417 MANHATTAN AVENUE	266 WEST 123 STREET	269 WEST 118 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	13	14	20	11
Year Built	1910	1910	1910	1910
Gross SqFt	8,349	9,070	9,680	8,565
Estimated Gross Income	\$151,534	\$135,685	\$175,718	\$158,049
Gross Income per SqFt	\$18.15	\$14.96	\$18.15	\$18.45
Estimated Expense	\$86,663	\$66,486	\$100,504	\$80,088
Expense SqFt	\$10.38	\$7.33	\$10.38	\$9.35
Net Operating Income	\$64,871	\$69,199	\$75,214	\$77,961
Full Market Value	\$458,000	\$380,000	\$532,000	\$361,000
Market Value per SqFt	\$54.86	\$41.90	\$54.96	\$42.15
Distance from Cooperative in miles		0.80	0.48	0.69

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01918-0019	1-01755-0024	1-02006-0014	1-01717-0042
Address	127 WEST 133 STREET	53 EAST 130 STREET	131 WEST 137 STREET	10 WEST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	24	22	20
Year Built	1926	1926	1935	1920
Gross SqFt	12,230	15,006	9,775	11,180
Estimated Gross Income	\$169,141	\$207,605	\$129,883	\$165,850
Gross Income per SqFt	\$13.83	\$13.83	\$13.29	\$14.83
Estimated Expense	\$87,689	\$107,551	\$64,231	\$96,948
Expense SqFt	\$7.17	\$7.17	\$6.57	\$8.67
Net Operating Income	\$81,452	\$100,054	\$65,652	\$68,902
Full Market Value	\$532,000	\$577,000	\$423,000	\$438,000
Market Value per SqFt	\$43.50	\$38.45	\$43.27	\$39.18
Distance from Cooperative in miles		0.45	0.20	0.77

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01919-0026	1-01775-0165	1-01955-0026	1-02011-0038
Address	485 LENOX AVENUE	112 EAST 128 STREET	2411 FREDRICK DOUGLASS BL	102 WEST 143 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	160	159	209	91
Year Built	1963	1980	1980	1920
Gross SqFt	157,728	195,842	202,280	103,248
Estimated Gross Income	\$2,473,175	\$3,295,272	\$3,087,266	\$1,619,360
Gross Income per SqFt	\$15.68	\$16.83	\$15.26	\$15.68
Estimated Expense	\$1,249,206	\$1,136,180	\$1,560,320	\$817,438
Expense SqFt	\$7.92	\$5.80	\$7.71	\$7.92
Net Operating Income	\$1,223,969	\$2,159,092	\$1,526,946	\$801,922
Full Market Value	\$8,320,000	\$14,968,000	\$10,293,000	\$5,451,000
Market Value per SqFt	\$52.75	\$76.43	\$50.88	\$52.80
Distance from Cooperative in miles		0.64	0.38	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01922-0049	1-01904-0061	1-01826-0046	1-01826-0044
Address	256 WEST 117 STREET	1995 ADAM C POWELL BOULEV	216 WEST 111 STREET	212 WEST 111 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	50	40	30	30
Year Built	1910	1910	1910	1910
Gross SqFt	35,080	38,995	20,826	20,826
Estimated Gross Income	\$466,213	\$678,817	\$276,871	\$273,677
Gross Income per SqFt	\$13.29	\$17.41	\$13.29	\$13.14
Estimated Expense	\$228,371	\$345,008	\$135,667	\$134,102
Expense SqFt	\$6.51	\$8.85	\$6.51	\$6.44
Net Operating Income	\$237,842	\$333,809	\$141,204	\$139,575
Full Market Value	\$1,534,000	\$2,334,000	\$850,000	\$896,000
Market Value per SqFt	\$43.73	\$59.85	\$40.81	\$43.02
Distance from Cooperative in miles		0.24	0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01923-0035	1-01944-0013	1-01623-0035	1-01717-0042
Address	200 WEST 118 STREET	411 MANHATTAN AVENUE	1664 PARK AVENUE	10 WEST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	25	11	30	20
Year Built	1910	1910	1920	1920
Gross SqFt	13,830	11,185	19,445	11,180
Estimated Gross Income	\$197,216	\$153,704	\$277,329	\$165,850
Gross Income per SqFt	\$14.26	\$13.74	\$14.26	\$14.83
Estimated Expense	\$96,672	\$78,081	\$135,891	\$96,948
Expense SqFt	\$6.99	\$6.98	\$6.99	\$8.67
Net Operating Income	\$100,544	\$75,623	\$141,438	\$68,902
Full Market Value	\$648,000	\$493,000	\$802,000	\$438,000
Market Value per SqFt	\$46.85	\$44.08	\$41.24	\$39.18
Distance from Cooperative in miles		0.27	0.53	0.30

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01923-0036	1-01845-0007	1-01826-0044	1-01822-0007
Address	202 WEST 118 STREET	59 WEST 109 STREET	212 WEST 111 STREET	139 WEST 112 STREET
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	24	30	20
Year Built	1910	1900	1910	1900
Gross SqFt	13,590	15,834	20,826	14,910
Estimated Gross Income	\$178,573	\$232,586	\$273,677	\$185,226
Gross Income per SqFt	\$13.14	\$14.69	\$13.14	\$12.42
Estimated Expense	\$87,520	\$112,119	\$134,102	\$94,465
Expense SqFt	\$6.44	\$7.08	\$6.44	\$6.34
Net Operating Income	\$91,053	\$120,467	\$139,575	\$90,761
Full Market Value	\$585,000	\$803,000	\$896,000	\$571,000
Market Value per SqFt	\$43.05	\$50.71	\$43.02	\$38.30
Distance from Cooperative in miles		0.49	0.36	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01923-0037	1-01908-0004	1-01717-0019	1-01623-0030
Address	204 WEST 118 STREET	2067 ADAM C POWELL BOULEV	29 WEST 118 STREET	61 EAST 117 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	18	20	22
Year Built	1910	1910	1909	1920
Gross SqFt	13,590	17,243	10,750	13,355
Estimated Gross Income	\$203,578	\$267,940	\$161,041	\$199,129
Gross Income per SqFt	\$14.98	\$15.54	\$14.98	\$14.91
Estimated Expense	\$114,156	\$112,535	\$90,327	\$97,573
Expense SqFt	\$8.40	\$6.53	\$8.40	\$7.31
Net Operating Income	\$89,422	\$155,405	\$70,714	\$101,556
Full Market Value	\$600,000	\$1,054,000	\$474,000	\$590,000
Market Value per SqFt	\$44.15	\$61.13	\$44.09	\$44.18
Distance from Cooperative in miles		0.32	0.30	0.53

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01924-0021	1-01890-0015	1-01896-0065	
Address	208 WEST 119 STREET	865 WEST END AVENUE	2941 BROADWAY	
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	159	77	107	
Year Built	1900	1925	1912	
Gross SqFt	156,986	143,604	126,478	
Estimated Gross Income	\$2,740,976	\$2,630,714	\$2,098,121	
Gross Income per SqFt	\$17.46	\$18.32	\$16.59	
Estimated Expense	\$1,152,277	\$1,078,593	\$906,705	
Expense SqFt	\$7.34	\$7.51	\$7.17	
Net Operating Income	\$1,588,699	\$1,552,121	\$1,191,416	
Full Market Value	\$10,716,000	\$10,995,000	\$8,227,000	
Market Value per SqFt	\$68.26	\$76.56	\$65.05	
Distance from Cooperative in miles		1.07	0.73	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01925-0013	1-01845-0014	1-01783-0031	1-01594-0050
Address	180 ST NICHOLAS AVENUE	350 CATHEDRAL PARKWAY	234 EAST 119 STREET	24 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	21	35	30	25
Year Built	1910	1906	1910	1920
Gross SqFt	33,230	31,596	34,356	29,500
Estimated Gross Income	\$432,987	\$514,537	\$439,907	\$384,324
Gross Income per SqFt	\$13.03	\$16.28	\$12.80	\$13.03
Estimated Expense	\$201,706	\$176,011	\$215,554	\$179,072
Expense SqFt	\$6.07	\$5.57	\$6.27	\$6.07
Net Operating Income	\$231,281	\$338,526	\$224,353	\$205,252
Full Market Value	\$1,480,000	\$2,317,000	\$1,427,000	\$1,314,000
Market Value per SqFt	\$44.54	\$73.33	\$41.54	\$44.54
Distance from Cooperative in miles		0.57	0.88	0.56

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01926-0037	1-01717-0019	1-01908-0004	1-01623-0030
Address	206 WEST 121 STREET	29 WEST 118 STREET	2067 ADAM C POWELL BOULEV	61 EAST 117 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	30	20	18	22
Year Built	1910	1909	1910	1920
Gross SqFt	15,070	10,750	17,243	13,355
Estimated Gross Income	\$225,749	\$161,041	\$267,940	\$199,129
Gross Income per SqFt	\$14.98	\$14.98	\$15.54	\$14.91
Estimated Expense	\$126,588	\$90,327	\$112,535	\$97,573
Expense SqFt	\$8.40	\$8.40	\$6.53	\$7.31
Net Operating Income	\$99,161	\$70,714	\$155,405	\$101,556
Full Market Value	\$665,000	\$474,000	\$1,054,000	\$590,000
Market Value per SqFt	\$44.13	\$44.09	\$61.13	\$44.18
Distance from Cooperative in miles		0.36	0.21	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01928-0047	1-01922-0060	1-01922-0160	1-01830-0058
Address	230 WEST 123 STREET	278 WEST 117 STREET	280 WEST 117 STREET	274 WEST 115 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	15	15	20
Year Built	1910	1910	1910	1900
Gross SqFt	9,395	8,125	8,125	9,330
Estimated Gross Income	\$175,311	\$151,646	\$151,646	\$160,516
Gross Income per SqFt	\$18.66	\$18.66	\$18.66	\$17.20
Estimated Expense	\$90,004	\$73,575	\$62,175	\$75,984
Expense SqFt	\$9.58	\$9.06	\$7.65	\$8.14
Net Operating Income	\$85,307	\$78,071	\$89,471	\$84,532
Full Market Value	\$607,000	\$282,000	\$636,000	\$589,000
Market Value per SqFt	\$64.61	\$34.71	\$78.28	\$63.13
Distance from Cooperative in miles		0.30	0.30	0.41

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01929-0057	1-01921-0001	1-02008-0006	1-01941-0001
Address	2070 ADAM C POWELL BOULEV	2321 ADAM C POWELL BOULEV	141 WEST 139 STREET	2536 FREDRICK DOUGLASS BL
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	44	88	133	22
Year Built	1985	1928	1927	1910
Gross SqFt	76,191	94,680	64,885	30,922
Estimated Gross Income	\$1,423,248	\$1,768,549	\$1,426,378	\$523,233
Gross Income per SqFt	\$18.68	\$18.68	\$21.98	\$16.92
Estimated Expense	\$654,481	\$813,533	\$542,024	\$240,327
Expense SqFt	\$8.59	\$8.59	\$8.35	\$7.77
Net Operating Income	\$768,767	\$955,016	\$884,354	\$282,906
Full Market Value	\$3,789,000	\$6,652,000	\$6,509,000	\$1,964,000
Market Value per SqFt	\$49.73	\$70.26	\$100.32	\$63.51
Distance from Cooperative in miles		0.67	0.82	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01932-0004	1-01722-0039	1-01925-0061	1-01924-0027
Address	2358 FREDRICK DOUGLASS BL	2018 5 AVENUE	2222 FREDRICK DOUGLASS BL	203 WEST 118 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	31	19	28
Year Built	1910	1940	1910	1910
Gross SqFt	20,660	20,350	20,643	17,539
Estimated Gross Income	\$376,219	\$426,055	\$375,990	\$233,344
Gross Income per SqFt	\$18.21	\$20.94	\$18.21	\$13.30
Estimated Expense	\$173,131	\$192,921	\$172,955	\$109,672
Expense SqFt	\$8.38	\$9.48	\$8.38	\$6.25
Net Operating Income	\$203,088	\$233,134	\$203,035	\$123,672
Full Market Value	\$1,436,000	\$1,700,000	\$1,436,000	\$797,000
Market Value per SqFt	\$69.51	\$83.54	\$69.56	\$45.44
Distance from Cooperative in miles		0.37	0.36	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01944-0010	1-01845-0014	1-01783-0031	
Address	353 WEST 117 STREET	350 CATHEDRAL PARKWAY	234 EAST 119 STREET	
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-EAST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	36	35	30	
Year Built	1900	1906	1910	
Gross SqFt	33,953	31,596	34,356	
Estimated Gross Income	\$493,677	\$514,537	\$439,907	
Gross Income per SqFt	\$14.54	\$16.28	\$12.80	
Estimated Expense	\$201,002	\$176,011	\$215,554	
Expense SqFt	\$5.92	\$5.57	\$6.27	
Net Operating Income	\$292,675	\$338,526	\$224,353	
Full Market Value	\$1,701,000	\$2,317,000	\$1,427,000	
Market Value per SqFt	\$50.10	\$73.33	\$41.54	
Distance from Cooperative in miles		0.41	1.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01947-0001	1-01953-0009	1-01847-0061	1-01826-0046
Address	371 WEST 120 STREET	363 WEST 126 STREET	302 WEST 114 STREET	216 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	20	20	30
Year Built	1901	1901	1900	1910
Gross SqFt	17,255	7,990	8,915	20,826
Estimated Gross Income	\$229,319	\$108,016	\$117,600	\$276,871
Gross Income per SqFt	\$13.29	\$13.52	\$13.19	\$13.29
Estimated Expense	\$112,330	\$51,027	\$66,615	\$135,667
Expense SqFt	\$6.51	\$6.39	\$7.47	\$6.51
Net Operating Income	\$116,989	\$56,989	\$50,985	\$141,204
Full Market Value	\$754,000	\$355,000	\$328,000	\$850,000
Market Value per SqFt	\$43.70	\$44.43	\$36.79	\$40.81
Distance from Cooperative in miles		0.31	0.36	0.54

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01948-0001	1-01717-0019	1-01988-0099	
Address	361 WEST 121 STREET	29 WEST 118 STREET	507 WEST 135 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	14	20	15	
Year Built	1909	1909	1910	
Gross SqFt	15,740	10,750	13,170	
Estimated Gross Income	\$262,543	\$161,041	\$242,100	
Gross Income per SqFt	\$16.68	\$14.98	\$18.38	
Estimated Expense	\$125,448	\$90,327	\$99,261	
Expense SqFt	\$7.97	\$8.40	\$7.54	
Net Operating Income	\$137,095	\$70,714	\$142,839	
Full Market Value	\$948,000	\$474,000	\$1,012,000	
Market Value per SqFt	\$60.23	\$44.09	\$76.84	
Distance from Cooperative in miles		0.59	0.76	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01948-0003	1-01717-0019	1-01988-0099	1-01717-0042
Address	72 MORNINGSIDE AVENUE	29 WEST 118 STREET	507 WEST 135 STREET	10 WEST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	14	20	15	20
Year Built	1910	1909	1910	1920
Gross SqFt	12,300	10,750	13,170	11,180
Estimated Gross Income	\$184,254	\$161,041	\$242,100	\$165,850
Gross Income per SqFt	\$14.98	\$14.98	\$18.38	\$14.83
Estimated Expense	\$103,320	\$90,327	\$99,261	\$96,948
Expense SqFt	\$8.40	\$8.40	\$7.54	\$8.67
Net Operating Income	\$80,934	\$70,714	\$142,839	\$68,902
Full Market Value	\$543,000	\$474,000	\$1,012,000	\$438,000
Market Value per SqFt	\$44.15	\$44.09	\$76.84	\$39.18
Distance from Cooperative in miles		0.59	0.76	0.59

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01949-0018	1-01838-0022	1-02045-0083	1-02048-0016
Address	530 MANHATTAN AVENUE	17 WEST 102 STREET	140 BRADHURST AVENUE	574 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	54	71	55
Year Built	1912	1998	1930	1920
Gross SqFt	46,752	46,240	39,488	49,510
Estimated Gross Income	\$623,672	\$676,214	\$526,882	\$605,573
Gross Income per SqFt	\$13.34	\$14.62	\$13.34	\$12.23
Estimated Expense	\$306,693	\$331,345	\$259,231	\$339,269
Expense SqFt	\$6.56	\$7.17	\$6.56	\$6.85
Net Operating Income	\$316,979	\$344,869	\$267,651	\$266,304
Full Market Value	\$2,046,000	\$2,295,000	\$1,728,000	\$1,666,000
Market Value per SqFt	\$43.76	\$49.63	\$43.76	\$33.65
Distance from Cooperative in miles		1.00	1.35	0.81

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01949-0026	1-01838-0022	1-01925-0036	1-02045-0083
Address	303 WEST 122 STREET	17 WEST 102 STREET	1990 ADAM C POWELL BOULEV	140 BRADHURST AVENUE
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	54	45	71
Year Built	1913	1998	1940	1930
Gross SqFt	46,410	46,240	52,680	39,488
Estimated Gross Income	\$636,745	\$676,214	\$722,875	\$526,882
Gross Income per SqFt	\$13.72	\$14.62	\$13.72	\$13.34
Estimated Expense	\$311,875	\$331,345	\$354,209	\$259,231
Expense SqFt	\$6.72	\$7.17	\$6.72	\$6.56
Net Operating Income	\$324,870	\$344,869	\$368,666	\$267,651
Full Market Value	\$2,118,000	\$2,295,000	\$2,403,000	\$1,728,000
Market Value per SqFt	\$45.64	\$49.63	\$45.62	\$43.76
Distance from Cooperative in miles		1.00	0.23	1.35

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01952-0004	1-01822-0007	1-01845-0007	
Address	145 MORNINGSIDE AVENUE	139 WEST 112 STREET	59 WEST 109 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	24	20	24	
Year Built	1900	1900	1900	
Gross SqFt	18,000	14,910	15,834	
Estimated Gross Income	\$244,080	\$185,226	\$232,586	
Gross Income per SqFt	\$13.56	\$12.42	\$14.69	
Estimated Expense	\$120,780	\$94,465	\$112,119	
Expense SqFt	\$6.71	\$6.34	\$7.08	
Net Operating Income	\$123,300	\$90,761	\$120,467	
Full Market Value	\$800,000	\$571,000	\$803,000	
Market Value per SqFt	\$44.44	\$38.30	\$50.71	
Distance from Cooperative in miles		0.75	0.81	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01952-0043	1-01922-0024	1-02099-0029	
Address	320 ST NICHOLAS AVENUE	121 ST NICHOLAS AVENUE	3675 BROADWAY	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	48	32	50	
Year Built	1900	1910	1920	
Gross SqFt	59,464	55,230	67,854	
Estimated Gross Income	\$690,377	\$651,530	\$774,147	
Gross Income per SqFt	\$11.61	\$11.80	\$11.41	
Estimated Expense	\$364,514	\$355,641	\$394,815	
Expense SqFt	\$6.13	\$6.44	\$5.82	
Net Operating Income	\$325,863	\$295,889	\$379,332	
Full Market Value	\$1,558,000	\$1,825,000	\$1,972,000	
Market Value per SqFt	\$26.20	\$33.04	\$29.06	
Distance from Cooperative in miles		0.47	1.45	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01952-0051	1-02072-0030	1-02053-0014	1-02002-0002
Address	321 ST NICHOLAS AVENUE	1626 AMSTERDAM AVENUE	281 EDGECOMBE AVENUE	583 RIVERSIDE DRIVE
Neighborhood	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	54	49	70
Year Built	1901	1920	1920	1930
Gross SqFt	65,598	63,000	58,596	67,350
Estimated Gross Income	\$730,762	\$1,018,987	\$652,809	\$726,205
Gross Income per SqFt	\$11.14	\$16.17	\$11.14	\$10.78
Estimated Expense	\$374,565	\$456,497	\$334,726	\$357,603
Expense SqFt	\$5.71	\$7.25	\$5.71	\$5.31
Net Operating Income	\$356,197	\$562,490	\$318,083	\$368,602
Full Market Value	\$2,147,000	\$3,857,000	\$1,918,000	\$2,192,000
Market Value per SqFt	\$32.73	\$61.22	\$32.73	\$32.55
Distance from Cooperative in miles		0.78	1.10	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01958-0043	1-01845-0014	1-01594-0050	1-02001-0055
Address	448 ST NICHOLAS AVENUE	350 CATHEDRAL PARKWAY	24 WEST 111 STREET	626 WEST 135 STREET
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-CENTRAL	HARLEM-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	35	25	31
Year Built	1926	1906	1920	1926
Gross SqFt	25,074	31,596	29,500	29,860
Estimated Gross Income	\$326,714	\$514,537	\$384,324	\$368,039
Gross Income per SqFt	\$13.03	\$16.28	\$13.03	\$12.33
Estimated Expense	\$152,199	\$176,011	\$179,072	\$199,711
Expense SqFt	\$6.07	\$5.57	\$6.07	\$6.69
Net Operating Income	\$174,515	\$338,526	\$205,252	\$168,328
Full Market Value	\$1,117,000	\$2,317,000	\$1,314,000	\$1,056,000
Market Value per SqFt	\$44.55	\$73.33	\$44.54	\$35.37
Distance from Cooperative in miles		1.11	1.14	0.57

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01963-0025	1-01885-0021	1-01962-0044	1-01884-0018
Address	414 WEST 121 STREET	517 WEST 113 STREET	421 WEST 119 STREET	521 WEST 112 STREET
Neighborhood	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	55	45	80	44
Year Built	1912	1919	1920	1920
Gross SqFt	50,220	48,222	56,423	47,731
Estimated Gross Income	\$1,104,840	\$1,293,300	\$1,241,093	\$977,699
Gross Income per SqFt	\$22.00	\$26.82	\$22.00	\$20.48
Estimated Expense	\$419,839	\$506,696	\$471,615	\$400,857
Expense SqFt	\$8.36	\$10.51	\$8.36	\$8.40
Net Operating Income	\$685,001	\$786,604	\$769,478	\$576,842
Full Market Value	\$5,041,000	\$5,939,000	\$5,663,000	\$4,188,000
Market Value per SqFt	\$100.38	\$123.16	\$100.37	\$87.74
Distance from Cooperative in miles		0.38	0.05	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01963-0034	1-01876-0049	1-01968-0029	1-01903-0029
Address	431 WEST 121 STREET	2728 BROADWAY	21 CONVENT AVENUE	161 LENOX AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (96-116)	HARLEM-WEST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	27	17	25	14
Year Built	1920	1925	1920	1930
Gross SqFt	17,034	13,510	16,175	14,660
Estimated Gross Income	\$280,550	\$340,255	\$266,338	\$233,867
Gross Income per SqFt	\$16.47	\$25.19	\$16.47	\$15.95
Estimated Expense	\$114,468	\$159,675	\$108,674	\$107,560
Expense SqFt	\$6.72	\$11.82	\$6.72	\$7.34
Net Operating Income	\$166,082	\$180,580	\$157,664	\$126,307
Full Market Value	\$1,145,000	\$711,000	\$1,086,000	\$844,000
Market Value per SqFt	\$67.22	\$52.63	\$67.14	\$57.57
Distance from Cooperative in miles		0.86	0.39	0.58

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01963-0055	1-01963-0006	1-01994-0066	
Address	114 MORNINGSIDE DRIVE	417 WEST 120 STREET	189 CLAREMONT AVENUE	
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	30	36	31	
Year Built	1910	1926	1905	
Gross SqFt	33,696	31,878	28,416	
Estimated Gross Income	\$779,388	\$823,299	\$580,570	
Gross Income per SqFt	\$23.13	\$25.83	\$20.43	
Estimated Expense	\$264,177	\$216,865	\$252,469	
Expense SqFt	\$7.84	\$6.80	\$8.88	
Net Operating Income	\$515,211	\$606,434	\$328,101	
Full Market Value	\$3,824,000	\$4,578,000	\$2,381,000	
Market Value per SqFt	\$113.49	\$143.61	\$83.79	
Distance from Cooperative in miles		0.05	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01968-0027	1-01968-0029	1-01993-0092	
Address	36 CONVENT AVENUE	21 CONVENT AVENUE	3163 BROADWAY	
Neighborhood	HARLEM-WEST	HARLEM-WEST	MORNINGSIDE HEIGHTS	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	25	25	25	
Year Built	1926	1920	1926	
Gross SqFt	16,160	16,175	16,161	
Estimated Gross Income	\$239,814	\$266,338	\$213,528	
Gross Income per SqFt	\$14.84	\$16.47	\$13.21	
Estimated Expense	\$110,696	\$108,674	\$112,754	
Expense SqFt	\$6.85	\$6.72	\$6.98	
Net Operating Income	\$129,118	\$157,664	\$100,774	
Full Market Value	\$863,000	\$1,086,000	\$861,000	
Market Value per SqFt	\$53.40	\$67.14	\$53.28	
Distance from Cooperative in miles		0.11	0.29	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01968-0056	1-01752-0014	1-01768-0007	
Address	33 CONVENT AVENUE	31 EAST 127 STREET	115 EAST 119 STREET	
Neighborhood	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	D9-ELEVATOR	
Total Units	25	25	20	
Year Built	1910	1905	1910	
Gross SqFt	19,255	21,186	19,490	
Estimated Gross Income	\$322,521	\$321,261	\$357,507	
Gross Income per SqFt	\$16.75	\$15.16	\$18.34	
Estimated Expense	\$167,326	\$150,993	\$199,494	
Expense SqFt	\$8.69	\$7.13	\$10.24	
Net Operating Income	\$155,195	\$170,268	\$158,013	
Full Market Value	\$1,074,000	\$1,146,000	\$1,119,000	
Market Value per SqFt	\$55.78	\$54.09	\$57.41	
Distance from Cooperative in miles		0.75	1.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01968-0058	1-01968-0029	1-02034-0058	
Address	29 CONVENT AVENUE	21 CONVENT AVENUE	248 WEST 149 STREET	
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	24	25	18	
Year Built	1910	1920	1910	
Gross SqFt	15,430	16,175	15,444	
Estimated Gross Income	\$223,889	\$266,338	\$193,775	
Gross Income per SqFt	\$14.51	\$16.47	\$12.55	
Estimated Expense	\$101,221	\$108,674	\$98,825	
Expense SqFt	\$6.56	\$6.72	\$6.40	
Net Operating Income	\$122,668	\$157,664	\$94,950	
Full Market Value	\$814,000	\$1,086,000	\$600,000	
Market Value per SqFt	\$52.75	\$67.14	\$38.85	
Distance from Cooperative in miles		0.00	1.02	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01969-0025	1-02122-0077	1-02099-0029	
Address	41 CONVENT AVENUE	3926 BROADWAY	3675 BROADWAY	
Neighborhood	HARLEM-WEST	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	80	149	50	
Year Built	1926	1910	1920	
Gross SqFt	104,187	100,000	67,854	
Estimated Gross Income	\$1,573,224	\$1,878,148	\$774,147	
Gross Income per SqFt	\$15.10	\$18.78	\$11.41	
Estimated Expense	\$753,272	\$863,948	\$394,815	
Expense SqFt	\$7.23	\$8.64	\$5.82	
Net Operating Income	\$819,952	\$1,014,200	\$379,332	
Full Market Value	\$5,512,000	\$3,400,000	\$1,972,000	
Market Value per SqFt	\$52.90	\$34.00	\$29.06	
Distance from Cooperative in miles		1.76	1.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01970-0001	1-01968-0029	1-01993-0092	
Address	499 WEST 130 STREET	21 CONVENT AVENUE	3163 BROADWAY	
Neighborhood	HARLEM-WEST	HARLEM-WEST	MORNINGSIDE HEIGHTS	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	19	25	25	
Year Built	1901	1920	1926	
Gross SqFt	11,490	16,175	16,161	
Estimated Gross Income	\$170,512	\$266,338	\$213,528	
Gross Income per SqFt	\$14.84	\$16.47	\$13.21	
Estimated Expense	\$78,707	\$108,674	\$112,754	
Expense SqFt	\$6.85	\$6.72	\$6.98	
Net Operating Income	\$91,805	\$157,664	\$100,774	
Full Market Value	\$592,000	\$1,086,000	\$861,000	
Market Value per SqFt	\$51.52	\$67.14	\$53.28	
Distance from Cooperative in miles		0.16	0.32	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01970-0068	1-01944-0014	1-01924-0009	
Address	1463 AMSTERDAM AVENUE	417 MANHATTAN AVENUE	271 WEST 118 STREET	
Neighborhood	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP	
Total Units	13	14	11	
Year Built	1910	1910	1910	
Gross SqFt	9,720	9,070	8,565	
Estimated Gross Income	\$162,421	\$135,685	\$158,049	
Gross Income per SqFt	\$16.71	\$14.96	\$18.45	
Estimated Expense	\$82,717	\$66,486	\$83,003	
Expense SqFt	\$8.51	\$7.33	\$9.69	
Net Operating Income	\$79,704	\$69,199	\$75,046	
Full Market Value	\$524,000	\$380,000	\$361,000	
Market Value per SqFt	\$53.91	\$41.90	\$42.15	
Distance from Cooperative in miles		0.74	0.76	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01976-0013	1-01867-0052	1-01883-0011	
Address	523 WEST 121 STREET	411 WEST 115 STREET	535 WEST 111 STREET	
Neighborhood	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	24	28	
Year Built	1926	1925	1925	
Gross SqFt	28,668	28,188	30,460	
Estimated Gross Income	\$625,822	\$669,048	\$606,575	
Gross Income per SqFt	\$21.83	\$23.74	\$19.91	
Estimated Expense	\$280,660	\$277,329	\$296,588	
Expense SqFt	\$9.79	\$9.84	\$9.74	
Net Operating Income	\$345,162	\$391,719	\$309,987	
Full Market Value	\$2,536,000	\$2,920,000	\$2,237,000	
Market Value per SqFt	\$88.46	\$103.59	\$73.44	
Distance from Cooperative in miles		0.33	0.50	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01977-0023	1-01977-0018	1-01994-0066	1-01896-0053
Address	511 WEST 122 STREET	521 WEST 122 STREET	189 CLAREMONT AVENUE	629 WEST 115 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	30	32	31	32
Year Built	1907	1907	1905	1909
Gross SqFt	28,860	25,017	28,416	28,224
Estimated Gross Income	\$589,610	\$516,247	\$580,570	\$540,299
Gross Income per SqFt	\$20.43	\$20.64	\$20.43	\$19.14
Estimated Expense	\$256,277	\$211,705	\$252,469	\$238,248
Expense SqFt	\$8.88	\$8.46	\$8.88	\$8.44
Net Operating Income	\$333,333	\$304,542	\$328,101	\$302,051
Full Market Value	\$2,419,000	\$2,214,000	\$2,381,000	\$2,162,000
Market Value per SqFt	\$83.82	\$88.50	\$83.79	\$76.60
Distance from Cooperative in miles		0.00	0.20	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01977-0029	1-01993-0073	1-01954-0001	
Address	1260 AMSTERDAM AVENUE	3139 BROADWAY	1 CONVENT AVENUE	
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	31	31	25	
Year Built	1901	1905	1901	
Gross SqFt	24,248	25,412	22,069	
Estimated Gross Income	\$494,174	\$654,817	\$330,880	
Gross Income per SqFt	\$20.38	\$25.77	\$14.99	
Estimated Expense	\$207,805	\$248,830	\$162,258	
Expense SqFt	\$8.57	\$9.79	\$7.35	
Net Operating Income	\$286,369	\$405,987	\$168,622	
Full Market Value	\$2,077,000	\$3,065,000	\$1,131,000	
Market Value per SqFt	\$85.66	\$120.61	\$51.25	
Distance from Cooperative in miles		0.22	0.37	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01977-0031	1-01993-0083	1-01976-0051	
Address	1264 AMSTERDAM AVENUE	3153 BROADWAY	524 WEST 122 STREET	
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	24	24	23	
Year Built	1901	1905	1910	
Gross SqFt	16,746	16,752	15,156	
Estimated Gross Income	\$330,734	\$361,862	\$271,260	
Gross Income per SqFt	\$19.75	\$21.60	\$17.90	
Estimated Expense	\$146,360	\$154,969	\$124,780	
Expense SqFt	\$8.74	\$9.25	\$8.23	
Net Operating Income	\$184,374	\$206,893	\$146,480	
Full Market Value	\$1,328,000	\$1,518,000	\$1,032,000	
Market Value per SqFt	\$79.30	\$90.62	\$68.09	
Distance from Cooperative in miles		0.22	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01977-0037	1-01993-0112	1-01963-0006	1-01954-0050
Address	510 WEST 123 STREET	180 CLAREMONT AVENUE	417 WEST 120 STREET	343 ST NICHOLAS AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	48	38	36	56
Year Built	1926	1926	1926	1926
Gross SqFt	41,214	44,622	31,878	39,486
Estimated Gross Income	\$830,462	\$899,198	\$823,299	\$666,572
Gross Income per SqFt	\$20.15	\$20.15	\$25.83	\$16.88
Estimated Expense	\$284,789	\$308,333	\$216,865	\$289,403
Expense SqFt	\$6.91	\$6.91	\$6.80	\$7.33
Net Operating Income	\$545,673	\$590,865	\$606,434	\$377,169
Full Market Value	\$3,948,000	\$3,836,000	\$4,578,000	\$887,000
Market Value per SqFt	\$95.79	\$85.97	\$143.61	\$22.46
Distance from Cooperative in miles		0.22	0.16	0.41

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01978-0001	1-01514-0039	1-01760-0001	
Address	80 LA SALLE STREET	1524 3 AVENUE	2225 5 AVENUE	
Neighborhood	MORNINGSIDE HEIGHTS	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	997	460	915	
Year Built	1956	1967	1947	
Gross SqFt	1,288,976	651,162	716,400	
Estimated Gross Income	\$24,181,190	\$14,757,622	\$10,644,098	
Gross Income per SqFt	\$18.76	\$22.66	\$14.86	
Estimated Expense	\$10,414,926	\$5,381,649	\$5,658,531	
Expense SqFt	\$8.08	\$8.26	\$7.90	
Net Operating Income	\$13,766,264	\$9,375,973	\$4,985,567	
Full Market Value	\$98,029,000	\$69,385,000	\$33,346,000	
Market Value per SqFt	\$76.05	\$106.56	\$46.55	
Distance from Cooperative in miles		2.33	1.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01987-0013	1-02064-0054	1-01966-0047	
Address	541 WEST 133 STREET	464 WEST 150 STREET	445 WEST 125 STREET	
Neighborhood	HARLEM-WEST	HARLEM-UPPER	HARLEM-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	36	30	24	
Year Built	1905	1926	1901	
Gross SqFt	19,872	19,982	18,977	
Estimated Gross Income	\$271,054	\$276,686	\$254,934	
Gross Income per SqFt	\$13.64	\$13.85	\$13.43	
Estimated Expense	\$133,540	\$141,142	\$121,150	
Expense SqFt	\$6.72	\$7.06	\$6.38	
Net Operating Income	\$137,514	\$135,544	\$133,784	
Full Market Value	\$894,000	\$886,000	\$866,000	
Market Value per SqFt	\$44.99	\$44.34	\$45.63	
Distance from Cooperative in miles		0.81	0.39	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01987-0048	1-01968-0029	1-01966-0047	1-02034-0058
Address	518 WEST 134 STREET	21 CONVENT AVENUE	445 WEST 125 STREET	248 WEST 149 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	25	24	18
Year Built	1905	1920	1901	1910
Gross SqFt	15,370	16,175	18,977	15,444
Estimated Gross Income	\$206,419	\$266,338	\$254,934	\$193,775
Gross Income per SqFt	\$13.43	\$16.47	\$13.43	\$12.55
Estimated Expense	\$98,061	\$108,674	\$121,150	\$98,825
Expense SqFt	\$6.38	\$6.72	\$6.38	\$6.40
Net Operating Income	\$108,358	\$157,664	\$133,784	\$94,950
Full Market Value	\$701,000	\$1,086,000	\$866,000	\$600,000
Market Value per SqFt	\$45.61	\$67.14	\$45.63	\$38.85
Distance from Cooperative in miles		0.35	0.39	0.91

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01987-0050	1-01968-0029	1-01735-0020	
Address	520 WEST 134 STREET	21 CONVENT AVENUE	21 WEST 137 STREET	
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	24	25	24	
Year Built	1910	1920	1920	
Gross SqFt	15,370	16,175	16,122	
Estimated Gross Income	\$212,106	\$266,338	\$179,309	
Gross Income per SqFt	\$13.80	\$16.47	\$11.12	
Estimated Expense	\$101,288	\$108,674	\$103,999	
Expense SqFt	\$6.59	\$6.72	\$6.45	
Net Operating Income	\$110,818	\$157,664	\$75,310	
Full Market Value	\$724,000	\$1,086,000	\$454,000	
Market Value per SqFt	\$47.10	\$67.14	\$28.16	
Distance from Cooperative in miles		0.35	0.88	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01988-0091	1-01988-0120	1-01987-0051	
Address	517 WEST 135 STREET	516 WEST 136 STREET	522 WEST 134 STREET	
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	21	24	24	
Year Built	1910	1910	1905	
Gross SqFt	13,170	15,048	15,150	
Estimated Gross Income	\$225,207	\$257,419	\$258,697	
Gross Income per SqFt	\$17.10	\$17.11	\$17.08	
Estimated Expense	\$116,159	\$140,791	\$125,222	
Expense SqFt	\$8.82	\$9.36	\$8.27	
Net Operating Income	\$109,048	\$116,628	\$133,475	
Full Market Value	\$759,000	\$812,000	\$927,000	
Market Value per SqFt	\$57.63	\$53.96	\$61.19	
Distance from Cooperative in miles		0.00	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01988-0093	1-01988-0120	1-01987-0051	
Address	515 WEST 135 STREET	516 WEST 136 STREET	522 WEST 134 STREET	
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	21	24	24	
Year Built	1910	1910	1905	
Gross SqFt	13,170	15,048	15,150	
Estimated Gross Income	\$225,207	\$257,419	\$258,697	
Gross Income per SqFt	\$17.10	\$17.11	\$17.08	
Estimated Expense	\$116,159	\$140,791	\$125,222	
Expense SqFt	\$8.82	\$9.36	\$8.27	
Net Operating Income	\$109,048	\$116,628	\$133,475	
Full Market Value	\$759,000	\$812,000	\$927,000	
Market Value per SqFt	\$57.63	\$53.96	\$61.19	
Distance from Cooperative in miles		0.00	0.11	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01988-0094	1-01988-0120	1-01987-0051	
Address	513 WEST 135 STREET	516 WEST 136 STREET	522 WEST 134 STREET	
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	24	24	
Year Built	1910	1910	1905	
Gross SqFt	13,170	15,048	15,150	
Estimated Gross Income	\$225,207	\$257,419	\$258,697	
Gross Income per SqFt	\$17.10	\$17.11	\$17.08	
Estimated Expense	\$116,159	\$140,791	\$125,222	
Expense SqFt	\$8.82	\$9.36	\$8.27	
Net Operating Income	\$109,048	\$116,628	\$133,475	
Full Market Value	\$759,000	\$812,000	\$927,000	
Market Value per SqFt	\$57.63	\$53.96	\$61.19	
Distance from Cooperative in miles		0.00	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01990-0001	1-01890-0015	1-01252-0057	
Address	440 RIVERSIDE DRIVE	865 WEST END AVENUE	697 WEST END AVENUE	
Neighborhood	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	106	77	99	
Year Built	1910	1925	1929	
Gross SqFt	148,982	143,604	148,873	
Estimated Gross Income	\$2,851,515	\$2,630,714	\$2,970,721	
Gross Income per SqFt	\$19.14	\$18.32	\$19.95	
Estimated Expense	\$1,169,509	\$1,078,593	\$1,217,996	
Expense SqFt	\$7.85	\$7.51	\$8.18	
Net Operating Income	\$1,682,006	\$1,552,121	\$1,752,725	
Full Market Value	\$12,037,000	\$10,995,000	\$12,658,000	
Market Value per SqFt	\$80.79	\$76.56	\$85.03	
Distance from Cooperative in miles		0.76	1.21	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01993-0021	1-01968-0031	1-01826-0044	1-02064-0056
Address	3115 BROADWAY	25 CONVENT AVENUE	212 WEST 111 STREET	470 WEST 150 STREET
Neighborhood	MORNINGSIDE HEIGHTS	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	30	30	29
Year Built	1920	1905	1910	1920
Gross SqFt	21,582	25,620	20,826	19,980
Estimated Gross Income	\$283,587	\$290,382	\$273,677	\$312,892
Gross Income per SqFt	\$13.14	\$11.33	\$13.14	\$15.66
Estimated Expense	\$138,988	\$148,101	\$134,102	\$144,789
Expense SqFt	\$6.44	\$5.78	\$6.44	\$7.25
Net Operating Income	\$144,599	\$142,281	\$139,575	\$168,103
Full Market Value	\$929,000	\$864,000	\$896,000	\$1,142,000
Market Value per SqFt	\$43.05	\$33.72	\$43.02	\$57.16
Distance from Cooperative in miles		0.45	0.90	1.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01993-0023	1-01896-0083	1-01993-0015	
Address	3117 BROADWAY	620 WEST 116 STREET	3105 BROADWAY	
Neighborhood	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	60	41	70	
Year Built	1940	1908	1941	
Gross SqFt	60,642	62,250	51,870	
Estimated Gross Income	\$1,370,509	\$1,579,354	\$1,028,265	
Gross Income per SqFt	\$22.60	\$25.37	\$19.82	
Estimated Expense	\$562,151	\$647,535	\$421,589	
Expense SqFt	\$9.27	\$10.40	\$8.13	
Net Operating Income	\$808,358	\$931,819	\$606,676	
Full Market Value	\$5,979,000	\$7,017,000	\$2,178,000	
Market Value per SqFt	\$98.60	\$112.72	\$41.99	
Distance from Cooperative in miles		0.41	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01993-0043	1-01962-0005	1-01993-0106	1-01845-0058
Address	170 CLAREMONT AVENUE	421 WEST 118 STREET	186 CLAREMONT AVENUE	354 CATHEDRAL PARKWAY
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	24	16	30
Year Built	1926	1926	1926	1925
Gross SqFt	20,988	20,976	13,680	20,412
Estimated Gross Income	\$414,933	\$414,610	\$294,818	\$402,621
Gross Income per SqFt	\$19.77	\$19.77	\$21.55	\$19.72
Estimated Expense	\$186,373	\$186,362	\$120,875	\$148,729
Expense SqFt	\$8.88	\$8.88	\$8.84	\$7.29
Net Operating Income	\$228,560	\$228,248	\$173,943	\$253,892
Full Market Value	\$1,647,000	\$1,644,000	\$1,185,000	\$1,828,000
Market Value per SqFt	\$78.47	\$78.38	\$86.62	\$89.56
Distance from Cooperative in miles		0.36	0.13	0.82

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01993-0057	1-01977-0021	1-01977-0018	1-01994-0069
Address	140 CLAREMONT AVENUE	515 WEST 122 STREET	521 WEST 122 STREET	191 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	32	32	31
Year Built	1905	1907	1907	1912
Gross SqFt	36,623	25,017	25,017	28,236
Estimated Gross Income	\$755,899	\$516,247	\$516,247	\$580,570
Gross Income per SqFt	\$20.64	\$20.64	\$20.64	\$20.56
Estimated Expense	\$309,831	\$211,661	\$211,705	\$255,596
Expense SqFt	\$8.46	\$8.46	\$8.46	\$9.05
Net Operating Income	\$446,068	\$304,586	\$304,542	\$324,974
Full Market Value	\$3,243,000	\$2,214,000	\$2,214,000	\$2,360,000
Market Value per SqFt	\$88.55	\$88.50	\$88.50	\$83.58
Distance from Cooperative in miles		0.13	0.13	0.07

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01993-0094	1-01993-0092	1-01966-0047	1-01908-0004
Address	3165 BROADWAY	3163 BROADWAY	445 WEST 125 STREET	2067 ADAM C POWELL BOULEV
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	HARLEM-WEST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	25	24	18
Year Built	1920	1926	1901	1910
Gross SqFt	19,504	16,161	18,977	17,243
Estimated Gross Income	\$261,939	\$213,528	\$254,934	\$267,940
Gross Income per SqFt	\$13.43	\$13.21	\$13.43	\$15.54
Estimated Expense	\$124,436	\$112,754	\$121,150	\$112,535
Expense SqFt	\$6.38	\$6.98	\$6.38	\$6.53
Net Operating Income	\$137,503	\$100,774	\$133,784	\$155,405
Full Market Value	\$890,000	\$861,000	\$866,000	\$1,054,000
Market Value per SqFt	\$45.63	\$53.28	\$45.63	\$61.13
Distance from Cooperative in miles		0.00	0.28	0.81

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01993-0096	1-01822-0024	1-01937-0001	
Address	200 CLAREMONT AVENUE	40 ST NICHOLAS AVENUE	2450 FREDRICK DOUGLASS BL	
Neighborhood	MORNINGSIDE HEIGHTS	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	45	53	48	
Year Built	1926	1915	1972	
Gross SqFt	55,062	45,956	59,880	
Estimated Gross Income	\$867,777	\$778,488	\$872,164	
Gross Income per SqFt	\$15.76	\$16.94	\$14.57	
Estimated Expense	\$356,251	\$266,697	\$427,360	
Expense SqFt	\$6.47	\$5.80	\$7.14	
Net Operating Income	\$511,526	\$511,791	\$444,804	
Full Market Value	\$3,482,000	\$3,554,000	\$2,957,000	
Market Value per SqFt	\$63.24	\$77.33	\$49.38	
Distance from Cooperative in miles		1.09	0.68	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01994-0043	1-01645-0012	1-01594-0061	
Address	175 CLAREMONT AVENUE	127 EAST 117 STREET	46 WEST 111 STREET	
Neighborhood	MORNINGSIDE HEIGHTS	HARLEM-EAST	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	36	35	25	
Year Built	1926	1920	1920	
Gross SqFt	27,498	29,500	26,100	
Estimated Gross Income	\$531,811	\$688,130	\$400,336	
Gross Income per SqFt	\$19.34	\$23.33	\$15.34	
Estimated Expense	\$257,656	\$341,564	\$186,532	
Expense SqFt	\$9.37	\$11.58	\$7.15	
Net Operating Income	\$274,155	\$346,566	\$213,804	
Full Market Value	\$1,942,000	\$2,576,000	\$1,444,000	
Market Value per SqFt	\$70.62	\$87.32	\$55.33	
Distance from Cooperative in miles		1.41	1.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01995-0001	1-01994-0081	1-02002-0034	
Address	550 RIVERSIDE DRIVE	549 RIVERSIDE DRIVE	3351 BROADWAY	
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	HARLEM-WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	50	61	51	
Year Built	1926	1925	1926	
Gross SqFt	58,560	50,886	60,912	
Estimated Gross Income	\$1,005,475	\$935,850	\$970,892	
Gross Income per SqFt	\$17.17	\$18.39	\$15.94	
Estimated Expense	\$460,282	\$430,491	\$442,038	
Expense SqFt	\$7.86	\$8.46	\$7.26	
Net Operating Income	\$545,193	\$505,359	\$528,854	
Full Market Value	\$3,800,000	\$3,582,000	\$3,612,000	
Market Value per SqFt	\$64.89	\$70.39	\$59.30	
Distance from Cooperative in miles		0.18	0.36	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01995-0005	1-01990-0040	1-01962-0061	1-01963-0048
Address	61 TIEMANN PLACE	468 RIVERSIDE DRIVE	414 WEST 120 STREET	110 MORNINGSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	38	87	52
Year Built	1926	1910	1926	1910
Gross SqFt	69,840	67,518	64,842	72,222
Estimated Gross Income	\$1,349,309	\$1,391,053	\$1,252,603	\$1,205,802
Gross Income per SqFt	\$19.32	\$20.60	\$19.32	\$16.70
Estimated Expense	\$578,974	\$571,224	\$537,312	\$612,730
Expense SqFt	\$8.29	\$8.46	\$8.29	\$8.48
Net Operating Income	\$770,335	\$819,829	\$715,291	\$593,072
Full Market Value	\$5,524,000	\$5,957,000	\$5,129,000	\$4,102,000
Market Value per SqFt	\$79.10	\$88.23	\$79.10	\$56.80
Distance from Cooperative in miles		0.53	0.54	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01995-0010	1-01993-0047	1-01962-0061	1-01896-0083
Address	51 TIEMANN PLACE	160 CLAREMONT AVENUE	414 WEST 120 STREET	620 WEST 116 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	62	76	87	41
Year Built	1926	1926	1926	1908
Gross SqFt	65,496	65,172	64,842	62,250
Estimated Gross Income	\$1,265,383	\$1,020,149	\$1,252,603	\$1,579,354
Gross Income per SqFt	\$19.32	\$15.65	\$19.32	\$25.37
Estimated Expense	\$542,962	\$499,812	\$537,312	\$647,535
Expense SqFt	\$8.29	\$7.67	\$8.29	\$10.40
Net Operating Income	\$722,421	\$520,337	\$715,291	\$931,819
Full Market Value	\$5,181,000	\$3,534,000	\$5,129,000	\$7,017,000
Market Value per SqFt	\$79.10	\$54.23	\$79.10	\$112.72
Distance from Cooperative in miles		0.24	0.54	0.64

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01995-0077	1-01993-0047	1-01990-0040	
Address	552 RIVERSIDE DRIVE	160 CLAREMONT AVENUE	468 RIVERSIDE DRIVE	
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	68	76	38	
Year Built	1910	1926	1910	
Gross SqFt	64,068	65,172	67,518	
Estimated Gross Income	\$1,161,553	\$1,020,149	\$1,391,053	
Gross Income per SqFt	\$18.13	\$15.65	\$20.60	
Estimated Expense	\$517,029	\$499,812	\$571,224	
Expense SqFt	\$8.07	\$7.67	\$8.46	
Net Operating Income	\$644,524	\$520,337	\$819,829	
Full Market Value	\$4,554,000	\$3,534,000	\$5,957,000	
Market Value per SqFt	\$71.08	\$54.23	\$88.23	
Distance from Cooperative in miles		0.24	0.53	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02001-0060	1-02002-0101	1-02086-0011	1-02090-0040
Address	575 RIVERSIDE DRIVE	589 RIVERSIDE DRIVE	600 RIVERSIDE DRIVE	612 WEST 144 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	41	39	68
Year Built	1926	1926	1920	1924
Gross SqFt	50,388	55,320	51,876	51,570
Estimated Gross Income	\$738,184	\$647,745	\$759,956	\$779,238
Gross Income per SqFt	\$14.65	\$11.71	\$14.65	\$15.11
Estimated Expense	\$347,173	\$296,529	\$357,179	\$366,242
Expense SqFt	\$6.89	\$5.36	\$6.89	\$7.10
Net Operating Income	\$391,011	\$351,216	\$402,777	\$412,996
Full Market Value	\$2,037,000	\$2,161,000	\$840,000	\$1,331,000
Market Value per SqFt	\$40.43	\$39.06	\$16.19	\$25.81
Distance from Cooperative in miles		0.08	0.18	0.48

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02002-0040	1-02064-0056	1-02034-0055	
Address	611 WEST 136 STREET	470 WEST 150 STREET	240 WEST 149 STREET	
Neighborhood	HARLEM-WEST	HARLEM-UPPER	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	29	18	
Year Built	1905	1920	1910	
Gross SqFt	19,270	19,980	15,444	
Estimated Gross Income	\$267,853	\$312,892	\$187,496	
Gross Income per SqFt	\$13.90	\$15.66	\$12.14	
Estimated Expense	\$129,494	\$144,789	\$95,623	
Expense SqFt	\$6.72	\$7.25	\$6.19	
Net Operating Income	\$138,359	\$168,103	\$91,873	
Full Market Value	\$906,000	\$1,142,000	\$573,000	
Market Value per SqFt	\$47.02	\$57.16	\$37.10	
Distance from Cooperative in miles		0.71	0.89	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02002-0041	1-02064-0054	1-01966-0047	
Address	607 WEST 136 STREET	464 WEST 150 STREET	445 WEST 125 STREET	
Neighborhood	HARLEM-WEST	HARLEM-UPPER	HARLEM-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	20	30	24	
Year Built	1905	1926	1901	
Gross SqFt	19,480	19,982	18,977	
Estimated Gross Income	\$265,707	\$276,686	\$254,934	
Gross Income per SqFt	\$13.64	\$13.85	\$13.43	
Estimated Expense	\$130,906	\$141,142	\$121,150	
Expense SqFt	\$6.72	\$7.06	\$6.38	
Net Operating Income	\$134,801	\$135,544	\$133,784	
Full Market Value	\$877,000	\$886,000	\$866,000	
Market Value per SqFt	\$45.02	\$44.34	\$45.63	
Distance from Cooperative in miles		0.71	0.60	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02002-0042	1-01922-0024	1-02048-0016	
Address	601 WEST 136 STREET	121 ST NICHOLAS AVENUE	574 ST NICHOLAS AVENUE	
Neighborhood	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	43	32	55	
Year Built	1926	1910	1920	
Gross SqFt	46,841	55,230	49,510	
Estimated Gross Income	\$563,029	\$651,530	\$605,573	
Gross Income per SqFt	\$12.02	\$11.80	\$12.23	
Estimated Expense	\$311,493	\$355,641	\$339,269	
Expense SqFt	\$6.65	\$6.44	\$6.85	
Net Operating Income	\$251,536	\$295,889	\$266,304	
Full Market Value	\$1,428,000	\$1,825,000	\$1,666,000	
Market Value per SqFt	\$30.49	\$33.04	\$33.65	
Distance from Cooperative in miles		1.19	0.48	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02002-0057	1-02048-0016	1-02001-0055	
Address	616 WEST 137 STREET	574 ST NICHOLAS AVENUE	626 WEST 135 STREET	
Neighborhood	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	25	55	31	
Year Built	1905	1920	1926	
Gross SqFt	37,038	49,510	29,860	
Estimated Gross Income	\$454,827	\$605,573	\$368,039	
Gross Income per SqFt	\$12.28	\$12.23	\$12.33	
Estimated Expense	\$250,747	\$339,269	\$199,711	
Expense SqFt	\$6.77	\$6.85	\$6.69	
Net Operating Income	\$204,080	\$266,304	\$168,328	
Full Market Value	\$1,279,000	\$1,666,000	\$1,056,000	
Market Value per SqFt	\$34.53	\$33.65	\$35.37	
Distance from Cooperative in miles		0.48	0.13	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02002-0089	1-02064-0054	1-01752-0014	
Address	614 WEST 136 STREET	464 WEST 150 STREET	31 EAST 127 STREET	
Neighborhood	HARLEM-WEST	HARLEM-UPPER	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	30	25	
Year Built	1905	1926	1905	
Gross SqFt	19,390	19,982	21,186	
Estimated Gross Income	\$281,349	\$276,686	\$321,261	
Gross Income per SqFt	\$14.51	\$13.85	\$15.16	
Estimated Expense	\$137,669	\$141,142	\$150,993	
Expense SqFt	\$7.10	\$7.06	\$7.13	
Net Operating Income	\$143,680	\$135,544	\$170,268	
Full Market Value	\$954,000	\$886,000	\$1,146,000	
Market Value per SqFt	\$49.20	\$44.34	\$54.09	
Distance from Cooperative in miles		0.76	1.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02009-0033	1-02053-0014	1-02064-0036	
Address	100 WEST 141 STREET	281 EDGECOMBE AVENUE	795 ST NICHOLAS AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	56	49	56	
Year Built	1920	1920	1920	
Gross SqFt	65,036	58,596	41,800	
Estimated Gross Income	\$770,677	\$652,809	\$524,771	
Gross Income per SqFt	\$11.85	\$11.14	\$12.55	
Estimated Expense	\$394,118	\$334,726	\$267,633	
Expense SqFt	\$6.06	\$5.71	\$6.40	
Net Operating Income	\$376,559	\$318,083	\$257,138	
Full Market Value	\$2,327,000	\$1,918,000	\$1,391,000	
Market Value per SqFt	\$35.78	\$32.73	\$33.28	
Distance from Cooperative in miles		0.53	0.65	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02016-0050	1-01958-0001	1-01959-0001	
Address	2541 ADAM C POWELL BOULEV	410 ST NICHOLAS AVENUE	2491 FREDRICK DOUGLASS BL	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	1,229	315	261	
Year Built	1968	1926	1975	
Gross SqFt	1,487,977	336,334	331,448	
Estimated Gross Income	\$15,772,556	\$4,610,505	\$4,160,706	
Gross Income per SqFt	\$10.60	\$13.71	\$12.55	
Estimated Expense	\$9,597,452	\$2,260,191	\$2,038,746	
Expense SqFt	\$6.45	\$6.72	\$6.15	
Net Operating Income	\$6,175,104	\$2,350,314	\$2,121,960	
Full Market Value	\$38,248,000	\$15,315,000	\$13,398,000	
Market Value per SqFt	\$25.70	\$45.54	\$40.42	
Distance from Cooperative in miles		0.95	0.85	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02029-0029	1-02093-0029	1-02064-0018	
Address	2460 ADAM C POWELL BOULEV	3565 BROADWAY	441 CONVENT AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	54	71	90	
Year Built	1950	1915	1951	
Gross SqFt	69,331	72,099	87,872	
Estimated Gross Income	\$999,060	\$1,198,313	\$1,071,126	
Gross Income per SqFt	\$14.41	\$16.62	\$12.19	
Estimated Expense	\$436,092	\$503,291	\$492,457	
Expense SqFt	\$6.29	\$6.98	\$5.60	
Net Operating Income	\$562,968	\$695,022	\$578,669	
Full Market Value	\$2,401,000	\$3,170,000	\$3,085,000	
Market Value per SqFt	\$34.63	\$43.97	\$35.11	
Distance from Cooperative in miles		0.65	0.43	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02033-0024	1-02034-0058	1-02034-0055	
Address	207 WEST 147 STREET	248 WEST 149 STREET	240 WEST 149 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	18	18	
Year Built	1926	1910	1910	
Gross SqFt	12,787	15,444	15,444	
Estimated Gross Income	\$157,919	\$193,775	\$187,496	
Gross Income per SqFt	\$12.35	\$12.55	\$12.14	
Estimated Expense	\$80,558	\$98,825	\$95,623	
Expense SqFt	\$6.30	\$6.40	\$6.19	
Net Operating Income	\$77,361	\$94,950	\$91,873	
Full Market Value	\$486,000	\$600,000	\$573,000	
Market Value per SqFt	\$38.01	\$38.85	\$37.10	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02036-0057	1-02034-0055	1-02034-0058	1-02047-0020
Address	30 MACOMBS PLACE	240 WEST 149 STREET	248 WEST 149 STREET	234 BRADHURST AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	24	18	18	25
Year Built	1920	1910	1910	1910
Gross SqFt	12,390	15,444	15,444	18,460
Estimated Gross Income	\$155,495	\$187,496	\$193,775	\$243,869
Gross Income per SqFt	\$12.55	\$12.14	\$12.55	\$13.21
Estimated Expense	\$79,296	\$95,623	\$98,825	\$130,678
Expense SqFt	\$6.40	\$6.19	\$6.40	\$7.08
Net Operating Income	\$76,199	\$91,873	\$94,950	\$113,191
Full Market Value	\$481,000	\$573,000	\$600,000	\$728,000
Market Value per SqFt	\$38.82	\$37.10	\$38.85	\$39.44
Distance from Cooperative in miles		0.09	0.09	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02039-0005	1-02054-0022	1-02034-0058	1-02034-0055
Address	269 WEST 153 STREET	377 EDGEcombe AVENUE	248 WEST 149 STREET	240 WEST 149 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	15	15	18	18
Year Built	1920	1920	1910	1910
Gross SqFt	12,705	12,905	15,444	15,444
Estimated Gross Income	\$154,239	\$146,366	\$193,775	\$187,496
Gross Income per SqFt	\$12.14	\$11.34	\$12.55	\$12.14
Estimated Expense	\$78,644	\$84,330	\$98,825	\$95,623
Expense SqFt	\$6.19	\$6.53	\$6.40	\$6.19
Net Operating Income	\$75,595	\$62,036	\$94,950	\$91,873
Full Market Value	\$471,000	\$377,000	\$600,000	\$573,000
Market Value per SqFt	\$37.07	\$29.21	\$38.85	\$37.10
Distance from Cooperative in miles		0.22	0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02045-0051	1-02034-0055	1-02034-0058	
Address	2775 FREDRICK DOUGLASS BL	240 WEST 149 STREET	248 WEST 149 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	26	18	18	
Year Built	1910	1910	1910	
Gross SqFt	22,475	15,444	15,444	
Estimated Gross Income	\$277,566	\$187,496	\$193,775	
Gross Income per SqFt	\$12.35	\$12.14	\$12.55	
Estimated Expense	\$141,593	\$95,623	\$98,825	
Expense SqFt	\$6.30	\$6.19	\$6.40	
Net Operating Income	\$135,973	\$91,873	\$94,950	
Full Market Value	\$854,000	\$573,000	\$600,000	
Market Value per SqFt	\$38.00	\$37.10	\$38.85	
Distance from Cooperative in miles		0.12	0.12	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02046-0050	1-02034-0058	1-02034-0055	1-02054-0022
Address	214 BRADHURST AVENUE	248 WEST 149 STREET	240 WEST 149 STREET	377 EDGECOMBE AVENUE
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	24	18	18	15
Year Built	1910	1910	1910	1920
Gross SqFt	16,614	15,444	15,444	12,905
Estimated Gross Income	\$201,694	\$193,775	\$187,496	\$146,366
Gross Income per SqFt	\$12.14	\$12.55	\$12.14	\$11.34
Estimated Expense	\$102,841	\$98,825	\$95,623	\$84,330
Expense SqFt	\$6.19	\$6.40	\$6.19	\$6.53
Net Operating Income	\$98,853	\$94,950	\$91,873	\$62,036
Full Market Value	\$616,000	\$600,000	\$573,000	\$377,000
Market Value per SqFt	\$37.08	\$38.85	\$37.10	\$29.21
Distance from Cooperative in miles		0.23	0.23	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02047-0001	1-02054-0022	1-02034-0058	1-02034-0055
Address	307 WEST 153 STREET	377 EDGECOMBE AVENUE	248 WEST 149 STREET	240 WEST 149 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	19	15	18	18
Year Built	1910	1920	1910	1910
Gross SqFt	13,525	12,905	15,444	15,444
Estimated Gross Income	\$164,194	\$146,366	\$193,775	\$187,496
Gross Income per SqFt	\$12.14	\$11.34	\$12.55	\$12.14
Estimated Expense	\$83,720	\$84,330	\$98,825	\$95,623
Expense SqFt	\$6.19	\$6.53	\$6.40	\$6.19
Net Operating Income	\$80,474	\$62,036	\$94,950	\$91,873
Full Market Value	\$502,000	\$377,000	\$600,000	\$573,000
Market Value per SqFt	\$37.12	\$29.21	\$38.85	\$37.10
Distance from Cooperative in miles		0.13	0.27	0.27

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02051-0043	1-02064-0054	1-02011-0025	1-01968-0031
Address	676 ST NICHOLAS AVENUE	464 WEST 150 STREET	123 WEST 142 STREET	25 CONVENT AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	30	18	30
Year Built	1920	1926	1920	1905
Gross SqFt	25,986	19,982	15,846	25,620
Estimated Gross Income	\$294,421	\$276,686	\$174,534	\$290,382
Gross Income per SqFt	\$11.33	\$13.85	\$11.01	\$11.33
Estimated Expense	\$150,199	\$141,142	\$89,012	\$148,101
Expense SqFt	\$5.78	\$7.06	\$5.62	\$5.78
Net Operating Income	\$144,222	\$135,544	\$85,522	\$142,281
Full Market Value	\$875,000	\$886,000	\$324,000	\$864,000
Market Value per SqFt	\$33.67	\$44.34	\$20.45	\$33.72
Distance from Cooperative in miles		0.37	0.38	0.72

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02051-0045	1-02064-0054	1-01735-0020	
Address	678 ST NICHOLAS AVENUE	464 WEST 150 STREET	21 WEST 137 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	35	30	24	
Year Built	1920	1926	1920	
Gross SqFt	25,986	19,982	16,122	
Estimated Gross Income	\$324,565	\$276,686	\$179,309	
Gross Income per SqFt	\$12.49	\$13.85	\$11.12	
Estimated Expense	\$175,665	\$141,142	\$103,999	
Expense SqFt	\$6.76	\$7.06	\$6.45	
Net Operating Income	\$148,900	\$135,544	\$75,310	
Full Market Value	\$939,000	\$886,000	\$454,000	
Market Value per SqFt	\$36.13	\$44.34	\$28.16	
Distance from Cooperative in miles		0.37	0.63	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02053-0001	1-01730-0009	1-01737-0015	1-01737-0001
Address	385 WEST 145 STREET	45 WEST 132 STREET	45 WEST 139 STREET	620 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	242	286	256	259
Year Built	1957	1959	1959	1961
Gross SqFt	225,667	267,008	185,318	185,318
Estimated Gross Income	\$3,649,035	\$4,104,479	\$2,996,716	\$3,029,105
Gross Income per SqFt	\$16.17	\$15.37	\$16.17	\$16.35
Estimated Expense	\$1,812,106	\$1,723,881	\$1,488,291	\$1,507,463
Expense SqFt	\$8.03	\$6.46	\$8.03	\$8.13
Net Operating Income	\$1,836,929	\$2,380,598	\$1,508,425	\$1,521,642
Full Market Value	\$12,596,000	\$11,653,000	\$10,344,000	\$10,467,000
Market Value per SqFt	\$55.82	\$43.64	\$55.82	\$56.48
Distance from Cooperative in miles		0.91	0.67	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02053-0085	1-02034-0058	1-02034-0055	1-02047-0020
Address	323 EDGECOMBE AVENUE	248 WEST 149 STREET	240 WEST 149 STREET	234 BRADHURST AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	18	18	25
Year Built	1906	1910	1910	1910
Gross SqFt	17,100	15,444	15,444	18,460
Estimated Gross Income	\$214,605	\$193,775	\$187,496	\$243,869
Gross Income per SqFt	\$12.55	\$12.55	\$12.14	\$13.21
Estimated Expense	\$109,440	\$98,825	\$95,623	\$130,678
Expense SqFt	\$6.40	\$6.40	\$6.19	\$7.08
Net Operating Income	\$105,165	\$94,950	\$91,873	\$113,191
Full Market Value	\$664,000	\$600,000	\$573,000	\$728,000
Market Value per SqFt	\$38.83	\$38.85	\$37.10	\$39.44
Distance from Cooperative in miles		0.23	0.23	0.32

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02053-0086	1-02064-0056	1-02054-0022	1-02064-0054
Address	327 EDGECOMBE AVENUE	470 WEST 150 STREET	377 EDGECOMBE AVENUE	464 WEST 150 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	29	15	30
Year Built	1920	1920	1920	1926
Gross SqFt	17,100	19,980	12,905	19,982
Estimated Gross Income	\$236,835	\$312,892	\$146,366	\$276,686
Gross Income per SqFt	\$13.85	\$15.66	\$11.34	\$13.85
Estimated Expense	\$120,726	\$144,789	\$84,330	\$141,142
Expense SqFt	\$7.06	\$7.25	\$6.53	\$7.06
Net Operating Income	\$116,109	\$168,103	\$62,036	\$135,544
Full Market Value	\$759,000	\$1,142,000	\$377,000	\$886,000
Market Value per SqFt	\$44.39	\$57.16	\$29.21	\$44.34
Distance from Cooperative in miles		0.18	0.24	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02054-0016	1-02054-0022	1-02064-0054	1-02047-0020
Address	369 EDGECOMBE AVENUE	377 EDGECOMBE AVENUE	464 WEST 150 STREET	234 BRADHURST AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	15	30	25
Year Built	1926	1920	1926	1910
Gross SqFt	12,695	12,905	19,982	18,460
Estimated Gross Income	\$167,701	\$146,366	\$276,686	\$243,869
Gross Income per SqFt	\$13.21	\$11.34	\$13.85	\$13.21
Estimated Expense	\$89,881	\$84,330	\$141,142	\$130,678
Expense SqFt	\$7.08	\$6.53	\$7.06	\$7.08
Net Operating Income	\$77,820	\$62,036	\$135,544	\$113,191
Full Market Value	\$501,000	\$377,000	\$886,000	\$728,000
Market Value per SqFt	\$39.46	\$29.21	\$44.34	\$39.44
Distance from Cooperative in miles		0.00	0.20	0.13

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02054-0018	1-02064-0054	1-02064-0056	1-02047-0020
Address	371 EDGEcombe AVENUE	464 WEST 150 STREET	470 WEST 150 STREET	234 BRADHURST AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	30	29	25
Year Built	1926	1926	1920	1910
Gross SqFt	17,455	19,982	19,980	18,460
Estimated Gross Income	\$241,752	\$276,686	\$312,892	\$243,869
Gross Income per SqFt	\$13.85	\$13.85	\$15.66	\$13.21
Estimated Expense	\$123,232	\$141,142	\$144,789	\$130,678
Expense SqFt	\$7.06	\$7.06	\$7.25	\$7.08
Net Operating Income	\$118,520	\$135,544	\$168,103	\$113,191
Full Market Value	\$775,000	\$886,000	\$1,142,000	\$728,000
Market Value per SqFt	\$44.40	\$44.34	\$57.16	\$39.44
Distance from Cooperative in miles		0.20	0.20	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02054-0062	1-02119-0036	1-02011-0038	
Address	409 EDGEcombe AVENUE	2034 AMSTERDAM AVENUE	102 WEST 143 STREET	
Neighborhood	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	123	110	91	
Year Built	1917	1983	1920	
Gross SqFt	158,081	123,015	103,248	
Estimated Gross Income	\$2,684,215	\$2,246,948	\$1,619,360	
Gross Income per SqFt	\$16.98	\$18.27	\$15.68	
Estimated Expense	\$1,179,284	\$860,645	\$817,438	
Expense SqFt	\$7.46	\$7.00	\$7.92	
Net Operating Income	\$1,504,931	\$1,386,303	\$801,922	
Full Market Value	\$5,859,000	\$9,814,000	\$5,451,000	
Market Value per SqFt	\$37.06	\$79.78	\$52.80	
Distance from Cooperative in miles		0.49	0.63	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02057-0046	1-02048-0025	1-02053-0014	
Address	270 CONVENT AVENUE	582 ST NICHOLAS AVENUE	281 EDGECOMBE AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	60	96	49	
Year Built	1916	1914	1920	
Gross SqFt	75,679	65,382	58,596	
Estimated Gross Income	\$935,392	\$887,262	\$652,809	
Gross Income per SqFt	\$12.36	\$13.57	\$11.14	
Estimated Expense	\$489,643	\$472,018	\$334,726	
Expense SqFt	\$6.47	\$7.22	\$5.71	
Net Operating Income	\$445,749	\$415,244	\$318,083	
Full Market Value	\$2,800,000	\$2,696,000	\$1,918,000	
Market Value per SqFt	\$37.00	\$41.23	\$32.73	
Distance from Cooperative in miles		0.20	0.38	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02058-0040	1-02064-0036	1-02048-0016	
Address	302 CONVENT AVENUE	795 ST NICHOLAS AVENUE	574 ST NICHOLAS AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	42	56	55	
Year Built	1915	1920	1920	
Gross SqFt	59,196	41,800	49,510	
Estimated Gross Income	\$733,438	\$524,771	\$605,573	
Gross Income per SqFt	\$12.39	\$12.55	\$12.23	
Estimated Expense	\$392,469	\$267,633	\$339,269	
Expense SqFt	\$6.63	\$6.40	\$6.85	
Net Operating Income	\$340,969	\$257,138	\$266,304	
Full Market Value	\$2,144,000	\$1,391,000	\$1,666,000	
Market Value per SqFt	\$36.22	\$33.28	\$33.65	
Distance from Cooperative in miles		0.36	0.28	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02060-0058	1-02001-0055	1-02082-0045	
Address	470 WEST 146 STREET	626 WEST 135 STREET	516 WEST 151 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-WEST	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	25	31	44	
Year Built	1926	1926	1920	
Gross SqFt	22,224	29,860	26,005	
Estimated Gross Income	\$272,022	\$368,039	\$315,768	
Gross Income per SqFt	\$12.24	\$12.33	\$12.14	
Estimated Expense	\$143,123	\$199,711	\$161,042	
Expense SqFt	\$6.44	\$6.69	\$6.19	
Net Operating Income	\$128,899	\$168,328	\$154,726	
Full Market Value	\$806,000	\$1,056,000	\$965,000	
Market Value per SqFt	\$36.27	\$35.37	\$37.11	
Distance from Cooperative in miles		0.66	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02061-0051	1-02061-0029	1-02075-0005	
Address	450 WEST 147 STREET	723 ST NICHOLAS AVENUE	529 WEST 143 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	32	40	25	
Year Built	1909	1906	1910	
Gross SqFt	33,220	33,780	29,520	
Estimated Gross Income	\$440,165	\$463,255	\$377,287	
Gross Income per SqFt	\$13.25	\$13.71	\$12.78	
Estimated Expense	\$217,923	\$222,929	\$192,416	
Expense SqFt	\$6.56	\$6.60	\$6.52	
Net Operating Income	\$222,242	\$240,326	\$184,871	
Full Market Value	\$1,431,000	\$1,566,000	\$1,042,000	
Market Value per SqFt	\$43.08	\$46.36	\$35.30	
Distance from Cooperative in miles		0.08	0.20	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02062-0014	1-02064-0036	1-02053-0014	
Address	400 CONVENT AVENUE	795 ST NICHOLAS AVENUE	281 EDGECOMBE AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	37	56	49	
Year Built	1926	1920	1920	
Gross SqFt	41,460	41,800	58,596	
Estimated Gross Income	\$491,301	\$524,771	\$652,809	
Gross Income per SqFt	\$11.85	\$12.55	\$11.14	
Estimated Expense	\$251,248	\$267,633	\$334,726	
Expense SqFt	\$6.06	\$6.40	\$5.71	
Net Operating Income	\$240,053	\$257,138	\$318,083	
Full Market Value	\$1,483,000	\$1,391,000	\$1,918,000	
Market Value per SqFt	\$35.77	\$33.28	\$32.73	
Distance from Cooperative in miles		0.12	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02062-0036	1-02006-0014	1-02117-0028	
Address	400 WEST 148 STREET	131 WEST 137 STREET	516 WEST 159 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	14	22	20	
Year Built	1926	1935	1913	
Gross SqFt	11,215	9,775	14,790	
Estimated Gross Income	\$171,590	\$129,883	\$256,063	
Gross Income per SqFt	\$15.30	\$13.29	\$17.31	
Estimated Expense	\$77,608	\$64,231	\$107,497	
Expense SqFt	\$6.92	\$6.57	\$7.27	
Net Operating Income	\$93,982	\$65,652	\$148,566	
Full Market Value	\$634,000	\$423,000	\$1,038,000	
Market Value per SqFt	\$56.53	\$43.27	\$70.18	
Distance from Cooperative in miles		0.69	0.58	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02063-0046	1-02062-0037	1-02063-0050	
Address	435 CONVENT AVENUE	402 WEST 148 STREET	450 WEST 149 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	29	48	48	
Year Built	1902	1907	1909	
Gross SqFt	44,268	40,580	44,846	
Estimated Gross Income	\$600,717	\$539,388	\$620,539	
Gross Income per SqFt	\$13.57	\$13.29	\$13.84	
Estimated Expense	\$282,430	\$253,512	\$291,653	
Expense SqFt	\$6.38	\$6.25	\$6.50	
Net Operating Income	\$318,287	\$285,876	\$328,886	
Full Market Value	\$2,067,000	\$1,843,000	\$2,149,000	
Market Value per SqFt	\$46.69	\$45.42	\$47.92	
Distance from Cooperative in miles		0.05	0.08	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02066-0046	1-02054-0022	1-02047-0020	
Address	486 CONVENT AVENUE	377 EDGEcombe AVENUE	234 BRADHURST AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	20	15	25	
Year Built	1926	1920	1910	
Gross SqFt	22,220	12,905	18,460	
Estimated Gross Income	\$272,862	\$146,366	\$243,869	
Gross Income per SqFt	\$12.28	\$11.34	\$13.21	
Estimated Expense	\$151,318	\$84,330	\$130,678	
Expense SqFt	\$6.81	\$6.53	\$7.08	
Net Operating Income	\$121,544	\$62,036	\$113,191	
Full Market Value	\$761,000	\$377,000	\$728,000	
Market Value per SqFt	\$34.25	\$29.21	\$39.44	
Distance from Cooperative in miles		0.13	0.26	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02066-0051	1-02047-0020	1-02083-0040	1-02119-0066
Address	450 WEST 152 STREET	234 BRADHURST AVENUE	510 WEST 152 STREET	547 WEST 160 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	25	20	20
Year Built	1906	1910	1900	1907
Gross SqFt	17,380	18,460	13,680	15,175
Estimated Gross Income	\$189,094	\$243,869	\$148,832	\$164,282
Gross Income per SqFt	\$10.88	\$13.21	\$10.88	\$10.83
Estimated Expense	\$96,459	\$130,678	\$75,904	\$92,792
Expense SqFt	\$5.55	\$7.08	\$5.55	\$6.11
Net Operating Income	\$92,635	\$113,191	\$72,928	\$71,490
Full Market Value	\$553,000	\$728,000	\$435,000	\$298,000
Market Value per SqFt	\$31.82	\$39.44	\$31.80	\$19.64
Distance from Cooperative in miles		0.26	0.14	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02066-0054	1-02064-0054	1-02117-0023	1-02083-0040
Address	454 WEST 152 STREET	464 WEST 150 STREET	524 WEST 159 STREET	510 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	25	20
Year Built	1926	1926	1907	1900
Gross SqFt	17,380	19,982	17,905	13,680
Estimated Gross Income	\$206,822	\$276,686	\$212,994	\$148,832
Gross Income per SqFt	\$11.90	\$13.85	\$11.90	\$10.88
Estimated Expense	\$105,497	\$141,142	\$108,627	\$75,904
Expense SqFt	\$6.07	\$7.06	\$6.07	\$5.55
Net Operating Income	\$101,325	\$135,544	\$104,367	\$72,928
Full Market Value	\$627,000	\$886,000	\$596,000	\$435,000
Market Value per SqFt	\$36.08	\$44.34	\$33.29	\$31.80
Distance from Cooperative in miles		0.10	0.37	0.14

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02066-0057	1-02064-0056	1-01735-0022	1-02034-0056
Address	464 WEST 152 STREET	470 WEST 150 STREET	19 WEST 137 STREET	244 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	29	24	18
Year Built	1920	1920	1920	1910
Gross SqFt	17,895	19,980	16,122	15,558
Estimated Gross Income	\$198,992	\$312,892	\$179,309	\$167,059
Gross Income per SqFt	\$11.12	\$15.66	\$11.12	\$10.74
Estimated Expense	\$102,180	\$144,789	\$92,131	\$93,553
Expense SqFt	\$5.71	\$7.25	\$5.71	\$6.01
Net Operating Income	\$96,812	\$168,103	\$87,178	\$73,506
Full Market Value	\$583,000	\$1,142,000	\$525,000	\$436,000
Market Value per SqFt	\$32.58	\$57.16	\$32.56	\$28.02
Distance from Cooperative in miles		0.10	1.00	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02067-0029	1-02034-0058	1-02034-0055	1-02054-0022
Address	401 WEST 152 STREET	248 WEST 149 STREET	240 WEST 149 STREET	377 EDGEcombe AVENUE
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	36	18	18	15
Year Built	1910	1910	1910	1920
Gross SqFt	17,500	15,444	15,444	12,905
Estimated Gross Income	\$212,450	\$193,775	\$187,496	\$146,366
Gross Income per SqFt	\$12.14	\$12.55	\$12.14	\$11.34
Estimated Expense	\$108,325	\$98,825	\$95,623	\$84,330
Expense SqFt	\$6.19	\$6.40	\$6.19	\$6.53
Net Operating Income	\$104,125	\$94,950	\$91,873	\$62,036
Full Market Value	\$538,000	\$600,000	\$573,000	\$377,000
Market Value per SqFt	\$30.74	\$38.85	\$37.10	\$29.21
Distance from Cooperative in miles		0.34	0.34	0.04

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02067-0047	1-02054-0053	1-02109-0070	
Address	402 WEST 153 STREET	393 EDGEcombe AVENUE	2 JUMEL TERRACE	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	11	24	27	
Year Built	1920	1913	1910	
Gross SqFt	23,100	30,900	28,512	
Estimated Gross Income	\$276,738	\$348,540	\$361,381	
Gross Income per SqFt	\$11.98	\$11.28	\$12.67	
Estimated Expense	\$142,758	\$177,755	\$188,458	
Expense SqFt	\$6.18	\$5.75	\$6.61	
Net Operating Income	\$133,980	\$170,785	\$172,923	
Full Market Value	\$831,000	\$1,035,000	\$1,096,000	
Market Value per SqFt	\$35.97	\$33.50	\$38.44	
Distance from Cooperative in miles		0.13	0.39	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02070-0017	1-02034-0055	1-02026-0051	
Address	525 WEST 138 STREET	240 WEST 149 STREET	224 WEST 141 STREET	
Neighborhood	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	18	16	
Year Built	1910	1910	1920	
Gross SqFt	17,585	15,444	13,136	
Estimated Gross Income	\$203,283	\$187,496	\$144,068	
Gross Income per SqFt	\$11.56	\$12.14	\$10.97	
Estimated Expense	\$103,576	\$95,623	\$73,475	
Expense SqFt	\$5.89	\$6.19	\$5.59	
Net Operating Income	\$99,707	\$91,873	\$70,593	
Full Market Value	\$610,000	\$573,000	\$423,000	
Market Value per SqFt	\$34.69	\$37.10	\$32.20	
Distance from Cooperative in miles		0.70	0.49	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02070-0023	1-02026-0051	1-02083-0040	
Address	515 WEST 138 STREET	224 WEST 141 STREET	510 WEST 152 STREET	
Neighborhood	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	16	20	
Year Built	1910	1920	1900	
Gross SqFt	12,640	13,136	13,680	
Estimated Gross Income	\$138,155	\$144,068	\$148,832	
Gross Income per SqFt	\$10.93	\$10.97	\$10.88	
Estimated Expense	\$70,405	\$73,475	\$75,904	
Expense SqFt	\$5.57	\$5.59	\$5.55	
Net Operating Income	\$67,750	\$70,593	\$72,928	
Full Market Value	\$405,000	\$423,000	\$435,000	
Market Value per SqFt	\$32.04	\$32.20	\$31.80	
Distance from Cooperative in miles		0.49	0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02070-0024	1-01913-0011	1-02054-0022	
Address	511 WEST 138 STREET	137 WEST 128 STREET	377 EDGECOMBE AVENUE	
Neighborhood	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	15	11	15	
Year Built	1910	1910	1920	
Gross SqFt	12,640	7,140	12,905	
Estimated Gross Income	\$154,966	\$94,023	\$146,366	
Gross Income per SqFt	\$12.26	\$13.17	\$11.34	
Estimated Expense	\$82,034	\$46,071	\$84,330	
Expense SqFt	\$6.49	\$6.45	\$6.53	
Net Operating Income	\$72,932	\$47,952	\$62,036	
Full Market Value	\$457,000	\$308,000	\$377,000	
Market Value per SqFt	\$36.16	\$43.14	\$29.21	
Distance from Cooperative in miles		0.82	0.74	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02070-0039	1-02064-0036	1-01847-0068	
Address	508 WEST 139 STREET	795 ST NICHOLAS AVENUE	320 MANHATTAN AVENUE	
Neighborhood	HARLEM-WEST	HARLEM-UPPER	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR	
Total Units	42	56	59	
Year Built	1910	1920	1920	
Gross SqFt	41,702	41,800	44,622	
Estimated Gross Income	\$513,352	\$524,771	\$538,800	
Gross Income per SqFt	\$12.31	\$12.55	\$12.07	
Estimated Expense	\$263,140	\$267,633	\$277,648	
Expense SqFt	\$6.31	\$6.40	\$6.22	
Net Operating Income	\$250,212	\$257,138	\$261,152	
Full Market Value	\$1,569,000	\$1,391,000	\$1,485,000	
Market Value per SqFt	\$37.62	\$33.28	\$33.28	
Distance from Cooperative in miles		0.58	1.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02071-0030	1-01987-0036	1-01735-0033	
Address	1608 AMSTERDAM AVENUE	1496 AMSTERDAM AVENUE	3 WEST 137 STREET	
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	23	21	
Year Built	1910	1905	1920	
Gross SqFt	17,216	17,749	14,731	
Estimated Gross Income	\$215,716	\$226,199	\$181,267	
Gross Income per SqFt	\$12.53	\$12.74	\$12.31	
Estimated Expense	\$111,043	\$117,570	\$92,446	
Expense SqFt	\$6.45	\$6.62	\$6.28	
Net Operating Income	\$104,673	\$108,629	\$88,821	
Full Market Value	\$574,000	\$690,000	\$557,000	
Market Value per SqFt	\$33.34	\$38.88	\$37.81	
Distance from Cooperative in miles		0.30	0.83	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02072-0010	1-02051-0081	1-02034-0058	
Address	557 WEST 140 STREET	169 EDGEcombe AVENUE	248 WEST 149 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	20	18	
Year Built	1910	1910	1910	
Gross SqFt	12,745	13,680	15,444	
Estimated Gross Income	\$198,822	\$254,989	\$193,775	
Gross Income per SqFt	\$15.60	\$18.64	\$12.55	
Estimated Expense	\$100,431	\$127,871	\$98,825	
Expense SqFt	\$7.88	\$9.35	\$6.40	
Net Operating Income	\$98,391	\$127,118	\$94,950	
Full Market Value	\$668,000	\$681,000	\$600,000	
Market Value per SqFt	\$52.41	\$49.78	\$38.85	
Distance from Cooperative in miles		0.35	0.67	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02072-0021	1-02051-0081	1-02064-0056	1-01968-0031
Address	79 HAMILTON PLACE	169 EDGEcombe AVENUE	470 WEST 150 STREET	25 CONVENT AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	29	30
Year Built	1910	1910	1920	1905
Gross SqFt	22,272	13,680	19,980	25,620
Estimated Gross Income	\$348,780	\$254,989	\$312,892	\$290,382
Gross Income per SqFt	\$15.66	\$18.64	\$15.66	\$11.33
Estimated Expense	\$161,472	\$127,871	\$144,789	\$148,101
Expense SqFt	\$7.25	\$9.35	\$7.25	\$5.78
Net Operating Income	\$187,308	\$127,118	\$168,103	\$142,281
Full Market Value	\$1,273,000	\$681,000	\$1,142,000	\$864,000
Market Value per SqFt	\$57.16	\$49.78	\$57.16	\$33.72
Distance from Cooperative in miles		0.28	0.46	0.63

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02072-0022	1-02064-0056	1-02064-0054	1-01988-0088
Address	83 HAMILTON PLACE	470 WEST 150 STREET	464 WEST 150 STREET	521 WEST 135 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	29	30	20
Year Built	1920	1920	1926	1915
Gross SqFt	19,662	19,980	19,982	13,170
Estimated Gross Income	\$272,319	\$312,892	\$276,686	\$146,345
Gross Income per SqFt	\$13.85	\$15.66	\$13.85	\$11.11
Estimated Expense	\$138,814	\$144,789	\$141,142	\$71,825
Expense SqFt	\$7.06	\$7.25	\$7.06	\$5.45
Net Operating Income	\$133,505	\$168,103	\$135,544	\$74,520
Full Market Value	\$873,000	\$1,142,000	\$886,000	\$449,000
Market Value per SqFt	\$44.40	\$57.16	\$44.34	\$34.09
Distance from Cooperative in miles		0.46	0.46	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02072-0024	1-02051-0081	1-02054-0022	
Address	509 WEST 140 STREET	169 EDGEcombe AVENUE	377 EDGEcombe AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	20	15	
Year Built	1920	1910	1920	
Gross SqFt	13,195	13,680	12,905	
Estimated Gross Income	\$197,793	\$254,989	\$146,366	
Gross Income per SqFt	\$14.99	\$18.64	\$11.34	
Estimated Expense	\$104,768	\$127,871	\$84,330	
Expense SqFt	\$7.94	\$9.35	\$6.53	
Net Operating Income	\$93,025	\$127,118	\$62,036	
Full Market Value	\$624,000	\$681,000	\$377,000	
Market Value per SqFt	\$47.29	\$49.78	\$29.21	
Distance from Cooperative in miles		0.28	0.64	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02072-0026	1-02072-0008	1-02077-0057	
Address	507 WEST 140 STREET	559 WEST 140 STREET	552 WEST 146 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	15	21	
Year Built	1920	1920	1920	
Gross SqFt	13,195	12,745	12,615	
Estimated Gross Income	\$202,279	\$159,819	\$228,556	
Gross Income per SqFt	\$15.33	\$12.54	\$18.12	
Estimated Expense	\$100,150	\$86,991	\$105,174	
Expense SqFt	\$7.59	\$6.83	\$8.34	
Net Operating Income	\$102,129	\$72,828	\$123,382	
Full Market Value	\$690,000	\$460,000	\$872,000	
Market Value per SqFt	\$52.29	\$36.09	\$69.12	
Distance from Cooperative in miles		0.08	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02072-0037	1-01921-0042	1-02033-0026	1-02079-0039
Address	502 WEST 141 STREET	114 WEST 137 STREET	205 WEST 147 STREET	506 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	16	16
Year Built	1910	1910	1920	1903
Gross SqFt	12,270	15,895	12,787	14,490
Estimated Gross Income	\$173,130	\$358,527	\$180,400	\$194,004
Gross Income per SqFt	\$14.11	\$22.56	\$14.11	\$13.39
Estimated Expense	\$81,350	\$146,996	\$84,788	\$99,252
Expense SqFt	\$6.63	\$9.25	\$6.63	\$6.85
Net Operating Income	\$91,780	\$211,531	\$95,612	\$94,752
Full Market Value	\$604,000	\$1,564,000	\$629,000	\$543,000
Market Value per SqFt	\$49.23	\$98.40	\$49.19	\$37.47
Distance from Cooperative in miles		0.66	0.58	0.36

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02072-0055	1-02082-0043	1-02025-0029	
Address	552 WEST 141 STREET	512 WEST 151 STREET	2380 ADAM C POWELL BOULEV	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	24	29	21	
Year Built	1910	1920	1926	
Gross SqFt	22,518	31,500	19,619	
Estimated Gross Income	\$297,463	\$409,051	\$468,163	
Gross Income per SqFt	\$13.21	\$12.99	\$23.86	
Estimated Expense	\$139,837	\$192,254	\$177,902	
Expense SqFt	\$6.21	\$6.10	\$9.07	
Net Operating Income	\$157,626	\$216,797	\$290,261	
Full Market Value	\$1,014,000	\$1,387,000	\$2,166,000	
Market Value per SqFt	\$45.03	\$44.03	\$110.40	
Distance from Cooperative in miles		0.50	0.54	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02073-0020	1-02001-0055	1-02064-0036	1-02060-0025
Address	90 HAMILTON PLACE	626 WEST 135 STREET	795 ST NICHOLAS AVENUE	409 WEST 145 STREET
Neighborhood	HARLEM-UPPER	HARLEM-WEST	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	54	31	56	36
Year Built	1920	1926	1920	1925
Gross SqFt	31,690	29,860	41,800	17,022
Estimated Gross Income	\$397,710	\$368,039	\$524,771	\$302,726
Gross Income per SqFt	\$12.55	\$12.33	\$12.55	\$17.78
Estimated Expense	\$202,816	\$199,711	\$267,633	\$124,118
Expense SqFt	\$6.40	\$6.69	\$6.40	\$7.29
Net Operating Income	\$194,894	\$168,328	\$257,138	\$178,608
Full Market Value	\$948,000	\$1,056,000	\$1,391,000	\$1,256,000
Market Value per SqFt	\$29.91	\$35.37	\$33.28	\$73.79
Distance from Cooperative in miles		0.41	0.46	0.31

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02073-0028	1-01968-0029	1-01915-0029	
Address	503 WEST 141 STREET	21 CONVENT AVENUE	101 WEST 130 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	31	25	25	
Year Built	1920	1920	1910	
Gross SqFt	24,275	16,175	20,322	
Estimated Gross Income	\$346,162	\$266,338	\$244,809	
Gross Income per SqFt	\$14.26	\$16.47	\$12.05	
Estimated Expense	\$169,682	\$108,674	\$147,530	
Expense SqFt	\$6.99	\$6.72	\$7.26	
Net Operating Income	\$176,480	\$157,664	\$97,279	
Full Market Value	\$1,165,000	\$1,086,000	\$605,000	
Market Value per SqFt	\$47.99	\$67.14	\$29.77	
Distance from Cooperative in miles		0.67	0.83	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02073-0042	1-02045-0102	1-02064-0036	1-02082-0045
Address	98 HAMILTON PLACE	148 BRADHURST AVENUE	795 ST NICHOLAS AVENUE	516 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	30	56	44
Year Built	1900	1930	1920	1920
Gross SqFt	19,400	13,488	41,800	26,005
Estimated Gross Income	\$243,470	\$219,627	\$524,771	\$315,768
Gross Income per SqFt	\$12.55	\$16.28	\$12.55	\$12.14
Estimated Expense	\$124,160	\$107,448	\$267,633	\$161,042
Expense SqFt	\$6.40	\$7.97	\$6.40	\$6.19
Net Operating Income	\$119,310	\$112,179	\$257,138	\$154,726
Full Market Value	\$754,000	\$771,000	\$1,391,000	\$965,000
Market Value per SqFt	\$38.87	\$57.16	\$33.28	\$37.11
Distance from Cooperative in miles		0.57	0.46	0.45

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02074-0021	1-02060-0025	1-02082-0045	
Address	509 WEST 142 STREET	409 WEST 145 STREET	516 WEST 151 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	12	36	44	
Year Built	1910	1925	1920	
Gross SqFt	17,862	17,022	26,005	
Estimated Gross Income	\$267,216	\$302,726	\$315,768	
Gross Income per SqFt	\$14.96	\$17.78	\$12.14	
Estimated Expense	\$120,390	\$124,118	\$161,042	
Expense SqFt	\$6.74	\$7.29	\$6.19	
Net Operating Income	\$146,826	\$178,608	\$154,726	
Full Market Value	\$984,000	\$1,256,000	\$965,000	
Market Value per SqFt	\$55.09	\$73.79	\$37.11	
Distance from Cooperative in miles		0.27	0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02075-0008	1-02082-0045	1-02045-0102	
Address	527 WEST 143 STREET	516 WEST 151 STREET	148 BRADHURST AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	44	30	
Year Built	1910	1920	1930	
Gross SqFt	29,520	26,005	13,488	
Estimated Gross Income	\$419,479	\$315,768	\$219,627	
Gross Income per SqFt	\$14.21	\$12.14	\$16.28	
Estimated Expense	\$209,002	\$161,042	\$107,448	
Expense SqFt	\$7.08	\$6.19	\$7.97	
Net Operating Income	\$210,477	\$154,726	\$112,179	
Full Market Value	\$1,388,000	\$965,000	\$771,000	
Market Value per SqFt	\$47.02	\$37.11	\$57.16	
Distance from Cooperative in miles		0.35	0.49	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02075-0011	1-02082-0052	1-02082-0045	
Address	523 WEST 143 STREET	526 WEST 151 STREET	516 WEST 151 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	43	44	
Year Built	1910	1930	1920	
Gross SqFt	29,520	38,125	26,005	
Estimated Gross Income	\$474,091	\$761,772	\$315,768	
Gross Income per SqFt	\$16.06	\$19.98	\$12.14	
Estimated Expense	\$247,968	\$404,292	\$161,042	
Expense SqFt	\$8.40	\$10.60	\$6.19	
Net Operating Income	\$226,123	\$357,480	\$154,726	
Full Market Value	\$1,343,000	\$2,581,000	\$965,000	
Market Value per SqFt	\$45.49	\$67.70	\$37.11	
Distance from Cooperative in miles		0.35	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02075-0017	1-02082-0045	1-02082-0052	
Address	515 WEST 143 STREET	516 WEST 151 STREET	526 WEST 151 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	44	43	
Year Built	1908	1920	1930	
Gross SqFt	29,520	26,005	38,125	
Estimated Gross Income	\$474,091	\$315,768	\$761,772	
Gross Income per SqFt	\$16.06	\$12.14	\$19.98	
Estimated Expense	\$247,968	\$161,042	\$404,292	
Expense SqFt	\$8.40	\$6.19	\$10.60	
Net Operating Income	\$226,123	\$154,726	\$357,480	
Full Market Value	\$1,548,000	\$965,000	\$2,581,000	
Market Value per SqFt	\$52.44	\$37.11	\$67.70	
Distance from Cooperative in miles		0.35	0.35	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02075-0023	1-02082-0045	1-02064-0036	
Address	505 WEST 143 STREET	516 WEST 151 STREET	795 ST NICHOLAS AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	31	44	56	
Year Built	1920	1920	1920	
Gross SqFt	33,451	26,005	41,800	
Estimated Gross Income	\$413,120	\$315,768	\$524,771	
Gross Income per SqFt	\$12.35	\$12.14	\$12.55	
Estimated Expense	\$210,741	\$161,042	\$267,633	
Expense SqFt	\$6.30	\$6.19	\$6.40	
Net Operating Income	\$202,379	\$154,726	\$257,138	
Full Market Value	\$1,271,000	\$965,000	\$1,391,000	
Market Value per SqFt	\$38.00	\$37.11	\$33.28	
Distance from Cooperative in miles		0.35	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02075-0026	1-02053-0014	1-02012-0045	
Address	501 WEST 143 STREET	281 EDGECOMBE AVENUE	112 WEST 144 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	40	49	47	
Year Built	1920	1920	1910	
Gross SqFt	50,986	58,596	45,540	
Estimated Gross Income	\$730,120	\$652,809	\$796,412	
Gross Income per SqFt	\$14.32	\$11.14	\$17.49	
Estimated Expense	\$350,784	\$334,726	\$366,350	
Expense SqFt	\$6.88	\$5.71	\$8.04	
Net Operating Income	\$379,336	\$318,083	\$430,062	
Full Market Value	\$2,508,000	\$1,918,000	\$3,011,000	
Market Value per SqFt	\$49.19	\$32.73	\$66.12	
Distance from Cooperative in miles		0.35	0.68	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02076-0023	1-02034-0056	1-02034-0058	1-02011-0025
Address	517 WEST 144 STREET	244 WEST 149 STREET	248 WEST 149 STREET	123 WEST 142 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	20	18	18	18
Year Built	1880	1910	1910	1920
Gross SqFt	16,950	15,558	15,444	15,846
Estimated Gross Income	\$186,620	\$167,059	\$193,775	\$174,534
Gross Income per SqFt	\$11.01	\$10.74	\$12.55	\$11.01
Estimated Expense	\$95,259	\$93,553	\$98,825	\$89,012
Expense SqFt	\$5.62	\$6.01	\$6.40	\$5.62
Net Operating Income	\$91,361	\$73,506	\$94,950	\$85,522
Full Market Value	\$548,000	\$436,000	\$600,000	\$324,000
Market Value per SqFt	\$32.33	\$28.02	\$38.85	\$20.45
Distance from Cooperative in miles		0.54	0.54	0.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02076-0039	1-01944-0013	1-01966-0047	
Address	506 WEST 145 STREET	411 MANHATTAN AVENUE	445 WEST 125 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	26	11	24	
Year Built	1910	1910	1901	
Gross SqFt	12,570	11,185	18,977	
Estimated Gross Income	\$170,826	\$153,704	\$254,934	
Gross Income per SqFt	\$13.59	\$13.74	\$13.43	
Estimated Expense	\$83,968	\$78,081	\$121,150	
Expense SqFt	\$6.68	\$6.98	\$6.38	
Net Operating Income	\$86,858	\$75,623	\$133,784	
Full Market Value	\$564,000	\$493,000	\$866,000	
Market Value per SqFt	\$44.87	\$44.08	\$45.63	
Distance from Cooperative in miles		1.38	0.92	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02077-0010	1-02064-0054	1-01944-0013	
Address	533 WEST 145 STREET	464 WEST 150 STREET	411 MANHATTAN AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	18	30	11	
Year Built	1915	1926	1910	
Gross SqFt	12,240	19,982	11,185	
Estimated Gross Income	\$168,912	\$276,686	\$153,704	
Gross Income per SqFt	\$13.80	\$13.85	\$13.74	
Estimated Expense	\$85,925	\$141,142	\$78,081	
Expense SqFt	\$7.02	\$7.06	\$6.98	
Net Operating Income	\$82,987	\$135,544	\$75,623	
Full Market Value	\$542,000	\$886,000	\$493,000	
Market Value per SqFt	\$44.28	\$44.34	\$44.08	
Distance from Cooperative in miles		0.23	1.43	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02077-0041	1-02051-0081	1-02030-0008	1-02007-0059
Address	518 WEST 146 STREET	169 EDGECOMBE AVENUE	267 WEST 144 STREET	142 WEST 139 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	24	20	18	20
Year Built	1910	1910	1921	1910
Gross SqFt	16,686	13,680	16,266	9,750
Estimated Gross Income	\$311,027	\$254,989	\$273,902	\$256,604
Gross Income per SqFt	\$18.64	\$18.64	\$16.84	\$26.32
Estimated Expense	\$156,014	\$127,871	\$139,690	\$94,472
Expense SqFt	\$9.35	\$9.35	\$8.59	\$9.69
Net Operating Income	\$155,013	\$127,118	\$134,212	\$162,132
Full Market Value	\$1,103,000	\$681,000	\$930,000	\$1,224,000
Market Value per SqFt	\$66.10	\$49.78	\$57.17	\$125.54
Distance from Cooperative in miles		0.32	0.51	0.76

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02077-0050	1-02082-0045	1-02082-0052	
Address	540 WEST 146 STREET	516 WEST 151 STREET	526 WEST 151 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	35	44	43	
Year Built	1920	1920	1930	
Gross SqFt	31,430	26,005	38,125	
Estimated Gross Income	\$504,766	\$315,768	\$761,772	
Gross Income per SqFt	\$16.06	\$12.14	\$19.98	
Estimated Expense	\$264,012	\$161,042	\$404,292	
Expense SqFt	\$8.40	\$6.19	\$10.60	
Net Operating Income	\$240,754	\$154,726	\$357,480	
Full Market Value	\$1,648,000	\$965,000	\$2,581,000	
Market Value per SqFt	\$52.43	\$37.11	\$67.70	
Distance from Cooperative in miles		0.25	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02079-0007	1-02082-0052	1-01847-0068	
Address	547 WEST 147 STREET	526 WEST 151 STREET	320 MANHATTAN AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR	
Total Units	30	43	59	
Year Built	1940	1930	1920	
Gross SqFt	42,528	38,125	44,622	
Estimated Gross Income	\$681,724	\$761,772	\$538,800	
Gross Income per SqFt	\$16.03	\$19.98	\$12.07	
Estimated Expense	\$357,660	\$404,292	\$277,648	
Expense SqFt	\$8.41	\$10.60	\$6.22	
Net Operating Income	\$324,064	\$357,480	\$261,152	
Full Market Value	\$2,217,000	\$2,581,000	\$1,485,000	
Market Value per SqFt	\$52.13	\$67.70	\$33.28	
Distance from Cooperative in miles		0.15	1.75	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02080-0056	1-02083-0040	1-02117-0028	
Address	562 WEST 149 STREET	510 WEST 152 STREET	516 WEST 159 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	11	20	20	
Year Built	1920	1900	1913	
Gross SqFt	12,585	13,680	14,790	
Estimated Gross Income	\$177,449	\$148,832	\$256,063	
Gross Income per SqFt	\$14.10	\$10.88	\$17.31	
Estimated Expense	\$80,670	\$75,904	\$107,497	
Expense SqFt	\$6.41	\$5.55	\$7.27	
Net Operating Income	\$96,779	\$72,928	\$148,566	
Full Market Value	\$636,000	\$435,000	\$1,038,000	
Market Value per SqFt	\$50.54	\$31.80	\$70.18	
Distance from Cooperative in miles		0.15	0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02081-0014	1-02082-0052	1-02064-0036	1-02082-0045
Address	537 WEST 149 STREET	526 WEST 151 STREET	795 ST NICHOLAS AVENUE	516 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	43	56	44
Year Built	1910	1930	1920	1920
Gross SqFt	38,925	38,125	41,800	26,005
Estimated Gross Income	\$488,509	\$761,772	\$524,771	\$315,768
Gross Income per SqFt	\$12.55	\$19.98	\$12.55	\$12.14
Estimated Expense	\$249,120	\$404,292	\$267,633	\$161,042
Expense SqFt	\$6.40	\$10.60	\$6.40	\$6.19
Net Operating Income	\$239,389	\$357,480	\$257,138	\$154,726
Full Market Value	\$1,512,000	\$2,581,000	\$1,391,000	\$965,000
Market Value per SqFt	\$38.84	\$67.70	\$33.28	\$37.11
Distance from Cooperative in miles		0.05	0.20	0.05

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02082-0005	1-02047-0020	1-02026-0051	
Address	563 WEST 150 STREET	234 BRADHURST AVENUE	224 WEST 141 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	30	25	16	
Year Built	1930	1910	1920	
Gross SqFt	20,787	18,460	13,136	
Estimated Gross Income	\$251,315	\$243,869	\$144,068	
Gross Income per SqFt	\$12.09	\$13.21	\$10.97	
Estimated Expense	\$131,790	\$130,678	\$73,475	
Expense SqFt	\$6.34	\$7.08	\$5.59	
Net Operating Income	\$119,525	\$113,191	\$70,593	
Full Market Value	\$744,000	\$728,000	\$423,000	
Market Value per SqFt	\$35.79	\$39.44	\$32.20	
Distance from Cooperative in miles		0.41	0.71	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02082-0007	1-02064-0056	1-02117-0023	1-02011-0025
Address	557 WEST 150 STREET	470 WEST 150 STREET	524 WEST 159 STREET	123 WEST 142 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	29	25	18
Year Built	1930	1920	1907	1920
Gross SqFt	20,787	19,980	17,905	15,846
Estimated Gross Income	\$247,365	\$312,892	\$212,994	\$174,534
Gross Income per SqFt	\$11.90	\$15.66	\$11.90	\$11.01
Estimated Expense	\$126,177	\$144,789	\$108,627	\$89,012
Expense SqFt	\$6.07	\$7.25	\$6.07	\$5.62
Net Operating Income	\$121,188	\$168,103	\$104,367	\$85,522
Full Market Value	\$750,000	\$1,142,000	\$596,000	\$324,000
Market Value per SqFt	\$36.08	\$57.16	\$33.29	\$20.45
Distance from Cooperative in miles		0.13	0.40	0.78

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02082-0042	1-02026-0051	1-02083-0040	
Address	510 WEST 151 STREET	224 WEST 141 STREET	510 WEST 152 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	14	16	20	
Year Built	1905	1920	1900	
Gross SqFt	12,040	13,136	13,680	
Estimated Gross Income	\$131,597	\$144,068	\$148,832	
Gross Income per SqFt	\$10.93	\$10.97	\$10.88	
Estimated Expense	\$67,063	\$73,475	\$75,904	
Expense SqFt	\$5.57	\$5.59	\$5.55	
Net Operating Income	\$64,534	\$70,593	\$72,928	
Full Market Value	\$386,000	\$423,000	\$435,000	
Market Value per SqFt	\$32.06	\$32.20	\$31.80	
Distance from Cooperative in miles		0.71	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02082-0049	1-02083-0040	1-02119-0066	
Address	522 WEST 151 STREET	510 WEST 152 STREET	547 WEST 160 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	19	20	20	
Year Built	1905	1900	1907	
Gross SqFt	13,535	13,680	15,175	
Estimated Gross Income	\$146,990	\$148,832	\$164,282	
Gross Income per SqFt	\$10.86	\$10.88	\$10.83	
Estimated Expense	\$78,909	\$75,904	\$92,792	
Expense SqFt	\$5.83	\$5.55	\$6.11	
Net Operating Income	\$68,081	\$72,928	\$71,490	
Full Market Value	\$406,000	\$435,000	\$298,000	
Market Value per SqFt	\$30.00	\$31.80	\$19.64	
Distance from Cooperative in miles		0.05	0.50	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02082-0050	1-02083-0040	1-02119-0066	
Address	524 WEST 151 STREET	510 WEST 152 STREET	547 WEST 160 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	20	20	
Year Built	1905	1900	1907	
Gross SqFt	13,535	13,680	15,175	
Estimated Gross Income	\$146,990	\$148,832	\$164,282	
Gross Income per SqFt	\$10.86	\$10.88	\$10.83	
Estimated Expense	\$78,909	\$75,904	\$92,792	
Expense SqFt	\$5.83	\$5.55	\$6.11	
Net Operating Income	\$68,081	\$72,928	\$71,490	
Full Market Value	\$406,000	\$435,000	\$298,000	
Market Value per SqFt	\$30.00	\$31.80	\$19.64	
Distance from Cooperative in miles		0.05	0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02083-0008	1-02082-0045	1-02082-0043	
Address	535 WEST 151 STREET	516 WEST 151 STREET	512 WEST 151 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	33	44	29	
Year Built	1920	1920	1920	
Gross SqFt	31,850	26,005	31,500	
Estimated Gross Income	\$400,355	\$315,768	\$409,051	
Gross Income per SqFt	\$12.57	\$12.14	\$12.99	
Estimated Expense	\$195,878	\$161,042	\$192,254	
Expense SqFt	\$6.15	\$6.19	\$6.10	
Net Operating Income	\$204,477	\$154,726	\$216,797	
Full Market Value	\$1,292,000	\$965,000	\$1,387,000	
Market Value per SqFt	\$40.57	\$37.11	\$44.03	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02083-0019	1-02111-0015	1-02034-0056	1-02083-0040
Address	523 WEST 151 STREET	470 WEST 165 STREET	244 WEST 149 STREET	510 WEST 152 STREET
Neighborhood	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	28	18	20
Year Built	1900	1918	1910	1900
Gross SqFt	17,350	17,945	15,558	13,680
Estimated Gross Income	\$188,768	\$262,906	\$167,059	\$148,832
Gross Income per SqFt	\$10.88	\$14.65	\$10.74	\$10.88
Estimated Expense	\$96,293	\$138,016	\$93,553	\$75,904
Expense SqFt	\$5.55	\$7.69	\$6.01	\$5.55
Net Operating Income	\$92,475	\$124,890	\$73,506	\$72,928
Full Market Value	\$552,000	\$831,000	\$436,000	\$435,000
Market Value per SqFt	\$31.82	\$46.31	\$28.02	\$31.80
Distance from Cooperative in miles		0.66	0.52	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02083-0021	1-02083-0040	1-02118-0046	1-02054-0022
Address	521 WEST 151 STREET	510 WEST 152 STREET	515 WEST 159 STREET	377 EDGEcombe AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	20	16	15
Year Built	1900	1900	1905	1920
Gross SqFt	12,510	13,680	9,650	12,905
Estimated Gross Income	\$136,109	\$148,832	\$104,975	\$146,366
Gross Income per SqFt	\$10.88	\$10.88	\$10.88	\$11.34
Estimated Expense	\$69,431	\$75,904	\$53,537	\$84,330
Expense SqFt	\$5.55	\$5.55	\$5.55	\$6.53
Net Operating Income	\$66,678	\$72,928	\$51,438	\$62,036
Full Market Value	\$398,000	\$435,000	\$307,000	\$377,000
Market Value per SqFt	\$31.81	\$31.80	\$31.81	\$29.21
Distance from Cooperative in miles		0.00	0.40	0.27

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02083-0023	1-02083-0040	1-02117-0028	1-02054-0022
Address	517 WEST 151 STREET	510 WEST 152 STREET	516 WEST 159 STREET	377 EDGECOMBE AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	20	15
Year Built	1910	1900	1913	1920
Gross SqFt	14,500	13,680	14,790	12,905
Estimated Gross Income	\$164,430	\$148,832	\$256,063	\$146,366
Gross Income per SqFt	\$11.34	\$10.88	\$17.31	\$11.34
Estimated Expense	\$94,685	\$75,904	\$107,497	\$84,330
Expense SqFt	\$6.53	\$5.55	\$7.27	\$6.53
Net Operating Income	\$69,745	\$72,928	\$148,566	\$62,036
Full Market Value	\$424,000	\$435,000	\$1,038,000	\$377,000
Market Value per SqFt	\$29.24	\$31.80	\$70.18	\$29.21
Distance from Cooperative in miles		0.00	0.35	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02083-0045	1-02083-0040	1-02119-0066	1-02117-0028
Address	522 WEST 152 STREET	510 WEST 152 STREET	547 WEST 160 STREET	516 WEST 159 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	20	20
Year Built	1900	1900	1907	1913
Gross SqFt	16,476	13,680	15,175	14,790
Estimated Gross Income	\$179,259	\$148,832	\$164,282	\$256,063
Gross Income per SqFt	\$10.88	\$10.88	\$10.83	\$17.31
Estimated Expense	\$91,442	\$75,904	\$92,792	\$107,497
Expense SqFt	\$5.55	\$5.55	\$6.11	\$7.27
Net Operating Income	\$87,817	\$72,928	\$71,490	\$148,566
Full Market Value	\$524,000	\$435,000	\$298,000	\$1,038,000
Market Value per SqFt	\$31.80	\$31.80	\$19.64	\$70.18
Distance from Cooperative in miles		0.00	0.45	0.35

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02083-0047	1-02083-0040	1-02119-0066	1-02117-0028
Address	524 WEST 152 STREET	510 WEST 152 STREET	547 WEST 160 STREET	516 WEST 159 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	20	20
Year Built	1900	1900	1907	1913
Gross SqFt	15,084	13,680	15,175	14,790
Estimated Gross Income	\$164,114	\$148,832	\$164,282	\$256,063
Gross Income per SqFt	\$10.88	\$10.88	\$10.83	\$17.31
Estimated Expense	\$83,716	\$75,904	\$92,792	\$107,497
Expense SqFt	\$5.55	\$5.55	\$6.11	\$7.27
Net Operating Income	\$80,398	\$72,928	\$71,490	\$148,566
Full Market Value	\$480,000	\$435,000	\$298,000	\$1,038,000
Market Value per SqFt	\$31.82	\$31.80	\$19.64	\$70.18
Distance from Cooperative in miles		0.00	0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02083-0055	1-02082-0043	1-02082-0036	1-02045-0083
Address	534 WEST 152 STREET	512 WEST 151 STREET	502 WEST 151 STREET	140 BRADHURST AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	29	36	71
Year Built	1920	1920	1920	1930
Gross SqFt	32,022	31,500	29,736	39,488
Estimated Gross Income	\$427,173	\$409,051	\$633,516	\$526,882
Gross Income per SqFt	\$13.34	\$12.99	\$21.30	\$13.34
Estimated Expense	\$210,064	\$192,254	\$320,674	\$259,231
Expense SqFt	\$6.56	\$6.10	\$10.78	\$6.56
Net Operating Income	\$217,109	\$216,797	\$312,842	\$267,651
Full Market Value	\$1,308,000	\$1,387,000	\$2,288,000	\$1,728,000
Market Value per SqFt	\$40.85	\$44.03	\$76.94	\$43.76
Distance from Cooperative in miles		0.05	0.05	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02084-0016	1-02054-0022	1-01953-0009	1-02030-0008
Address	529 WEST 152 STREET	377 EDGECOMBE AVENUE	363 WEST 126 STREET	267 WEST 144 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	15	20	18
Year Built	1900	1920	1901	1921
Gross SqFt	9,410	12,905	7,990	16,266
Estimated Gross Income	\$127,223	\$146,366	\$108,016	\$273,902
Gross Income per SqFt	\$13.52	\$11.34	\$13.52	\$16.84
Estimated Expense	\$60,130	\$84,330	\$51,027	\$139,690
Expense SqFt	\$6.39	\$6.53	\$6.39	\$8.59
Net Operating Income	\$67,093	\$62,036	\$56,989	\$134,212
Full Market Value	\$435,000	\$377,000	\$355,000	\$930,000
Market Value per SqFt	\$46.23	\$29.21	\$44.43	\$57.17
Distance from Cooperative in miles		0.27	1.32	0.64

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02084-0018	1-02119-0066	1-02034-0056	
Address	523 WEST 152 STREET	547 WEST 160 STREET	244 WEST 149 STREET	
Neighborhood	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	20	18	
Year Built	1890	1907	1910	
Gross SqFt	15,820	15,175	15,558	
Estimated Gross Income	\$170,698	\$164,282	\$167,059	
Gross Income per SqFt	\$10.79	\$10.83	\$10.74	
Estimated Expense	\$95,869	\$92,792	\$93,553	
Expense SqFt	\$6.06	\$6.11	\$6.01	
Net Operating Income	\$74,829	\$71,490	\$73,506	
Full Market Value	\$445,000	\$298,000	\$436,000	
Market Value per SqFt	\$28.13	\$19.64	\$28.02	
Distance from Cooperative in miles		0.40	0.54	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02084-0050	1-02083-0040	1-02054-0022	1-02117-0028
Address	530 WEST 153 STREET	510 WEST 152 STREET	377 EDGECOMBE AVENUE	516 WEST 159 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	20	15	20
Year Built	1900	1900	1920	1913
Gross SqFt	12,585	13,680	12,905	14,790
Estimated Gross Income	\$142,714	\$148,832	\$146,366	\$256,063
Gross Income per SqFt	\$11.34	\$10.88	\$11.34	\$17.31
Estimated Expense	\$82,180	\$75,904	\$84,330	\$107,497
Expense SqFt	\$6.53	\$5.55	\$6.53	\$7.27
Net Operating Income	\$60,534	\$72,928	\$62,036	\$148,566
Full Market Value	\$368,000	\$435,000	\$377,000	\$1,038,000
Market Value per SqFt	\$29.24	\$31.80	\$29.21	\$70.18
Distance from Cooperative in miles		0.05	0.27	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02084-0052	1-02083-0040	1-02118-0046	1-02054-0022
Address	534 WEST 153 STREET	510 WEST 152 STREET	515 WEST 159 STREET	377 EDGECOMBE AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	20	16	15
Year Built	1900	1900	1905	1920
Gross SqFt	12,585	13,680	9,650	12,905
Estimated Gross Income	\$136,925	\$148,832	\$104,975	\$146,366
Gross Income per SqFt	\$10.88	\$10.88	\$10.88	\$11.34
Estimated Expense	\$69,847	\$75,904	\$53,537	\$84,330
Expense SqFt	\$5.55	\$5.55	\$5.55	\$6.53
Net Operating Income	\$67,078	\$72,928	\$51,438	\$62,036
Full Market Value	\$400,000	\$435,000	\$307,000	\$377,000
Market Value per SqFt	\$31.78	\$31.80	\$31.81	\$29.21
Distance from Cooperative in miles		0.05	0.35	0.27

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02084-0061	1-02083-0040	1-02118-0046	1-02054-0022
Address	550 WEST 153 STREET	510 WEST 152 STREET	515 WEST 159 STREET	377 EDGECOMBE AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	21	20	16	15
Year Built	1900	1900	1905	1920
Gross SqFt	11,215	13,680	9,650	12,905
Estimated Gross Income	\$122,019	\$148,832	\$104,975	\$146,366
Gross Income per SqFt	\$10.88	\$10.88	\$10.88	\$11.34
Estimated Expense	\$62,243	\$75,904	\$53,537	\$84,330
Expense SqFt	\$5.55	\$5.55	\$5.55	\$6.53
Net Operating Income	\$59,776	\$72,928	\$51,438	\$62,036
Full Market Value	\$357,000	\$435,000	\$307,000	\$377,000
Market Value per SqFt	\$31.83	\$31.80	\$31.81	\$29.21
Distance from Cooperative in miles		0.05	0.35	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02084-0064	1-01988-0088	1-01988-0099	
Address	3692 BROADWAY	521 WEST 135 STREET	507 WEST 135 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-WEST	HARLEM-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	24	20	15	
Year Built	1926	1915	1910	
Gross SqFt	15,072	13,170	13,170	
Estimated Gross Income	\$222,312	\$146,345	\$242,100	
Gross Income per SqFt	\$14.75	\$11.11	\$18.38	
Estimated Expense	\$97,968	\$71,825	\$99,261	
Expense SqFt	\$6.50	\$5.45	\$7.54	
Net Operating Income	\$124,344	\$74,520	\$142,839	
Full Market Value	\$632,000	\$449,000	\$1,012,000	
Market Value per SqFt	\$41.93	\$34.09	\$76.84	
Distance from Cooperative in miles		0.85	0.85	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02087-0031	1-01993-0092	1-01922-0001	
Address	3405 BROADWAY	3163 BROADWAY	2150 FREDRICK DOUGLASS BL	
Neighborhood	HARLEM-UPPER	MORNINGSIDE HEIGHTS	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	18	25	24	
Year Built	1910	1926	1910	
Gross SqFt	16,020	16,161	19,137	
Estimated Gross Income	\$215,469	\$213,528	\$261,838	
Gross Income per SqFt	\$13.45	\$13.21	\$13.68	
Estimated Expense	\$108,455	\$112,754	\$125,402	
Expense SqFt	\$6.77	\$6.98	\$6.55	
Net Operating Income	\$107,014	\$100,774	\$136,436	
Full Market Value	\$494,000	\$861,000	\$623,000	
Market Value per SqFt	\$30.84	\$53.28	\$32.55	
Distance from Cooperative in miles		0.62	1.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02107-0014	1-02108-0083	1-02123-0031	1-02061-0060
Address	930 ST NICHOLAS AVENUE	961 ST NICHOLAS AVENUE	508 WEST 166 STREET	460 WEST 147 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	56	64	49
Year Built	1910	1910	1910	1920
Gross SqFt	52,542	50,028	49,105	52,070
Estimated Gross Income	\$687,775	\$689,649	\$642,637	\$592,177
Gross Income per SqFt	\$13.09	\$13.79	\$13.09	\$11.37
Estimated Expense	\$335,218	\$396,098	\$313,226	\$328,446
Expense SqFt	\$6.38	\$7.92	\$6.38	\$6.31
Net Operating Income	\$352,557	\$293,551	\$329,411	\$263,731
Full Market Value	\$2,260,000	\$1,916,000	\$2,113,000	\$1,476,000
Market Value per SqFt	\$43.01	\$38.30	\$43.03	\$28.35
Distance from Cooperative in miles		0.15	0.50	0.48

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02107-0020	1-02053-0014	1-02064-0036	
Address	938 ST NICHOLAS AVENUE	281 EDGECOMBE AVENUE	795 ST NICHOLAS AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	52	49	56	
Year Built	1909	1920	1920	
Gross SqFt	68,160	58,596	41,800	
Estimated Gross Income	\$807,696	\$652,809	\$524,771	
Gross Income per SqFt	\$11.85	\$11.14	\$12.55	
Estimated Expense	\$413,050	\$334,726	\$267,633	
Expense SqFt	\$6.06	\$5.71	\$6.40	
Net Operating Income	\$394,646	\$318,083	\$257,138	
Full Market Value	\$2,439,000	\$1,918,000	\$1,391,000	
Market Value per SqFt	\$35.78	\$32.73	\$33.28	
Distance from Cooperative in miles		0.43	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02108-0035	1-02111-0010	1-02117-0054	
Address	474 WEST 158 STREET	476 WEST 165 STREET	529 WEST 158 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	72	54	31	
Year Built	1910	1925	1904	
Gross SqFt	34,230	36,295	20,940	
Estimated Gross Income	\$524,404	\$516,672	\$343,173	
Gross Income per SqFt	\$15.32	\$14.24	\$16.39	
Estimated Expense	\$236,529	\$260,955	\$138,545	
Expense SqFt	\$6.91	\$7.19	\$6.62	
Net Operating Income	\$287,875	\$255,717	\$204,628	
Full Market Value	\$1,943,000	\$1,688,000	\$1,384,000	
Market Value per SqFt	\$56.76	\$46.51	\$66.09	
Distance from Cooperative in miles		0.34	0.18	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02108-0039	1-02116-0017	1-02116-0015	1-02120-0042
Address	515 EDGECOMBE AVENUE	536 WEST 158 STREET	540 WEST 158 STREET	505 WEST 161 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	23	30	30	30
Year Built	1923	1925	1925	1922
Gross SqFt	21,705	21,450	21,150	21,732
Estimated Gross Income	\$346,629	\$342,511	\$315,779	\$348,035
Gross Income per SqFt	\$15.97	\$15.97	\$14.93	\$16.01
Estimated Expense	\$145,641	\$143,855	\$154,923	\$146,175
Expense SqFt	\$6.71	\$6.71	\$7.32	\$6.73
Net Operating Income	\$200,988	\$198,656	\$160,856	\$201,860
Full Market Value	\$1,341,000	\$1,055,000	\$1,078,000	\$1,380,000
Market Value per SqFt	\$61.78	\$49.18	\$50.97	\$63.50
Distance from Cooperative in miles		0.17	0.17	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02108-0073	1-02047-0020	1-02111-0015	1-02030-0029
Address	499 WEST 158 STREET	234 BRADHURST AVENUE	470 WEST 165 STREET	201 WEST 144 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	30	25	28	24
Year Built	1907	1910	1918	1921
Gross SqFt	20,026	18,460	17,945	18,818
Estimated Gross Income	\$292,179	\$243,869	\$262,906	\$274,483
Gross Income per SqFt	\$14.59	\$13.21	\$14.65	\$14.59
Estimated Expense	\$156,203	\$130,678	\$138,016	\$146,747
Expense SqFt	\$7.80	\$7.08	\$7.69	\$7.80
Net Operating Income	\$135,976	\$113,191	\$124,890	\$127,736
Full Market Value	\$848,000	\$728,000	\$831,000	\$849,000
Market Value per SqFt	\$42.34	\$39.44	\$46.31	\$45.12
Distance from Cooperative in miles		0.37	0.30	0.80

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02108-0077	1-02047-0020	1-02111-0015	1-02034-0058
Address	1987 AMSTERDAM AVENUE	234 BRADHURST AVENUE	470 WEST 165 STREET	248 WEST 149 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	25	28	18
Year Built	1910	1910	1918	1910
Gross SqFt	17,466	18,460	17,945	15,444
Estimated Gross Income	\$230,726	\$243,869	\$262,906	\$193,775
Gross Income per SqFt	\$13.21	\$13.21	\$14.65	\$12.55
Estimated Expense	\$123,659	\$130,678	\$138,016	\$98,825
Expense SqFt	\$7.08	\$7.08	\$7.69	\$6.40
Net Operating Income	\$107,067	\$113,191	\$124,890	\$94,950
Full Market Value	\$627,000	\$728,000	\$831,000	\$600,000
Market Value per SqFt	\$35.90	\$39.44	\$46.31	\$38.85
Distance from Cooperative in miles		0.37	0.30	0.63

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02108-0079	1-02047-0020	1-02111-0015	1-02118-0046
Address	1993 AMSTERDAM AVENUE	234 BRADHURST AVENUE	470 WEST 165 STREET	515 WEST 159 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	24	25	28	16
Year Built	1907	1910	1918	1905
Gross SqFt	17,466	18,460	17,945	9,650
Estimated Gross Income	\$230,726	\$243,869	\$262,906	\$104,975
Gross Income per SqFt	\$13.21	\$13.21	\$14.65	\$10.88
Estimated Expense	\$123,659	\$130,678	\$138,016	\$53,537
Expense SqFt	\$7.08	\$7.08	\$7.69	\$5.55
Net Operating Income	\$107,067	\$113,191	\$124,890	\$51,438
Full Market Value	\$627,000	\$728,000	\$831,000	\$307,000
Market Value per SqFt	\$35.90	\$39.44	\$46.31	\$31.81
Distance from Cooperative in miles		0.37	0.30	0.12

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02110-0063	1-02111-0015	1-02054-0022	1-02064-0056
Address	2087 AMSTERDAM AVENUE	470 WEST 165 STREET	377 EDGECOMBE AVENUE	470 WEST 150 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	28	15	29
Year Built	1915	1918	1920	1920
Gross SqFt	15,200	17,945	12,905	19,980
Estimated Gross Income	\$222,680	\$262,906	\$146,366	\$312,892
Gross Income per SqFt	\$14.65	\$14.65	\$11.34	\$15.66
Estimated Expense	\$116,888	\$138,016	\$84,330	\$144,789
Expense SqFt	\$7.69	\$7.69	\$6.53	\$7.25
Net Operating Income	\$105,792	\$124,890	\$62,036	\$168,103
Full Market Value	\$704,000	\$831,000	\$377,000	\$1,142,000
Market Value per SqFt	\$46.32	\$46.31	\$29.21	\$57.16
Distance from Cooperative in miles		0.05	0.57	0.69

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02110-0065	1-02111-0015	1-02054-0022	1-02123-0101
Address	2089 AMSTERDAM AVENUE	470 WEST 165 STREET	377 EDGECOMBE AVENUE	503 WEST 167 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	28	15	30
Year Built	1915	1918	1920	1925
Gross SqFt	15,347	17,945	12,905	22,910
Estimated Gross Income	\$187,847	\$262,906	\$146,366	\$280,356
Gross Income per SqFt	\$12.24	\$14.65	\$11.34	\$12.24
Estimated Expense	\$81,953	\$138,016	\$84,330	\$122,434
Expense SqFt	\$5.34	\$7.69	\$6.53	\$5.34
Net Operating Income	\$105,894	\$124,890	\$62,036	\$157,922
Full Market Value	\$591,000	\$831,000	\$377,000	\$988,000
Market Value per SqFt	\$38.51	\$46.31	\$29.21	\$43.13
Distance from Cooperative in miles		0.05	0.57	0.24

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02110-0066	1-02118-0046	1-02047-0020	
Address	2091 AMSTERDAM AVENUE	515 WEST 159 STREET	234 BRADHURST AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	20	16	25	
Year Built	1905	1905	1910	
Gross SqFt	16,795	9,650	18,460	
Estimated Gross Income	\$202,380	\$104,975	\$243,869	
Gross Income per SqFt	\$12.05	\$10.88	\$13.21	
Estimated Expense	\$106,144	\$53,537	\$130,678	
Expense SqFt	\$6.32	\$5.55	\$7.08	
Net Operating Income	\$96,236	\$51,438	\$113,191	
Full Market Value	\$591,000	\$307,000	\$728,000	
Market Value per SqFt	\$35.19	\$31.81	\$39.44	
Distance from Cooperative in miles		0.24	0.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02110-0076	1-02111-0015	1-02123-0101	
Address	438 WEST 164 STREET	470 WEST 165 STREET	503 WEST 167 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	28	30	
Year Built	1920	1918	1925	
Gross SqFt	19,270	17,945	22,910	
Estimated Gross Income	\$259,182	\$262,906	\$280,356	
Gross Income per SqFt	\$13.45	\$14.65	\$12.24	
Estimated Expense	\$125,640	\$138,016	\$122,434	
Expense SqFt	\$6.52	\$7.69	\$5.34	
Net Operating Income	\$133,542	\$124,890	\$157,922	
Full Market Value	\$865,000	\$831,000	\$988,000	
Market Value per SqFt	\$44.89	\$46.31	\$43.13	
Distance from Cooperative in miles		0.05	0.24	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02114-0019	1-02038-0007	1-02045-0079	1-02045-0086
Address	546 WEST 156 STREET	259 WEST 152 STREET	304 WEST 149 STREET	305 WEST 149 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	30	24	24	24
Year Built	1900	1920	1910	1910
Gross SqFt	20,316	20,772	21,180	21,588
Estimated Gross Income	\$252,325	\$245,076	\$268,159	\$268,159
Gross Income per SqFt	\$12.42	\$11.80	\$12.66	\$12.42
Estimated Expense	\$128,803	\$125,085	\$136,761	\$136,761
Expense SqFt	\$6.34	\$6.02	\$6.46	\$6.34
Net Operating Income	\$123,522	\$119,991	\$131,398	\$131,398
Full Market Value	\$777,000	\$740,000	\$806,000	\$656,000
Market Value per SqFt	\$38.25	\$35.62	\$38.05	\$30.39
Distance from Cooperative in miles		0.49	0.52	0.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02114-0030	1-02083-0040	1-02111-0015	1-02034-0055
Address	512 WEST 156 STREET	510 WEST 152 STREET	470 WEST 165 STREET	240 WEST 149 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	28	18
Year Built	1908	1900	1918	1910
Gross SqFt	17,780	13,680	17,945	15,444
Estimated Gross Income	\$215,849	\$148,832	\$262,906	\$187,496
Gross Income per SqFt	\$12.14	\$10.88	\$14.65	\$12.14
Estimated Expense	\$110,058	\$75,904	\$138,016	\$95,623
Expense SqFt	\$6.19	\$5.55	\$7.69	\$6.19
Net Operating Income	\$105,791	\$72,928	\$124,890	\$91,873
Full Market Value	\$660,000	\$435,000	\$831,000	\$573,000
Market Value per SqFt	\$37.12	\$31.80	\$46.31	\$37.10
Distance from Cooperative in miles		0.20	0.46	0.61

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02115-0011	1-02064-0036	1-02082-0052	1-02082-0045
Address	544 WEST 157 STREET	795 ST NICHOLAS AVENUE	526 WEST 151 STREET	516 WEST 151 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	56	43	44
Year Built	1910	1920	1930	1920
Gross SqFt	42,000	41,800	38,125	26,005
Estimated Gross Income	\$527,100	\$524,771	\$761,772	\$315,768
Gross Income per SqFt	\$12.55	\$12.55	\$19.98	\$12.14
Estimated Expense	\$268,800	\$267,633	\$404,292	\$161,042
Expense SqFt	\$6.40	\$6.40	\$10.60	\$6.19
Net Operating Income	\$258,300	\$257,138	\$357,480	\$154,726
Full Market Value	\$1,632,000	\$1,391,000	\$2,581,000	\$965,000
Market Value per SqFt	\$38.86	\$33.28	\$67.70	\$37.11
Distance from Cooperative in miles		0.40	0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02115-0040	1-02110-0008	1-02064-0054	1-02123-0101
Address	501 WEST 156 STREET	448 WEST 163 STREET	464 WEST 150 STREET	503 WEST 167 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	40	30	30
Year Built	1930	1900	1926	1925
Gross SqFt	30,134	30,340	19,982	22,910
Estimated Gross Income	\$395,961	\$398,557	\$276,686	\$280,356
Gross Income per SqFt	\$13.14	\$13.14	\$13.85	\$12.24
Estimated Expense	\$224,197	\$225,590	\$141,142	\$122,434
Expense SqFt	\$7.44	\$7.44	\$7.06	\$5.34
Net Operating Income	\$171,764	\$172,967	\$135,544	\$157,922
Full Market Value	\$1,081,000	\$1,111,000	\$886,000	\$988,000
Market Value per SqFt	\$35.87	\$36.62	\$44.34	\$43.13
Distance from Cooperative in miles		0.32	0.37	0.56

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02115-0053	1-02119-0054	1-02036-0022	1-02034-0048
Address	535 WEST 156 STREET	523 WEST 160 STREET	273 WEST 150 STREET	224 WEST 149 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	21	15	18
Year Built	1907	1910	1920	1910
Gross SqFt	13,280	15,370	12,575	15,444
Estimated Gross Income	\$171,710	\$234,594	\$162,627	\$180,514
Gross Income per SqFt	\$12.93	\$15.26	\$12.93	\$11.69
Estimated Expense	\$80,742	\$110,259	\$76,435	\$92,062
Expense SqFt	\$6.08	\$7.17	\$6.08	\$5.96
Net Operating Income	\$90,968	\$124,335	\$86,192	\$88,452
Full Market Value	\$581,000	\$838,000	\$420,000	\$543,000
Market Value per SqFt	\$43.75	\$54.52	\$33.40	\$35.16
Distance from Cooperative in miles		0.20	0.60	0.64

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02116-0019	1-02116-0017	1-02120-0042	1-02109-0024
Address	526 WEST 158 STREET	536 WEST 158 STREET	505 WEST 161 STREET	992 ST NICHOLAS 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	C1-WALK-UP
Total Units	30	30	30	28
Year Built	1925	1925	1922	1923
Gross SqFt	21,270	21,450	21,732	20,425
Estimated Gross Income	\$340,533	\$342,511	\$348,035	\$335,515
Gross Income per SqFt	\$16.01	\$15.97	\$16.01	\$16.43
Estimated Expense	\$143,147	\$143,855	\$146,175	\$147,545
Expense SqFt	\$6.73	\$6.71	\$6.73	\$7.22
Net Operating Income	\$197,386	\$198,656	\$201,860	\$187,970
Full Market Value	\$1,307,000	\$1,055,000	\$1,380,000	\$1,294,000
Market Value per SqFt	\$61.45	\$49.18	\$63.50	\$63.35
Distance from Cooperative in miles		0.00	0.20	0.20

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02116-0023	1-02064-0036	1-02082-0045	1-02053-0014
Address	516 WEST 158 STREET	795 ST NICHOLAS AVENUE	516 WEST 151 STREET	281 EDGECOMBE AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	56	44	49
Year Built	1928	1920	1920	1920
Gross SqFt	43,368	41,800	26,005	58,596
Estimated Gross Income	\$526,488	\$524,771	\$315,768	\$652,809
Gross Income per SqFt	\$12.14	\$12.55	\$12.14	\$11.14
Estimated Expense	\$268,448	\$267,633	\$161,042	\$334,726
Expense SqFt	\$6.19	\$6.40	\$6.19	\$5.71
Net Operating Income	\$258,040	\$257,138	\$154,726	\$318,083
Full Market Value	\$1,540,000	\$1,391,000	\$965,000	\$1,918,000
Market Value per SqFt	\$35.51	\$33.28	\$37.11	\$32.73
Distance from Cooperative in miles		0.45	0.35	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02117-0012	1-02082-0045	1-02064-0036	
Address	566 WEST 159 STREET	516 WEST 151 STREET	795 ST NICHOLAS AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	28	44	56	
Year Built	1913	1920	1920	
Gross SqFt	23,538	26,005	41,800	
Estimated Gross Income	\$290,694	\$315,768	\$524,771	
Gross Income per SqFt	\$12.35	\$12.14	\$12.55	
Estimated Expense	\$148,289	\$161,042	\$267,633	
Expense SqFt	\$6.30	\$6.19	\$6.40	
Net Operating Income	\$142,405	\$154,726	\$257,138	
Full Market Value	\$894,000	\$965,000	\$1,391,000	
Market Value per SqFt	\$37.98	\$37.11	\$33.28	
Distance from Cooperative in miles		0.40	0.49	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02118-0011	1-02064-0056	1-02064-0054	
Address	560 WEST 160 STREET	470 WEST 150 STREET	464 WEST 150 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	29	30	
Year Built	1909	1920	1926	
Gross SqFt	17,330	19,980	19,982	
Estimated Gross Income	\$255,791	\$312,892	\$276,686	
Gross Income per SqFt	\$14.76	\$15.66	\$13.85	
Estimated Expense	\$124,083	\$144,789	\$141,142	
Expense SqFt	\$7.16	\$7.25	\$7.06	
Net Operating Income	\$131,708	\$168,103	\$135,544	
Full Market Value	\$879,000	\$1,142,000	\$886,000	
Market Value per SqFt	\$50.72	\$57.16	\$44.34	
Distance from Cooperative in miles		0.51	0.51	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02119-0047	1-02047-0020	1-02064-0056	
Address	509 WEST 160 STREET	234 BRADHURST AVENUE	470 WEST 150 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-UPPER	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	20	25	29	
Year Built	1909	1910	1920	
Gross SqFt	15,370	18,460	19,980	
Estimated Gross Income	\$221,943	\$243,869	\$312,892	
Gross Income per SqFt	\$14.44	\$13.21	\$15.66	
Estimated Expense	\$110,203	\$130,678	\$144,789	
Expense SqFt	\$7.17	\$7.08	\$7.25	
Net Operating Income	\$111,740	\$113,191	\$168,103	
Full Market Value	\$741,000	\$728,000	\$1,142,000	
Market Value per SqFt	\$48.21	\$39.44	\$57.16	
Distance from Cooperative in miles		0.52	0.56	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02119-0052	1-02111-0015	1-02047-0020	1-02064-0056
Address	519 WEST 160 STREET	470 WEST 165 STREET	234 BRADHURST AVENUE	470 WEST 150 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	28	25	29
Year Built	1910	1918	1910	1920
Gross SqFt	15,370	17,945	18,460	19,980
Estimated Gross Income	\$225,171	\$262,906	\$243,869	\$312,892
Gross Income per SqFt	\$14.65	\$14.65	\$13.21	\$15.66
Estimated Expense	\$118,195	\$138,016	\$130,678	\$144,789
Expense SqFt	\$7.69	\$7.69	\$7.08	\$7.25
Net Operating Income	\$106,976	\$124,890	\$113,191	\$168,103
Full Market Value	\$712,000	\$831,000	\$728,000	\$1,142,000
Market Value per SqFt	\$46.32	\$46.31	\$39.44	\$57.16
Distance from Cooperative in miles		0.24	0.52	0.56

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02119-0056	1-02118-0046	1-02111-0015	1-02047-0020
Address	527 WEST 160 STREET	515 WEST 159 STREET	470 WEST 165 STREET	234 BRADHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	16	28	25
Year Built	1910	1905	1918	1910
Gross SqFt	15,370	9,650	17,945	18,460
Estimated Gross Income	\$203,038	\$104,975	\$262,906	\$243,869
Gross Income per SqFt	\$13.21	\$10.88	\$14.65	\$13.21
Estimated Expense	\$108,820	\$53,537	\$138,016	\$130,678
Expense SqFt	\$7.08	\$5.55	\$7.69	\$7.08
Net Operating Income	\$94,218	\$51,438	\$124,890	\$113,191
Full Market Value	\$592,000	\$307,000	\$831,000	\$728,000
Market Value per SqFt	\$38.52	\$31.81	\$46.31	\$39.44
Distance from Cooperative in miles		0.05	0.24	0.52

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02119-0060	1-02111-0015	1-02047-0020	1-02064-0056
Address	535 WEST 160 STREET	470 WEST 165 STREET	234 BRADHURST AVENUE	470 WEST 150 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	28	25	29
Year Built	1910	1918	1910	1920
Gross SqFt	15,175	17,945	18,460	19,980
Estimated Gross Income	\$222,314	\$262,906	\$243,869	\$312,892
Gross Income per SqFt	\$14.65	\$14.65	\$13.21	\$15.66
Estimated Expense	\$116,696	\$138,016	\$130,678	\$144,789
Expense SqFt	\$7.69	\$7.69	\$7.08	\$7.25
Net Operating Income	\$105,618	\$124,890	\$113,191	\$168,103
Full Market Value	\$703,000	\$831,000	\$728,000	\$1,142,000
Market Value per SqFt	\$46.33	\$46.31	\$39.44	\$57.16
Distance from Cooperative in miles		0.24	0.52	0.56

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02119-0062	1-02111-0015	1-02047-0020	1-02064-0056
Address	539 WEST 160 STREET	470 WEST 165 STREET	234 BRADHURST AVENUE	470 WEST 150 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	28	25	29
Year Built	1910	1918	1910	1920
Gross SqFt	15,175	17,945	18,460	19,980
Estimated Gross Income	\$222,314	\$262,906	\$243,869	\$312,892
Gross Income per SqFt	\$14.65	\$14.65	\$13.21	\$15.66
Estimated Expense	\$116,696	\$138,016	\$130,678	\$144,789
Expense SqFt	\$7.69	\$7.69	\$7.08	\$7.25
Net Operating Income	\$105,618	\$124,890	\$113,191	\$168,103
Full Market Value	\$703,000	\$831,000	\$728,000	\$1,142,000
Market Value per SqFt	\$46.33	\$46.31	\$39.44	\$57.16
Distance from Cooperative in miles		0.24	0.52	0.56

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02119-0064	1-02111-0015	1-02047-0020	1-02064-0056
Address	543 WEST 160 STREET	470 WEST 165 STREET	234 BRADHURST AVENUE	470 WEST 150 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	28	25	29
Year Built	1910	1918	1910	1920
Gross SqFt	15,175	17,945	18,460	19,980
Estimated Gross Income	\$222,314	\$262,906	\$243,869	\$312,892
Gross Income per SqFt	\$14.65	\$14.65	\$13.21	\$15.66
Estimated Expense	\$116,696	\$138,016	\$130,678	\$144,789
Expense SqFt	\$7.69	\$7.69	\$7.08	\$7.25
Net Operating Income	\$105,618	\$124,890	\$113,191	\$168,103
Full Market Value	\$703,000	\$831,000	\$728,000	\$1,142,000
Market Value per SqFt	\$46.33	\$46.31	\$39.44	\$57.16
Distance from Cooperative in miles		0.24	0.52	0.56

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02119-0068	1-02119-0054	1-02066-0034	1-02034-0050
Address	551 WEST 160 STREET	523 WEST 160 STREET	830 ST NICHOLAS AVENUE	228 WEST 149 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	21	22	18
Year Built	1907	1910	1920	1910
Gross SqFt	15,175	15,370	10,136	15,444
Estimated Gross Income	\$231,571	\$234,594	\$159,682	\$183,823
Gross Income per SqFt	\$15.26	\$15.26	\$15.75	\$11.90
Estimated Expense	\$108,805	\$110,259	\$75,636	\$93,750
Expense SqFt	\$7.17	\$7.17	\$7.46	\$6.07
Net Operating Income	\$122,766	\$124,335	\$84,046	\$90,073
Full Market Value	\$828,000	\$838,000	\$572,000	\$557,000
Market Value per SqFt	\$54.56	\$54.52	\$56.43	\$36.07
Distance from Cooperative in miles		0.00	0.51	0.78

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02122-0127	1-02110-0008	1-02111-0015	1-02054-0075
Address	535 WEST 163 STREET	448 WEST 163 STREET	470 WEST 165 STREET	80 ST NICHOLAS PLACE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	40	28	48
Year Built	1900	1900	1918	1920
Gross SqFt	26,650	30,340	17,945	32,240
Estimated Gross Income	\$390,423	\$398,557	\$262,906	\$494,760
Gross Income per SqFt	\$14.65	\$13.14	\$14.65	\$15.35
Estimated Expense	\$204,939	\$225,590	\$138,016	\$243,456
Expense SqFt	\$7.69	\$7.44	\$7.69	\$7.55
Net Operating Income	\$185,484	\$172,967	\$124,890	\$251,304
Full Market Value	\$1,235,000	\$1,111,000	\$831,000	\$1,698,000
Market Value per SqFt	\$46.34	\$36.62	\$46.31	\$52.67
Distance from Cooperative in miles		0.19	0.18	0.63

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02122-0133	1-02064-0036	1-02117-0007	1-02082-0045
Address	549 WEST 163 STREET	795 ST NICHOLAS AVENUE	3810 BROADWAY	516 WEST 151 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	38	56	60	44
Year Built	1910	1920	1908	1920
Gross SqFt	48,210	41,800	61,268	26,005
Estimated Gross Income	\$605,036	\$524,771	\$863,996	\$315,768
Gross Income per SqFt	\$12.55	\$12.55	\$14.10	\$12.14
Estimated Expense	\$308,544	\$267,633	\$331,861	\$161,042
Expense SqFt	\$6.40	\$6.40	\$5.42	\$6.19
Net Operating Income	\$296,492	\$257,138	\$532,135	\$154,726
Full Market Value	\$1,706,000	\$1,391,000	\$2,674,000	\$965,000
Market Value per SqFt	\$35.39	\$33.28	\$43.64	\$37.11
Distance from Cooperative in miles		0.73	0.25	0.64

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02127-0052	1-02111-0015	1-02123-0101	1-02152-0038
Address	503 WEST 170 STREET	470 WEST 165 STREET	503 WEST 167 STREET	289 AUDUBON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	28	30	17
Year Built	1911	1918	1925	1906
Gross SqFt	18,005	17,945	22,910	14,530
Estimated Gross Income	\$263,773	\$262,906	\$280,356	\$284,607
Gross Income per SqFt	\$14.65	\$14.65	\$12.24	\$19.59
Estimated Expense	\$138,458	\$138,016	\$122,434	\$116,689
Expense SqFt	\$7.69	\$7.69	\$5.34	\$8.03
Net Operating Income	\$125,315	\$124,890	\$157,922	\$167,918
Full Market Value	\$834,000	\$831,000	\$988,000	\$1,105,000
Market Value per SqFt	\$46.32	\$46.31	\$43.13	\$76.05
Distance from Cooperative in miles		0.33	0.15	0.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02128-0038	1-02177-0134	1-02123-0101	
Address	510 WEST 172 STREET	70 PINEHURST AVENUE	503 WEST 167 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	25	30	
Year Built	1907	1914	1925	
Gross SqFt	16,790	18,295	22,910	
Estimated Gross Income	\$204,334	\$221,219	\$280,356	
Gross Income per SqFt	\$12.17	\$12.09	\$12.24	
Estimated Expense	\$98,054	\$115,947	\$122,434	
Expense SqFt	\$5.84	\$6.34	\$5.34	
Net Operating Income	\$106,280	\$105,272	\$157,922	
Full Market Value	\$663,000	\$655,000	\$988,000	
Market Value per SqFt	\$39.49	\$35.80	\$43.13	
Distance from Cooperative in miles		0.61	0.20	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02129-0045	1-02111-0015	1-02177-0134	
Address	500 WEST 173 STREET	470 WEST 165 STREET	70 PINEHURST AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	18	28	25	
Year Built	1906	1918	1914	
Gross SqFt	16,275	17,945	18,295	
Estimated Gross Income	\$217,597	\$262,906	\$221,219	
Gross Income per SqFt	\$13.37	\$14.65	\$12.09	
Estimated Expense	\$114,251	\$138,016	\$115,947	
Expense SqFt	\$7.02	\$7.69	\$6.34	
Net Operating Income	\$103,346	\$124,890	\$105,272	
Full Market Value	\$658,000	\$831,000	\$655,000	
Market Value per SqFt	\$40.43	\$46.31	\$35.80	
Distance from Cooperative in miles		0.42	0.58	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02130-0044	1-02157-0091	1-02123-0101	1-02177-0134
Address	500 WEST 174 STREET	547 WEST 186 STREET	503 WEST 167 STREET	70 PINEHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	30	30	25
Year Built	1911	1917	1925	1914
Gross SqFt	23,442	25,815	22,910	18,295
Estimated Gross Income	\$286,930	\$366,612	\$280,356	\$221,219
Gross Income per SqFt	\$12.24	\$14.20	\$12.24	\$12.09
Estimated Expense	\$125,180	\$203,114	\$122,434	\$115,947
Expense SqFt	\$5.34	\$7.87	\$5.34	\$6.34
Net Operating Income	\$161,750	\$163,498	\$157,922	\$105,272
Full Market Value	\$992,000	\$709,000	\$988,000	\$655,000
Market Value per SqFt	\$42.32	\$27.46	\$43.13	\$35.80
Distance from Cooperative in miles		0.67	0.30	0.55

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02133-0070	1-02152-0038	1-02177-0134	1-02123-0101
Address	592 WEST 178 STREET	289 AUDUBON AVENUE	70 PINEHURST AVENUE	503 WEST 167 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	17	25	30
Year Built	1911	1906	1914	1925
Gross SqFt	24,625	14,530	18,295	22,910
Estimated Gross Income	\$301,410	\$284,607	\$221,219	\$280,356
Gross Income per SqFt	\$12.24	\$19.59	\$12.09	\$12.24
Estimated Expense	\$131,498	\$116,689	\$115,947	\$122,434
Expense SqFt	\$5.34	\$8.03	\$6.34	\$5.34
Net Operating Income	\$169,912	\$167,918	\$105,272	\$157,922
Full Market Value	\$1,063,000	\$1,105,000	\$655,000	\$988,000
Market Value per SqFt	\$43.17	\$76.05	\$35.80	\$43.13
Distance from Cooperative in miles		0.13	0.38	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02134-0071	1-01730-0009	1-01730-0064	1-01730-0075
Address	790 RIVERSIDE DRIVE	45 WEST 132 STREET	40 WEST 135 STREET	470 LENOX AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	202	286	286	286
Year Built	1930	1959	1959	1960
Gross SqFt	326,008	267,008	267,008	267,008
Estimated Gross Income	\$4,997,703	\$4,104,479	\$4,092,468	\$3,854,231
Gross Income per SqFt	\$15.33	\$15.37	\$15.33	\$14.43
Estimated Expense	\$2,347,258	\$1,723,881	\$1,923,460	\$1,811,489
Expense SqFt	\$7.20	\$6.46	\$7.20	\$6.78
Net Operating Income	\$2,650,445	\$2,380,598	\$2,169,008	\$2,042,742
Full Market Value	\$17,895,000	\$11,653,000	\$14,645,000	\$13,533,000
Market Value per SqFt	\$54.89	\$43.64	\$54.85	\$50.68
Distance from Cooperative in miles		1.54	1.54	1.54

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02134-0105	1-02064-0036	1-02060-0025	1-02045-0083
Address	611 WEST 156 STREET	795 ST NICHOLAS AVENUE	409 WEST 145 STREET	140 BRADHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	29	56	36	71
Year Built	1910	1920	1925	1930
Gross SqFt	44,742	41,800	17,022	39,488
Estimated Gross Income	\$596,858	\$524,771	\$302,726	\$526,882
Gross Income per SqFt	\$13.34	\$12.55	\$17.78	\$13.34
Estimated Expense	\$293,508	\$267,633	\$124,118	\$259,231
Expense SqFt	\$6.56	\$6.40	\$7.29	\$6.56
Net Operating Income	\$303,350	\$257,138	\$178,608	\$267,651
Full Market Value	\$1,958,000	\$1,391,000	\$1,256,000	\$1,728,000
Market Value per SqFt	\$43.76	\$33.28	\$73.79	\$43.76
Distance from Cooperative in miles		0.50	0.66	0.66

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02134-0195	1-02065-0001	1-02011-0038	1-01769-0021
Address	800 RIVERSIDE DRIVE	1821 AMSTERDAM AVENUE	102 WEST 143 STREET	150 EAST 120 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	132	91	125
Year Built	1920	1984	1920	1984
Gross SqFt	167,821	145,691	103,248	120,368
Estimated Gross Income	\$2,631,433	\$2,229,572	\$1,619,360	\$2,165,364
Gross Income per SqFt	\$15.68	\$15.30	\$15.68	\$17.99
Estimated Expense	\$1,329,142	\$1,179,820	\$817,438	\$996,067
Expense SqFt	\$7.92	\$8.10	\$7.92	\$8.28
Net Operating Income	\$1,302,291	\$1,049,752	\$801,922	\$1,169,297
Full Market Value	\$8,852,000	\$7,082,000	\$5,451,000	\$8,244,000
Market Value per SqFt	\$52.75	\$48.61	\$52.80	\$68.49
Distance from Cooperative in miles		0.45	1.12	2.33

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02134-0206	1-01959-0001	1-01958-0001	1-02043-0029
Address	156 RIVERSIDE DRIVE WEST	2491 FREDRICK DOUGLASS BL	410 ST NICHOLAS AVENUE	2 BRADHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	434	261	315	177
Year Built	1963	1975	1926	1980
Gross SqFt	646,044	331,448	336,334	198,624
Estimated Gross Income	\$8,857,263	\$4,160,706	\$4,610,505	\$3,709,834
Gross Income per SqFt	\$13.71	\$12.55	\$13.71	\$18.68
Estimated Expense	\$4,341,416	\$2,038,746	\$2,260,191	\$1,796,581
Expense SqFt	\$6.72	\$6.15	\$6.72	\$9.05
Net Operating Income	\$4,515,847	\$2,121,960	\$2,350,314	\$1,913,253
Full Market Value	\$29,427,000	\$13,398,000	\$15,315,000	\$13,616,000
Market Value per SqFt	\$45.55	\$40.42	\$45.54	\$68.55
Distance from Cooperative in miles		1.34	1.43	0.97

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02135-0060	1-01730-0045	1-01730-0064	
Address	158 RIVERSIDE DRIVE WEST	10 WEST 135 STREET	40 WEST 135 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	244	286	286	
Year Built	1941	1958	1959	
Gross SqFt	318,505	267,008	267,008	
Estimated Gross Income	\$4,911,347	\$4,139,088	\$4,092,468	
Gross Income per SqFt	\$15.42	\$15.50	\$15.33	
Estimated Expense	\$2,184,944	\$1,738,417	\$1,923,460	
Expense SqFt	\$6.86	\$6.51	\$7.20	
Net Operating Income	\$2,726,403	\$2,400,671	\$2,169,008	
Full Market Value	\$18,175,000	\$16,261,000	\$14,645,000	
Market Value per SqFt	\$57.06	\$60.90	\$54.85	
Distance from Cooperative in miles		1.71	1.71	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02136-0018	1-02064-0036	1-02045-0102	
Address	834 RIVERSIDE DRIVE	795 ST NICHOLAS AVENUE	148 BRADHURST AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	31	56	30	
Year Built	1921	1920	1930	
Gross SqFt	26,400	41,800	13,488	
Estimated Gross Income	\$380,688	\$524,771	\$219,627	
Gross Income per SqFt	\$14.42	\$12.55	\$16.28	
Estimated Expense	\$189,816	\$267,633	\$107,448	
Expense SqFt	\$7.19	\$6.40	\$7.97	
Net Operating Income	\$190,872	\$257,138	\$112,179	
Full Market Value	\$1,265,000	\$1,391,000	\$771,000	
Market Value per SqFt	\$47.92	\$33.28	\$57.16	
Distance from Cooperative in miles		0.61	0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02136-0036	1-02099-0029	1-02117-0007	1-02053-0014
Address	870 RIVERSIDE DRIVE	3675 BROADWAY	3810 BROADWAY	281 EDGECOMBE AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	37	50	60	49
Year Built	1920	1920	1908	1920
Gross SqFt	74,879	67,854	61,268	58,596
Estimated Gross Income	\$854,369	\$774,147	\$863,996	\$652,809
Gross Income per SqFt	\$11.41	\$11.41	\$14.10	\$11.14
Estimated Expense	\$435,796	\$394,815	\$331,861	\$334,726
Expense SqFt	\$5.82	\$5.82	\$5.42	\$5.71
Net Operating Income	\$418,573	\$379,332	\$532,135	\$318,083
Full Market Value	\$2,260,000	\$1,972,000	\$2,674,000	\$1,918,000
Market Value per SqFt	\$30.18	\$29.06	\$43.64	\$32.73
Distance from Cooperative in miles		0.32	0.19	0.74

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02136-0050	1-02064-0036	1-02082-0052	1-02082-0045
Address	15 FT WASHINGTON AVENUE	795 ST NICHOLAS AVENUE	526 WEST 151 STREET	516 WEST 151 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	56	43	44
Year Built	1912	1920	1930	1920
Gross SqFt	40,778	41,800	38,125	26,005
Estimated Gross Income	\$511,764	\$524,771	\$761,772	\$315,768
Gross Income per SqFt	\$12.55	\$12.55	\$19.98	\$12.14
Estimated Expense	\$260,979	\$267,633	\$404,292	\$161,042
Expense SqFt	\$6.40	\$6.40	\$10.60	\$6.19
Net Operating Income	\$250,785	\$257,138	\$357,480	\$154,726
Full Market Value	\$1,584,000	\$1,391,000	\$2,581,000	\$965,000
Market Value per SqFt	\$38.84	\$33.28	\$67.70	\$37.11
Distance from Cooperative in miles		0.61	0.46	0.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02136-0086	1-02117-0007	1-02053-0014	1-02064-0036
Address	47 FT WASHINGTON AVENUE	3810 BROADWAY	281 EDGECOMBE AVENUE	795 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	60	49	56
Year Built	1914	1908	1920	1920
Gross SqFt	63,084	61,268	58,596	41,800
Estimated Gross Income	\$791,704	\$863,996	\$652,809	\$524,771
Gross Income per SqFt	\$12.55	\$14.10	\$11.14	\$12.55
Estimated Expense	\$403,738	\$331,861	\$334,726	\$267,633
Expense SqFt	\$6.40	\$5.42	\$5.71	\$6.40
Net Operating Income	\$387,966	\$532,135	\$318,083	\$257,138
Full Market Value	\$2,451,000	\$2,674,000	\$1,918,000	\$1,391,000
Market Value per SqFt	\$38.85	\$43.64	\$32.73	\$33.28
Distance from Cooperative in miles		0.25	0.82	0.70

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02136-0124	1-02053-0009	1-02064-0036	1-02082-0045
Address	664 WEST 161 STREET	267 EDGECOMBE AVENUE	795 ST NICHOLAS AVENUE	516 WEST 151 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	84	56	44
Year Built	1916	1920	1920	1920
Gross SqFt	52,950	45,072	41,800	26,005
Estimated Gross Income	\$664,523	\$1,011,728	\$524,771	\$315,768
Gross Income per SqFt	\$12.55	\$22.45	\$12.55	\$12.14
Estimated Expense	\$338,880	\$384,457	\$267,633	\$161,042
Expense SqFt	\$6.40	\$8.53	\$6.40	\$6.19
Net Operating Income	\$325,643	\$627,271	\$257,138	\$154,726
Full Market Value	\$2,057,000	\$4,634,000	\$1,391,000	\$965,000
Market Value per SqFt	\$38.85	\$102.81	\$33.28	\$37.11
Distance from Cooperative in miles		0.82	0.70	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02136-0128	1-02110-0037	1-02138-0102	
Address	654 WEST 161 STREET	421 WEST 162 STREET	600 WEST 169 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	48	65	40	
Year Built	1915	1928	1915	
Gross SqFt	61,902	63,720	64,998	
Estimated Gross Income	\$729,825	\$749,669	\$767,881	
Gross Income per SqFt	\$11.79	\$11.77	\$11.81	
Estimated Expense	\$375,745	\$389,069	\$391,619	
Expense SqFt	\$6.07	\$6.11	\$6.03	
Net Operating Income	\$354,080	\$360,600	\$376,262	
Full Market Value	\$2,184,000	\$2,222,000	\$2,322,000	
Market Value per SqFt	\$35.28	\$34.87	\$35.72	
Distance from Cooperative in miles		0.38	0.42	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02139-0175	1-02139-0193	1-02139-0145	1-02143-0009
Address	255 FT WASHINGTON AVENUE	711 WEST 171 STREET	720 WEST 170 STREET	610 WEST 174 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	48	53	49
Year Built	1946	1929	1920	1925
Gross SqFt	44,574	44,820	47,814	40,924
Estimated Gross Income	\$594,617	\$597,150	\$694,398	\$545,983
Gross Income per SqFt	\$13.34	\$13.32	\$14.52	\$13.34
Estimated Expense	\$319,150	\$235,189	\$357,021	\$293,057
Expense SqFt	\$7.16	\$5.25	\$7.47	\$7.16
Net Operating Income	\$275,467	\$361,961	\$337,377	\$252,926
Full Market Value	\$1,778,000	\$2,335,000	\$3,256,000	\$1,633,000
Market Value per SqFt	\$39.89	\$52.10	\$68.10	\$39.90
Distance from Cooperative in miles		0.05	0.05	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02139-0214	1-02138-0155	1-02138-0134	
Address	70 HAVEN AVENUE	620 WEST 170 STREET	238 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	54	65	41	
Year Built	1925	1920	1920	
Gross SqFt	61,356	61,848	55,146	
Estimated Gross Income	\$765,723	\$744,575	\$711,814	
Gross Income per SqFt	\$12.48	\$12.04	\$12.91	
Estimated Expense	\$374,885	\$379,733	\$334,553	
Expense SqFt	\$6.11	\$6.14	\$6.07	
Net Operating Income	\$390,838	\$364,842	\$377,261	
Full Market Value	\$2,335,000	\$2,268,000	\$2,293,000	
Market Value per SqFt	\$38.06	\$36.67	\$41.58	
Distance from Cooperative in miles		0.15	0.15	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02139-0316	1-02142-0168	1-02142-0009	1-02142-0015
Address	720 WEST 173 STREET	344 FT WASHINGTON AVENUE	629 WEST 170 STREET	617 WEST 170 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	48	48	33	33
Year Built	1922	1923	1917	1917
Gross SqFt	40,720	41,670	30,020	30,020
Estimated Gross Income	\$551,756	\$550,892	\$406,741	\$430,278
Gross Income per SqFt	\$13.55	\$13.22	\$13.55	\$14.33
Estimated Expense	\$259,386	\$304,544	\$191,168	\$202,231
Expense SqFt	\$6.37	\$7.31	\$6.37	\$6.74
Net Operating Income	\$292,370	\$246,348	\$215,573	\$228,047
Full Market Value	\$1,559,000	\$1,585,000	\$1,399,000	\$1,508,000
Market Value per SqFt	\$38.29	\$38.04	\$46.60	\$50.23
Distance from Cooperative in miles		0.15	0.16	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02139-0517	1-02177-0116	1-02136-0225	
Address	4 SOUTH PINEHURST AVENUE	90 PINEHURST AVENUE	652 WEST 163 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	43	51	54	
Year Built	1925	1920	1923	
Gross SqFt	59,805	60,090	59,274	
Estimated Gross Income	\$893,487	\$851,613	\$930,557	
Gross Income per SqFt	\$14.94	\$14.17	\$15.70	
Estimated Expense	\$404,282	\$417,290	\$389,407	
Expense SqFt	\$6.76	\$6.94	\$6.57	
Net Operating Income	\$489,205	\$434,323	\$541,150	
Full Market Value	\$3,278,000	\$2,862,000	\$3,679,000	
Market Value per SqFt	\$54.81	\$47.63	\$62.07	
Distance from Cooperative in miles		0.21	0.68	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02139-0523	1-02139-0500	1-02136-0170	
Address	371 FT WASHINGTON AVENUE	227 HAVEN AVENUE	910 RIVERSIDE DRIVE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	54	49	65	
Year Built	1923	1924	1922	
Gross SqFt	81,804	70,980	74,730	
Estimated Gross Income	\$1,005,371	\$841,974	\$950,064	
Gross Income per SqFt	\$12.29	\$11.86	\$12.71	
Estimated Expense	\$506,367	\$493,338	\$405,616	
Expense SqFt	\$6.19	\$6.95	\$5.43	
Net Operating Income	\$499,004	\$348,636	\$544,448	
Full Market Value	\$3,016,000	\$2,155,000	\$3,454,000	
Market Value per SqFt	\$36.87	\$30.36	\$46.22	
Distance from Cooperative in miles		0.06	0.74	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02139-0530	1-02139-0500	1-02139-0551	
Address	359 FT WASHINGTON AVENUE	227 HAVEN AVENUE	217 HAVEN AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	54	49	49	
Year Built	1923	1924	1920	
Gross SqFt	81,804	70,980	64,518	
Estimated Gross Income	\$1,057,726	\$841,974	\$902,379	
Gross Income per SqFt	\$12.93	\$11.86	\$13.99	
Estimated Expense	\$556,267	\$493,338	\$428,414	
Expense SqFt	\$6.80	\$6.95	\$6.64	
Net Operating Income	\$501,459	\$348,636	\$473,965	
Full Market Value	\$3,202,000	\$2,155,000	\$2,742,000	
Market Value per SqFt	\$39.14	\$30.36	\$42.50	
Distance from Cooperative in miles		0.06	0.06	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02142-0050	1-02142-0058	1-02139-0335	
Address	270 FT WASHINGTON AVENUE	651 WEST 171 STREET	725 WEST 172 STREET	
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	1920	
Gross SqFt	48,298	50,802	44,156	
Estimated Gross Income	\$752,483	\$747,246	\$726,348	
Gross Income per SqFt	\$15.58	\$14.71	\$16.45	
Estimated Expense	\$333,739	\$351,206	\$305,066	
Expense SqFt	\$6.91	\$6.91	\$6.91	
Net Operating Income	\$418,744	\$396,040	\$421,282	
Full Market Value	\$2,841,000	\$2,641,000	\$2,903,000	
Market Value per SqFt	\$58.82	\$51.99	\$65.74	
Distance from Cooperative in miles		0.00	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02142-0089	1-02142-0058	1-02139-0335	
Address	280 FT WASHINGTON AVENUE	651 WEST 171 STREET	725 WEST 172 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	1922	1920	
Gross SqFt	50,412	50,802	44,156	
Estimated Gross Income	\$785,419	\$747,246	\$726,348	
Gross Income per SqFt	\$15.58	\$14.71	\$16.45	
Estimated Expense	\$348,347	\$351,206	\$305,066	
Expense SqFt	\$6.91	\$6.91	\$6.91	
Net Operating Income	\$437,072	\$396,040	\$421,282	
Full Market Value	\$2,965,000	\$2,641,000	\$2,903,000	
Market Value per SqFt	\$58.82	\$51.99	\$65.74	
Distance from Cooperative in miles		0.00	0.13	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02142-0231	1-02142-0247	1-02139-0542	
Address	712 WEST 175 STREET	647 WEST 174 STREET	831 WEST 176 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	40	40	42	
Year Built	1925	1924	1926	
Gross SqFt	32,540	29,910	35,200	
Estimated Gross Income	\$413,258	\$415,712	\$404,902	
Gross Income per SqFt	\$12.70	\$13.90	\$11.50	
Estimated Expense	\$202,724	\$177,013	\$229,847	
Expense SqFt	\$6.23	\$5.92	\$6.53	
Net Operating Income	\$210,534	\$238,699	\$175,055	
Full Market Value	\$1,135,000	\$1,563,000	\$1,069,000	
Market Value per SqFt	\$34.88	\$52.26	\$30.37	
Distance from Cooperative in miles		0.00	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02149-0265	1-02158-0054	1-02161-0050	1-02149-0270
Address	121 FT GEORGE AVENUE	460 AUDUBON AVENUE	550 AUDUBON AVENUE	133 FT GEORGE AVENUE
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	44	48	45	40
Year Built	1960	1930	1923	1924
Gross SqFt	40,304	38,190	39,485	35,135
Estimated Gross Income	\$480,021	\$446,020	\$499,130	\$418,296
Gross Income per SqFt	\$11.91	\$11.68	\$12.64	\$11.91
Estimated Expense	\$244,645	\$227,470	\$259,851	\$213,331
Expense SqFt	\$6.07	\$5.96	\$6.58	\$6.07
Net Operating Income	\$235,376	\$218,550	\$239,279	\$204,965
Full Market Value	\$1,457,000	\$1,332,000	\$1,515,000	\$1,269,000
Market Value per SqFt	\$36.15	\$34.88	\$38.37	\$36.12
Distance from Cooperative in miles		0.25	0.20	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02155-0019	1-02117-0007	1-02002-0002	
Address	2440 AMSTERDAM AVENUE	3810 BROADWAY	583 RIVERSIDE DRIVE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	78	60	70	
Year Built	1923	1908	1930	
Gross SqFt	71,305	61,268	67,350	
Estimated Gross Income	\$887,034	\$863,996	\$726,205	
Gross Income per SqFt	\$12.44	\$14.10	\$10.78	
Estimated Expense	\$382,908	\$331,861	\$357,603	
Expense SqFt	\$5.37	\$5.42	\$5.31	
Net Operating Income	\$504,126	\$532,135	\$368,602	
Full Market Value	\$3,174,000	\$2,674,000	\$2,192,000	
Market Value per SqFt	\$44.51	\$43.64	\$32.55	
Distance from Cooperative in miles		1.17	2.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02156-0029	1-02047-0020	1-02237-0045	
Address	517 WEST 184 STREET	234 BRADHURST AVENUE	678 ACADEMY STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	INWOOD	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	21	25	31	
Year Built	1913	1910	1930	
Gross SqFt	17,615	18,460	22,215	
Estimated Gross Income	\$238,683	\$243,869	\$308,406	
Gross Income per SqFt	\$13.55	\$13.21	\$13.88	
Estimated Expense	\$120,487	\$130,678	\$146,466	
Expense SqFt	\$6.84	\$7.08	\$6.59	
Net Operating Income	\$118,196	\$113,191	\$161,940	
Full Market Value	\$736,000	\$728,000	\$770,000	
Market Value per SqFt	\$41.78	\$39.44	\$34.66	
Distance from Cooperative in miles		1.60	1.15	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02157-0042	1-02221-0036	1-02237-0045	1-02110-0008
Address	560 WEST 186 STREET	70 POST AVENUE	678 ACADEMY STREET	448 WEST 163 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	INWOOD	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	40	31	40
Year Built	1923	1930	1930	1900
Gross SqFt	28,705	30,400	22,215	30,340
Estimated Gross Income	\$377,184	\$388,034	\$308,406	\$398,557
Gross Income per SqFt	\$13.14	\$12.76	\$13.88	\$13.14
Estimated Expense	\$213,565	\$221,256	\$146,466	\$225,590
Expense SqFt	\$7.44	\$7.28	\$6.59	\$7.44
Net Operating Income	\$163,619	\$166,778	\$161,940	\$172,967
Full Market Value	\$1,051,000	\$1,004,000	\$770,000	\$1,111,000
Market Value per SqFt	\$36.61	\$33.03	\$34.66	\$36.62
Distance from Cooperative in miles		0.97	1.08	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02162-0051	1-02119-0066	1-02083-0040	1-02054-0022
Address	143 WADSWORTH AVENUE	547 WEST 160 STREET	510 WEST 152 STREET	377 EDGECOMBE AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	20	15
Year Built	1907	1907	1900	1920
Gross SqFt	13,035	15,175	13,680	12,905
Estimated Gross Income	\$141,821	\$164,282	\$148,832	\$146,366
Gross Income per SqFt	\$10.88	\$10.83	\$10.88	\$11.34
Estimated Expense	\$72,344	\$92,792	\$75,904	\$84,330
Expense SqFt	\$5.55	\$6.11	\$5.55	\$6.53
Net Operating Income	\$69,477	\$71,490	\$72,928	\$62,036
Full Market Value	\$415,000	\$298,000	\$435,000	\$377,000
Market Value per SqFt	\$31.84	\$19.64	\$31.80	\$29.21
Distance from Cooperative in miles		1.03	1.47	1.48

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02162-0052	1-02119-0066	1-02083-0040	1-02054-0022
Address	145 WADSWORTH AVENUE	547 WEST 160 STREET	510 WEST 152 STREET	377 EDGEcombe AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	20	15
Year Built	1907	1907	1900	1920
Gross SqFt	13,035	15,175	13,680	12,905
Estimated Gross Income	\$141,821	\$164,282	\$148,832	\$146,366
Gross Income per SqFt	\$10.88	\$10.83	\$10.88	\$11.34
Estimated Expense	\$72,344	\$92,792	\$75,904	\$84,330
Expense SqFt	\$5.55	\$6.11	\$5.55	\$6.53
Net Operating Income	\$69,477	\$71,490	\$72,928	\$62,036
Full Market Value	\$415,000	\$298,000	\$435,000	\$377,000
Market Value per SqFt	\$31.84	\$19.64	\$31.80	\$29.21
Distance from Cooperative in miles		1.03	1.47	1.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02170-0129	1-02114-0035	1-02119-0036	
Address	11 FT GEORGE HILL	1930 AMSTERDAM AVENUE	2034 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	169	182	110	
Year Built	1963	1900	1983	
Gross SqFt	201,206	181,111	123,015	
Estimated Gross Income	\$3,716,275	\$3,381,514	\$2,246,948	
Gross Income per SqFt	\$18.47	\$18.67	\$18.27	
Estimated Expense	\$1,539,226	\$1,502,147	\$860,645	
Expense SqFt	\$7.65	\$8.29	\$7.00	
Net Operating Income	\$2,177,049	\$1,879,367	\$1,386,303	
Full Market Value	\$9,765,000	\$13,367,000	\$9,814,000	
Market Value per SqFt	\$48.53	\$73.81	\$79.78	
Distance from Cooperative in miles		2.06	1.82	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02170-0131	1-02043-0029	1-02114-0035	
Address	1705 FT GEORGE HILL	2 BRADHURST AVENUE	1930 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	204	177	182	
Year Built	1961	1980	1900	
Gross SqFt	222,714	198,624	181,111	
Estimated Gross Income	\$4,160,298	\$3,709,834	\$3,381,514	
Gross Income per SqFt	\$18.68	\$18.68	\$18.67	
Estimated Expense	\$1,930,930	\$1,796,581	\$1,502,147	
Expense SqFt	\$8.67	\$9.05	\$8.29	
Net Operating Income	\$2,229,368	\$1,913,253	\$1,879,367	
Full Market Value	\$10,083,000	\$13,616,000	\$13,367,000	
Market Value per SqFt	\$45.27	\$68.55	\$73.81	
Distance from Cooperative in miles		2.76	2.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02170-0140	1-02043-0029	1-02114-0035	
Address	99 HILLSIDE AVENUE	2 BRADHURST AVENUE	1930 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	205	177	182	
Year Built	1959	1980	1900	
Gross SqFt	223,200	198,624	181,111	
Estimated Gross Income	\$4,169,376	\$3,709,834	\$3,381,514	
Gross Income per SqFt	\$18.68	\$18.68	\$18.67	
Estimated Expense	\$1,935,144	\$1,796,581	\$1,502,147	
Expense SqFt	\$8.67	\$9.05	\$8.29	
Net Operating Income	\$2,234,232	\$1,913,253	\$1,879,367	
Full Market Value	\$10,831,000	\$13,616,000	\$13,367,000	
Market Value per SqFt	\$48.53	\$68.55	\$73.81	
Distance from Cooperative in miles		2.76	2.06	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02170-0520	1-02043-0029	1-02114-0035	
Address	45 FAIRVIEW AVENUE	2 BRADHURST AVENUE	1930 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	218	177	182	
Year Built	1963	1980	1900	
Gross SqFt	271,388	198,624	181,111	
Estimated Gross Income	\$5,069,528	\$3,709,834	\$3,381,514	
Gross Income per SqFt	\$18.68	\$18.68	\$18.67	
Estimated Expense	\$2,352,934	\$1,796,581	\$1,502,147	
Expense SqFt	\$8.67	\$9.05	\$8.29	
Net Operating Income	\$2,716,594	\$1,913,253	\$1,879,367	
Full Market Value	\$12,286,000	\$13,616,000	\$13,367,000	
Market Value per SqFt	\$45.27	\$68.55	\$73.81	
Distance from Cooperative in miles		2.76	2.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02171-0012	1-02180-0605	1-02220-0005	1-02179-0185
Address	31 NAGLE AVENUE	690 FT WASHINGTON AVENUE	97 SHERMAN AVENUE	106 PINEHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	INWOOD	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	114	100	110	96
Year Built	1951	1940	1930	1928
Gross SqFt	89,300	90,446	89,391	93,180
Estimated Gross Income	\$1,511,849	\$1,531,536	\$1,411,735	\$1,663,379
Gross Income per SqFt	\$16.93	\$16.93	\$15.79	\$17.85
Estimated Expense	\$653,676	\$662,448	\$623,119	\$681,985
Expense SqFt	\$7.32	\$7.32	\$6.97	\$7.32
Net Operating Income	\$858,173	\$869,088	\$788,616	\$981,394
Full Market Value	\$5,959,000	\$6,034,000	\$5,369,000	\$6,906,000
Market Value per SqFt	\$66.73	\$66.71	\$60.06	\$74.11
Distance from Cooperative in miles		0.34	0.38	0.66

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02171-0105	1-02175-0192	1-02172-0100	
Address	30 BOGARDUS PLACE	75 THAYER 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	48	51	
Year Built	1941	1939	1928	
Gross SqFt	43,737	43,440	47,642	
Estimated Gross Income	\$597,885	\$567,350	\$680,314	
Gross Income per SqFt	\$13.67	\$13.06	\$14.28	
Estimated Expense	\$280,354	\$292,474	\$290,122	
Expense SqFt	\$6.41	\$6.73	\$6.09	
Net Operating Income	\$317,531	\$274,876	\$390,192	
Full Market Value	\$2,067,000	\$1,761,000	\$2,577,000	
Market Value per SqFt	\$47.26	\$40.54	\$54.09	
Distance from Cooperative in miles		0.36	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02171-0120	1-02174-0208	1-02174-0200	1-02179-0203
Address	4 BOGARDUS PLACE	42 THAYER STREET	47 ARDEN STREET	183 PINEHURST 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	35	36	36	35
Year Built	1920	1939	1939	1930
Gross SqFt	34,108	34,422	32,928	32,100
Estimated Gross Income	\$454,660	\$425,018	\$438,949	\$504,875
Gross Income per SqFt	\$13.33	\$12.35	\$13.33	\$15.73
Estimated Expense	\$220,679	\$228,964	\$213,137	\$268,493
Expense SqFt	\$6.47	\$6.65	\$6.47	\$8.36
Net Operating Income	\$233,981	\$196,054	\$225,812	\$236,382
Full Market Value	\$1,510,000	\$1,231,000	\$1,457,000	\$1,562,000
Market Value per SqFt	\$44.27	\$35.76	\$44.25	\$48.66
Distance from Cooperative in miles		0.23	0.23	0.56

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02175-0032	1-02248-0024	1-02175-0150	
Address	96 ARDEN STREET	139 PAYSON AVENUE	97 ARDEN STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	60	61	78	
Year Built	1925	1927	1920	
Gross SqFt	58,904	61,584	67,422	
Estimated Gross Income	\$839,971	\$865,800	\$974,900	
Gross Income per SqFt	\$14.26	\$14.06	\$14.46	
Estimated Expense	\$407,027	\$431,517	\$458,203	
Expense SqFt	\$6.91	\$7.01	\$6.80	
Net Operating Income	\$432,944	\$434,283	\$516,697	
Full Market Value	\$2,859,000	\$2,854,000	\$2,626,000	
Market Value per SqFt	\$48.54	\$46.34	\$38.95	
Distance from Cooperative in miles		0.35	0.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02175-0175	1-02221-0039	1-02158-0054	1-02174-0111
Address	76 THAYER STREET	66 POST AVENUE	460 AUDUBON AVENUE	75 ELLWOOD STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	62	40	48	26
Year Built	1928	1917	1930	1940
Gross SqFt	47,825	30,725	38,190	42,190
Estimated Gross Income	\$558,596	\$369,523	\$446,020	\$486,980
Gross Income per SqFt	\$11.68	\$12.03	\$11.68	\$11.54
Estimated Expense	\$285,037	\$206,075	\$227,470	\$248,360
Expense SqFt	\$5.96	\$6.71	\$5.96	\$5.89
Net Operating Income	\$273,559	\$163,448	\$218,550	\$238,620
Full Market Value	\$1,605,000	\$1,016,000	\$1,332,000	\$1,222,000
Market Value per SqFt	\$33.56	\$33.07	\$34.88	\$28.96
Distance from Cooperative in miles		0.28	0.71	0.18

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02176-0044	1-02177-0159	1-02176-0039	
Address	706 WEST 180 STREET	44 PINEHURST AVENUE	720 WEST 180 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	21	22	
Year Built	1924	1911	1909	
Gross SqFt	18,340	18,785	20,500	
Estimated Gross Income	\$266,664	\$275,864	\$294,750	
Gross Income per SqFt	\$14.54	\$14.69	\$14.38	
Estimated Expense	\$124,345	\$116,601	\$150,374	
Expense SqFt	\$6.78	\$6.21	\$7.34	
Net Operating Income	\$142,319	\$159,263	\$144,376	
Full Market Value	\$945,000	\$1,061,000	\$956,000	
Market Value per SqFt	\$51.53	\$56.48	\$46.63	
Distance from Cooperative in miles		0.13	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02176-0150	1-02176-0040	1-02176-0039	1-02176-0149
Address	715 WEST 180 STREET	716 WEST 180 STREET	720 WEST 180 STREET	711 WEST 180 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	20	22	22	20
Year Built	1909	1909	1909	1909
Gross SqFt	20,720	20,500	20,500	19,220
Estimated Gross Income	\$294,431	\$291,250	\$294,750	\$220,766
Gross Income per SqFt	\$14.21	\$14.21	\$14.38	\$11.49
Estimated Expense	\$138,410	\$136,888	\$150,374	\$121,727
Expense SqFt	\$6.68	\$6.68	\$7.34	\$6.33
Net Operating Income	\$156,021	\$154,362	\$144,376	\$99,039
Full Market Value	\$924,000	\$1,018,000	\$956,000	\$605,000
Market Value per SqFt	\$44.59	\$49.66	\$46.63	\$31.48
Distance from Cooperative in miles		0.06	0.06	0.00

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0028	1-02142-0202	1-02167-0063	1-02142-0211
Address	5 PINEHURST AVENUE	709 WEST 176 STREET	258 WADSWORTH AVENUE	712 WEST 176 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	38	49	49	40
Year Built	1950	1924	1923	1930
Gross SqFt	47,550	45,760	43,575	34,490
Estimated Gross Income	\$738,452	\$667,635	\$676,700	\$567,136
Gross Income per SqFt	\$15.53	\$14.59	\$15.53	\$16.44
Estimated Expense	\$368,988	\$313,788	\$337,942	\$238,197
Expense SqFt	\$7.76	\$6.86	\$7.76	\$6.91
Net Operating Income	\$369,464	\$353,847	\$338,758	\$328,939
Full Market Value	\$1,863,000	\$2,352,000	\$2,297,000	\$2,265,000
Market Value per SqFt	\$39.18	\$51.40	\$52.71	\$65.67
Distance from Cooperative in miles		0.08	0.48	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0087	1-02176-0036	1-02177-0150	
Address	447 FT WASHINGTON AVENUE	436 FT WASHINGTON AVENUE	427 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	56	
Year Built	1910	1914	1909	
Gross SqFt	52,782	52,206	50,976	
Estimated Gross Income	\$868,264	\$864,382	\$832,379	
Gross Income per SqFt	\$16.45	\$16.56	\$16.33	
Estimated Expense	\$356,279	\$363,040	\$334,122	
Expense SqFt	\$6.75	\$6.95	\$6.55	
Net Operating Income	\$511,985	\$501,342	\$498,257	
Full Market Value	\$3,528,000	\$3,272,000	\$3,426,000	
Market Value per SqFt	\$66.84	\$62.67	\$67.21	
Distance from Cooperative in miles		0.10	0.06	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0118	1-02177-0150	1-02176-0115	1-02177-0152
Address	854 WEST 181 STREET	427 FT WASHINGTON AVENUE	736 WEST 181 STREET	435 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	60	56	75	46
Year Built	1909	1909	1920	1909
Gross SqFt	56,814	50,976	59,208	49,422
Estimated Gross Income	\$927,773	\$832,379	\$897,137	\$814,659
Gross Income per SqFt	\$16.33	\$16.33	\$15.15	\$16.48
Estimated Expense	\$372,132	\$334,122	\$421,654	\$311,283
Expense SqFt	\$6.55	\$6.55	\$7.12	\$6.30
Net Operating Income	\$555,641	\$498,257	\$475,483	\$503,376
Full Market Value	\$3,821,000	\$3,426,000	\$3,200,000	\$3,470,000
Market Value per SqFt	\$67.25	\$67.21	\$54.05	\$70.21
Distance from Cooperative in miles		0.08	0.14	0.08

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0154	1-02177-0163	1-02177-0150	
Address	49 PINEHURST AVENUE	854 WEST 180 STREET	427 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	44	48	56	
Year Built	1910	1910	1909	
Gross SqFt	46,818	46,530	50,976	
Estimated Gross Income	\$689,629	\$611,089	\$832,379	
Gross Income per SqFt	\$14.73	\$13.13	\$16.33	
Estimated Expense	\$297,762	\$287,212	\$334,122	
Expense SqFt	\$6.36	\$6.17	\$6.55	
Net Operating Income	\$391,867	\$323,877	\$498,257	
Full Market Value	\$2,614,000	\$2,079,000	\$3,426,000	
Market Value per SqFt	\$55.83	\$44.68	\$67.21	
Distance from Cooperative in miles		0.05	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0166	1-02180-0020	1-02139-0335	1-02177-0163
Address	825 WEST 179 STREET	13 MAGAW PLACE	725 WEST 172 STREET	854 WEST 180 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	48	48	48
Year Built	1920	1927	1920	1910
Gross SqFt	43,536	43,326	44,156	46,530
Estimated Gross Income	\$716,167	\$773,078	\$726,348	\$611,089
Gross Income per SqFt	\$16.45	\$17.84	\$16.45	\$13.13
Estimated Expense	\$300,834	\$324,693	\$305,066	\$287,212
Expense SqFt	\$6.91	\$7.49	\$6.91	\$6.17
Net Operating Income	\$415,333	\$448,385	\$421,282	\$323,877
Full Market Value	\$2,862,000	\$3,155,000	\$2,903,000	\$2,079,000
Market Value per SqFt	\$65.74	\$72.82	\$65.74	\$44.68
Distance from Cooperative in miles		0.17	0.32	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0170	1-02179-0095	1-02179-0156	1-02179-0221
Address	870 WEST 181 STREET	105 PINEHURST AVENUE	186 PINEHURST AVENUE	567 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	61	58	65	62
Year Built	1923	1925	1920	1920
Gross SqFt	63,600	62,366	65,352	59,976
Estimated Gross Income	\$908,208	\$890,394	\$839,626	\$984,825
Gross Income per SqFt	\$14.28	\$14.28	\$12.85	\$16.42
Estimated Expense	\$426,756	\$418,485	\$411,417	\$349,989
Expense SqFt	\$6.71	\$6.71	\$6.30	\$5.84
Net Operating Income	\$481,452	\$471,909	\$428,209	\$634,836
Full Market Value	\$3,180,000	\$2,953,000	\$2,728,000	\$4,372,000
Market Value per SqFt	\$50.00	\$47.35	\$41.74	\$72.90
Distance from Cooperative in miles		0.13	0.21	0.31

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0175	1-02177-0116	1-02179-0095	1-02179-0221
Address	860 WEST 181 STREET	90 PINEHURST AVENUE	105 PINEHURST AVENUE	567 FT WASHINGTON 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	66	51	58	62
Year Built	1923	1920	1925	1920
Gross SqFt	60,780	60,090	62,366	59,976
Estimated Gross Income	\$867,938	\$851,613	\$890,394	\$984,825
Gross Income per SqFt	\$14.28	\$14.17	\$14.28	\$16.42
Estimated Expense	\$407,834	\$417,290	\$418,485	\$349,989
Expense SqFt	\$6.71	\$6.94	\$6.71	\$5.84
Net Operating Income	\$460,104	\$434,323	\$471,909	\$634,836
Full Market Value	\$3,039,000	\$2,862,000	\$2,953,000	\$4,372,000
Market Value per SqFt	\$50.00	\$47.63	\$47.35	\$72.90
Distance from Cooperative in miles		0.05	0.13	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0234	1-02179-0005	1-02180-0350	1-02171-0052
Address	330 HAVEN AVENUE	1384 RIVERSIDE DRIVE	620 FT WASHINGTON AVENUE	64 HILLSIDE AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	192	138	140	185
Year Built	1951	1967	1937	1928
Gross SqFt	210,468	142,600	148,793	161,362
Estimated Gross Income	\$3,039,158	\$2,143,498	\$2,149,097	\$1,967,453
Gross Income per SqFt	\$14.44	\$15.03	\$14.44	\$12.19
Estimated Expense	\$1,429,078	\$1,007,444	\$1,010,076	\$1,066,607
Expense SqFt	\$6.79	\$7.06	\$6.79	\$6.61
Net Operating Income	\$1,610,080	\$1,136,054	\$1,139,021	\$900,846
Full Market Value	\$10,193,000	\$7,627,000	\$7,548,000	\$5,046,000
Market Value per SqFt	\$48.43	\$53.49	\$50.73	\$31.27
Distance from Cooperative in miles		0.43	0.58	0.99

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0242	1-02177-0039	1-02177-0116	
Address	880 WEST 181 STREET	12 PINEHURST AVENUE	90 PINEHURST AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	61	61	51	
Year Built	1916	1920	1920	
Gross SqFt	56,418	53,874	60,090	
Estimated Gross Income	\$799,443	\$762,629	\$851,613	
Gross Income per SqFt	\$14.17	\$14.16	\$14.17	
Estimated Expense	\$401,696	\$392,660	\$417,290	
Expense SqFt	\$7.12	\$7.29	\$6.94	
Net Operating Income	\$397,747	\$369,969	\$434,323	
Full Market Value	\$2,621,000	\$1,912,000	\$2,862,000	
Market Value per SqFt	\$46.46	\$35.49	\$47.63	
Distance from Cooperative in miles		0.13	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0001	1-02176-0115	1-02179-0100	
Address	875 WEST 181 STREET	736 WEST 181 STREET	481 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	86	75	64	
Year Built	1917	1920	1936	
Gross SqFt	60,355	59,208	56,706	
Estimated Gross Income	\$908,946	\$897,137	\$849,167	
Gross Income per SqFt	\$15.06	\$15.15	\$14.97	
Estimated Expense	\$418,864	\$421,654	\$383,157	
Expense SqFt	\$6.94	\$7.12	\$6.76	
Net Operating Income	\$490,082	\$475,483	\$466,010	
Full Market Value	\$3,292,000	\$3,200,000	\$3,124,000	
Market Value per SqFt	\$54.54	\$54.05	\$55.09	
Distance from Cooperative in miles		0.37	0.26	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0010	1-01616-0001	1-01737-0025	1-02153-0001
Address	120 CABRINI BOULEVARD	1307 5 AVENUE	2300 5 AVENUE	1360 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-EAST	HARLEM-CENTRAL	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	594	608	771	485
Year Built	1939	1974	1959	1964
Gross SqFt	890,134	680,000	555,954	517,910
Estimated Gross Income	\$14,348,960	\$12,793,260	\$8,961,323	\$7,086,924
Gross Income per SqFt	\$16.12	\$18.81	\$16.12	\$13.68
Estimated Expense	\$7,708,560	\$5,884,900	\$4,812,261	\$3,609,626
Expense SqFt	\$8.66	\$8.65	\$8.66	\$6.97
Net Operating Income	\$6,640,400	\$6,908,360	\$4,149,062	\$3,477,298
Full Market Value	\$45,492,000	\$49,243,000	\$28,424,000	\$22,643,000
Market Value per SqFt	\$51.11	\$72.42	\$51.13	\$43.72
Distance from Cooperative in miles		4.07	2.66	0.61

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0080	1-02180-0157	1-02180-0406	
Address	867 WEST 181 STREET	725 WEST 184 STREET	660 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	72	78	60	
Year Built	1920	1920	1920	
Gross SqFt	73,272	70,692	68,108	
Estimated Gross Income	\$1,112,269	\$1,077,391	\$1,029,084	
Gross Income per SqFt	\$15.18	\$15.24	\$15.11	
Estimated Expense	\$428,641	\$437,625	\$375,481	
Expense SqFt	\$5.85	\$6.19	\$5.51	
Net Operating Income	\$683,628	\$639,766	\$653,603	
Full Market Value	\$4,603,000	\$2,795,000	\$4,395,000	
Market Value per SqFt	\$62.82	\$39.54	\$64.53	
Distance from Cooperative in miles		0.24	0.21	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0112	1-02180-0020	1-02149-0056	1-02167-0010
Address	115 CABRINI BOULEVARD	13 MAGAW PLACE	24 LAUREL HILL TERRACE	644 WEST 185 STREET
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	39	48	48	49
Year Built	1927	1927	1930	1940
Gross SqFt	39,708	43,326	42,864	34,668
Estimated Gross Income	\$591,252	\$773,078	\$638,226	\$510,200
Gross Income per SqFt	\$14.89	\$17.84	\$14.89	\$14.72
Estimated Expense	\$274,382	\$324,693	\$296,365	\$265,241
Expense SqFt	\$6.91	\$7.49	\$6.91	\$7.65
Net Operating Income	\$316,870	\$448,385	\$341,861	\$244,959
Full Market Value	\$2,121,000	\$3,155,000	\$2,160,000	\$1,634,000
Market Value per SqFt	\$53.41	\$72.82	\$50.39	\$47.13
Distance from Cooperative in miles		0.15	0.58	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0158	1-02177-0039	1-02180-0007	
Address	198 PINEHURST AVENUE	12 PINEHURST AVENUE	482 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	60	61	48	
Year Built	1920	1920	1930	
Gross SqFt	52,616	53,874	51,138	
Estimated Gross Income	\$799,237	\$762,629	\$829,560	
Gross Income per SqFt	\$15.19	\$14.16	\$16.22	
Estimated Expense	\$377,257	\$392,660	\$360,035	
Expense SqFt	\$7.17	\$7.29	\$7.04	
Net Operating Income	\$421,980	\$369,969	\$469,525	
Full Market Value	\$2,842,000	\$1,912,000	\$3,223,000	
Market Value per SqFt	\$54.01	\$35.49	\$63.03	
Distance from Cooperative in miles		0.35	0.15	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0170	1-01488-0045	1-02162-0001	
Address	116 PINEHURST AVENUE	500 EAST 77 STREET	101 WADSWORTH AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	UPPER EAST SIDE (59-79)	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	353	427	484	
Year Built	1925	1964	1962	
Gross SqFt	540,000	530,809	503,310	
Estimated Gross Income	\$10,513,800	\$13,189,554	\$7,086,924	
Gross Income per SqFt	\$19.47	\$24.85	\$14.08	
Estimated Expense	\$4,352,400	\$4,402,642	\$3,938,627	
Expense SqFt	\$8.06	\$8.29	\$7.83	
Net Operating Income	\$6,161,400	\$8,786,912	\$3,148,297	
Full Market Value	\$44,260,000	\$65,968,000	\$20,702,000	
Market Value per SqFt	\$81.96	\$124.28	\$41.13	
Distance from Cooperative in miles		5.84	0.42	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0205	1-02179-0098	1-02170-0356	
Address	187 PINEHURST AVENUE	810 WEST 183 STREET	96 WADSWORTH TERRACE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	49	37	42	
Year Built	1925	1924	1922	
Gross SqFt	34,200	31,805	35,470	
Estimated Gross Income	\$487,692	\$452,429	\$506,799	
Gross Income per SqFt	\$14.26	\$14.23	\$14.29	
Estimated Expense	\$209,646	\$212,642	\$197,121	
Expense SqFt	\$6.13	\$6.69	\$5.56	
Net Operating Income	\$278,046	\$239,787	\$309,678	
Full Market Value	\$1,543,000	\$1,582,000	\$1,404,000	
Market Value per SqFt	\$45.12	\$49.74	\$39.58	
Distance from Cooperative in miles		0.20	0.40	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0258	1-02180-0077	1-02139-0204	
Address	17 CHITTENDEN AVENUE	10 BENNETT AVENUE	275 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	33	44	37	
Year Built	1939	1929	1937	
Gross SqFt	29,322	33,078	30,648	
Estimated Gross Income	\$424,583	\$449,541	\$470,670	
Gross Income per SqFt	\$14.48	\$13.59	\$15.36	
Estimated Expense	\$178,278	\$204,023	\$183,587	
Expense SqFt	\$6.08	\$6.17	\$5.99	
Net Operating Income	\$246,305	\$245,518	\$287,083	
Full Market Value	\$1,634,000	\$1,595,000	\$1,939,000	
Market Value per SqFt	\$55.73	\$48.22	\$63.27	
Distance from Cooperative in miles		0.20	0.76	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0261	1-02145-0031	1-02161-0049	1-02179-0203
Address	23 CHITTENDEN AVENUE	660 WEST 178 STREET	558 WEST 193 STREET	183 PINEHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	25	31	35
Year Built	1937	1929	1929	1930
Gross SqFt	17,436	18,050	21,924	32,100
Estimated Gross Income	\$274,268	\$347,119	\$321,966	\$504,875
Gross Income per SqFt	\$15.73	\$19.23	\$14.69	\$15.73
Estimated Expense	\$145,765	\$147,214	\$182,954	\$268,493
Expense SqFt	\$8.36	\$8.16	\$8.34	\$8.36
Net Operating Income	\$128,503	\$199,905	\$139,012	\$236,382
Full Market Value	\$874,000	\$1,432,000	\$927,000	\$1,562,000
Market Value per SqFt	\$50.13	\$79.34	\$42.28	\$48.66
Distance from Cooperative in miles		0.54	0.59	0.08

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0274	1-02179-0221	1-02179-0095	1-02180-0007
Address	220 CABRINI BOULEVARD	567 FT WASHINGTON AVENUE	105 PINEHURST AVENUE	482 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	62	62	58	48
Year Built	1930	1920	1925	1930
Gross SqFt	58,008	59,976	62,366	51,138
Estimated Gross Income	\$940,890	\$984,825	\$890,394	\$829,560
Gross Income per SqFt	\$16.22	\$16.42	\$14.28	\$16.22
Estimated Expense	\$408,376	\$349,989	\$418,485	\$360,035
Expense SqFt	\$7.04	\$5.84	\$6.71	\$7.04
Net Operating Income	\$532,514	\$634,836	\$471,909	\$469,525
Full Market Value	\$3,655,000	\$4,372,000	\$2,953,000	\$3,223,000
Market Value per SqFt	\$63.01	\$72.90	\$47.35	\$63.03
Distance from Cooperative in miles		0.08	0.26	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0373	1-02171-0052	1-02180-0350	
Address	900 WEST 190 STREET	64 HILLSIDE AVENUE	620 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	217	185	140	
Year Built	1954	1928	1937	
Gross SqFt	218,536	161,362	148,793	
Estimated Gross Income	\$2,910,900	\$1,967,453	\$2,149,097	
Gross Income per SqFt	\$13.32	\$12.19	\$14.44	
Estimated Expense	\$1,464,191	\$1,066,607	\$1,010,076	
Expense SqFt	\$6.70	\$6.61	\$6.79	
Net Operating Income	\$1,446,709	\$900,846	\$1,139,021	
Full Market Value	\$9,335,000	\$5,046,000	\$7,548,000	
Market Value per SqFt	\$42.72	\$31.27	\$50.73	
Distance from Cooperative in miles		0.46	0.05	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0440	1-02180-0435	1-02180-0610	
Address	350 CABRINI BOULEVARD	680 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	76	86	74	
Year Built	1935	1941	1949	
Gross SqFt	91,968	90,198	83,402	
Estimated Gross Income	\$1,533,107	\$1,698,490	\$1,209,259	
Gross Income per SqFt	\$16.67	\$18.83	\$14.50	
Estimated Expense	\$668,607	\$696,381	\$568,352	
Expense SqFt	\$7.27	\$7.72	\$6.81	
Net Operating Income	\$864,500	\$1,002,109	\$640,907	
Full Market Value	\$5,976,000	\$7,144,000	\$4,253,000	
Market Value per SqFt	\$64.98	\$79.20	\$50.99	
Distance from Cooperative in miles		0.39	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0466	1-02180-0610	1-02180-0400	
Address	250 CABRINI BOULEVARD	700 FT WASHINGTON AVENUE	640 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	77	74	66	
Year Built	1936	1949	1928	
Gross SqFt	81,781	83,402	68,108	
Estimated Gross Income	\$1,283,962	\$1,209,259	\$1,150,192	
Gross Income per SqFt	\$15.70	\$14.50	\$16.89	
Estimated Expense	\$568,378	\$568,352	\$483,081	
Expense SqFt	\$6.95	\$6.81	\$7.09	
Net Operating Income	\$715,584	\$640,907	\$667,111	
Full Market Value	\$4,866,000	\$4,253,000	\$3,617,000	
Market Value per SqFt	\$59.50	\$50.99	\$53.11	
Distance from Cooperative in miles		0.23	0.16	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0489	1-02172-0004	1-02173-0015	1-02137-0157
Address	360 CABRINI BOULEVARD	4580 BROADWAY	1 SICKLES STREET	118 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	112	116	145	119
Year Built	1942	1937	1929	1925
Gross SqFt	117,678	106,464	131,260	123,937
Estimated Gross Income	\$1,828,716	\$1,709,350	\$2,039,956	\$1,917,829
Gross Income per SqFt	\$15.54	\$16.06	\$15.54	\$15.47
Estimated Expense	\$768,437	\$854,664	\$856,782	\$762,176
Expense SqFt	\$6.53	\$8.03	\$6.53	\$6.15
Net Operating Income	\$1,060,279	\$854,686	\$1,183,174	\$1,155,653
Full Market Value	\$7,187,000	\$5,851,000	\$8,021,000	\$7,824,000
Market Value per SqFt	\$61.07	\$54.96	\$61.11	\$63.13
Distance from Cooperative in miles		0.20	0.37	1.61

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0500	1-02180-0160	1-02180-0497	1-02180-0173
Address	689 FT WASHINGTON AVENUE	10 OVERLOOK TERRACE	195 BENNETT AVENUE	80 BENNETT AVENUE
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	84	63	58	68
Year Built	1928	1941	1939	1957
Gross SqFt	56,686	67,422	54,595	63,912
Estimated Gross Income	\$825,348	\$938,531	\$827,766	\$930,390
Gross Income per SqFt	\$14.56	\$13.92	\$15.16	\$14.56
Estimated Expense	\$313,474	\$441,110	\$316,415	\$353,208
Expense SqFt	\$5.53	\$6.54	\$5.80	\$5.53
Net Operating Income	\$511,874	\$497,421	\$511,351	\$577,182
Full Market Value	\$3,402,000	\$3,099,000	\$3,442,000	\$3,436,000
Market Value per SqFt	\$60.01	\$45.96	\$63.05	\$53.76
Distance from Cooperative in miles		0.37	0.19	0.37

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0032	1-02177-0134	1-02237-0045	
Address	550 FT WASHINGTON AVENUE	70 PINEHURST AVENUE	678 ACADEMY STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	INWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	29	25	31	
Year Built	1922	1914	1930	
Gross SqFt	28,775	18,295	22,215	
Estimated Gross Income	\$373,787	\$221,219	\$308,406	
Gross Income per SqFt	\$12.99	\$12.09	\$13.88	
Estimated Expense	\$186,174	\$115,947	\$146,466	
Expense SqFt	\$6.47	\$6.34	\$6.59	
Net Operating Income	\$187,613	\$105,272	\$161,940	
Full Market Value	\$1,200,000	\$655,000	\$770,000	
Market Value per SqFt	\$41.70	\$35.80	\$34.66	
Distance from Cooperative in miles		0.22	1.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0039	1-02180-0157	1-02180-0610	
Address	590 FT WASHINGTON AVENUE	725 WEST 184 STREET	700 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	79	78	74	
Year Built	1920	1920	1949	
Gross SqFt	92,430	70,692	83,402	
Estimated Gross Income	\$1,374,434	\$1,077,391	\$1,209,259	
Gross Income per SqFt	\$14.87	\$15.24	\$14.50	
Estimated Expense	\$600,795	\$437,625	\$568,352	
Expense SqFt	\$6.50	\$6.19	\$6.81	
Net Operating Income	\$773,639	\$639,766	\$640,907	
Full Market Value	\$5,176,000	\$2,795,000	\$4,253,000	
Market Value per SqFt	\$56.00	\$39.54	\$50.99	
Distance from Cooperative in miles		0.05	0.28	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0057	1-02180-0199	1-02180-0025	
Address	41 OVERLOOK TERRACE	110 BENNETT AVENUE	518 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	51	51	47	
Year Built	1968	1949	1925	
Gross SqFt	43,196	50,568	41,552	
Estimated Gross Income	\$611,223	\$754,055	\$555,830	
Gross Income per SqFt	\$14.15	\$14.91	\$13.38	
Estimated Expense	\$290,709	\$354,406	\$267,507	
Expense SqFt	\$6.73	\$7.01	\$6.44	
Net Operating Income	\$320,514	\$399,649	\$288,323	
Full Market Value	\$2,111,000	\$2,142,000	\$1,718,000	
Market Value per SqFt	\$48.87	\$42.36	\$41.35	
Distance from Cooperative in miles		0.12	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0067	1-02170-0292	1-02180-0157	1-02180-0610
Address	56 BENNETT AVENUE	320 WADSWORTH AVENUE	725 WEST 184 STREET	700 FT WASHINGTON 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	75	81	78	74
Year Built	1920	1925	1920	1949
Gross SqFt	81,909	80,178	70,692	83,402
Estimated Gross Income	\$1,187,681	\$1,157,506	\$1,077,391	\$1,209,259
Gross Income per SqFt	\$14.50	\$14.44	\$15.24	\$14.50
Estimated Expense	\$557,800	\$544,028	\$437,625	\$568,352
Expense SqFt	\$6.81	\$6.79	\$6.19	\$6.81
Net Operating Income	\$629,881	\$613,478	\$639,766	\$640,907
Full Market Value	\$4,180,000	\$4,065,000	\$2,795,000	\$4,253,000
Market Value per SqFt	\$51.03	\$50.70	\$39.54	\$50.99
Distance from Cooperative in miles		0.33	0.05	0.28

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0070	1-02179-0156	1-02180-0200	1-02179-0095
Address	24 BENNETT AVENUE	186 PINEHURST AVENUE	729 WEST 186 STREET	105 PINEHURST 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	58	65	73	58
Year Built	1920	1920	1940	1925
Gross SqFt	75,522	65,352	79,328	62,366
Estimated Gross Income	\$1,024,078	\$839,626	\$1,075,351	\$890,394
Gross Income per SqFt	\$13.56	\$12.85	\$13.56	\$14.28
Estimated Expense	\$401,777	\$411,417	\$421,675	\$418,485
Expense SqFt	\$5.32	\$6.30	\$5.32	\$6.71
Net Operating Income	\$622,301	\$428,209	\$653,676	\$471,909
Full Market Value	\$4,040,000	\$2,728,000	\$4,243,000	\$2,953,000
Market Value per SqFt	\$53.49	\$41.74	\$53.49	\$47.35
Distance from Cooperative in miles		0.12	0.12	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0078	1-02167-0063	1-02174-0211	
Address	2 MAGAW PLACE	258 WADSWORTH AVENUE	40 THAYER STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	60	49	72	
Year Built	1940	1923	1927	
Gross SqFt	50,655	43,575	51,070	
Estimated Gross Income	\$804,401	\$676,700	\$828,330	
Gross Income per SqFt	\$15.88	\$15.53	\$16.22	
Estimated Expense	\$369,275	\$337,942	\$347,899	
Expense SqFt	\$7.29	\$7.76	\$6.81	
Net Operating Income	\$435,126	\$338,758	\$480,431	
Full Market Value	\$2,968,000	\$2,297,000	\$3,297,000	
Market Value per SqFt	\$58.59	\$52.71	\$64.56	
Distance from Cooperative in miles		0.19	0.83	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0082	1-02180-0025	1-02169-0034	
Address	20 MAGAW PLACE	518 FT WASHINGTON AVENUE	1621 ST NICHOLAS AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	43	47	43	
Year Built	1924	1925	1920	
Gross SqFt	45,222	41,552	47,463	
Estimated Gross Income	\$611,401	\$555,830	\$647,722	
Gross Income per SqFt	\$13.52	\$13.38	\$13.65	
Estimated Expense	\$290,777	\$267,507	\$304,429	
Expense SqFt	\$6.43	\$6.44	\$6.41	
Net Operating Income	\$320,624	\$288,323	\$343,293	
Full Market Value	\$2,079,000	\$1,718,000	\$2,211,000	
Market Value per SqFt	\$45.97	\$41.35	\$46.58	
Distance from Cooperative in miles		0.00	0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0166	1-02170-0037	1-02180-0199	1-02170-0042
Address	736 WEST 186 STREET	4410 BROADWAY	110 BENNETT AVENUE	4420 BROADWAY
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	56	54	51	54
Year Built	1939	1939	1949	1925
Gross SqFt	55,776	52,038	50,568	53,538
Estimated Gross Income	\$792,019	\$739,091	\$754,055	\$742,944
Gross Income per SqFt	\$14.20	\$14.20	\$14.91	\$13.88
Estimated Expense	\$372,584	\$347,373	\$354,406	\$349,184
Expense SqFt	\$6.68	\$6.68	\$7.01	\$6.52
Net Operating Income	\$419,435	\$391,718	\$399,649	\$393,760
Full Market Value	\$2,766,000	\$2,582,000	\$2,142,000	\$2,576,000
Market Value per SqFt	\$49.59	\$49.62	\$42.36	\$48.12
Distance from Cooperative in miles		0.25	0.08	0.25

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0169	1-02179-0156	1-02180-0406	
Address	100 BENNETT AVENUE	186 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	62	65	60	
Year Built	1939	1920	1920	
Gross SqFt	66,990	65,352	68,108	
Estimated Gross Income	\$936,520	\$839,626	\$1,029,084	
Gross Income per SqFt	\$13.98	\$12.85	\$15.11	
Estimated Expense	\$395,911	\$411,417	\$375,481	
Expense SqFt	\$5.91	\$6.30	\$5.51	
Net Operating Income	\$540,609	\$428,209	\$653,603	
Full Market Value	\$3,546,000	\$2,728,000	\$4,395,000	
Market Value per SqFt	\$52.93	\$41.74	\$64.53	
Distance from Cooperative in miles		0.16	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0192	1-02180-0200	1-02180-0610	1-02180-0157
Address	120 BENNETT AVENUE	729 WEST 186 STREET	700 FT WASHINGTON AVENUE	725 WEST 184 STREET
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	73	74	78
Year Built	1939	1940	1949	1920
Gross SqFt	80,600	79,328	83,402	70,692
Estimated Gross Income	\$1,168,700	\$1,075,351	\$1,209,259	\$1,077,391
Gross Income per SqFt	\$14.50	\$13.56	\$14.50	\$15.24
Estimated Expense	\$548,886	\$421,675	\$568,352	\$437,625
Expense SqFt	\$6.81	\$5.32	\$6.81	\$6.19
Net Operating Income	\$619,814	\$653,676	\$640,907	\$639,766
Full Market Value	\$4,114,000	\$4,243,000	\$4,253,000	\$2,795,000
Market Value per SqFt	\$51.04	\$53.49	\$50.99	\$39.54
Distance from Cooperative in miles		0.00	0.17	0.08

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0315	1-02180-0473	1-02180-0178	1-02180-0199
Address	4395 BROADWAY	182 BENNETT AVENUE	739 WEST 186 STREET	110 BENNETT 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	60	51	51
Year Built	1940	1940	1940	1949
Gross SqFt	58,242	60,654	55,308	50,568
Estimated Gross Income	\$868,388	\$971,716	\$687,326	\$754,055
Gross Income per SqFt	\$14.91	\$16.02	\$12.43	\$14.91
Estimated Expense	\$408,276	\$431,960	\$350,536	\$354,406
Expense SqFt	\$7.01	\$7.12	\$6.34	\$7.01
Net Operating Income	\$460,112	\$539,756	\$336,790	\$399,649
Full Market Value	\$3,081,000	\$2,916,000	\$1,801,000	\$2,142,000
Market Value per SqFt	\$52.90	\$48.08	\$32.56	\$42.36
Distance from Cooperative in miles		0.12	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0326	1-02180-0605	1-02180-0610	
Address	143 BENNETT AVENUE	690 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	105	100	74	
Year Built	1951	1940	1949	
Gross SqFt	101,108	90,446	83,402	
Estimated Gross Income	\$1,589,418	\$1,531,536	\$1,209,259	
Gross Income per SqFt	\$15.72	\$16.93	\$14.50	
Estimated Expense	\$714,834	\$662,448	\$568,352	
Expense SqFt	\$7.07	\$7.32	\$6.81	
Net Operating Income	\$874,584	\$869,088	\$640,907	
Full Market Value	\$5,949,000	\$6,034,000	\$4,253,000	
Market Value per SqFt	\$58.84	\$66.71	\$50.99	
Distance from Cooperative in miles		0.12	0.12	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0371	1-02179-0005	1-02171-0042	1-02180-0605
Address	66 OVERLOOK TERRACE	1384 RIVERSIDE DRIVE	2 ELLWOOD STREET	690 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	118	138	150	100
Year Built	1959	1967	1929	1940
Gross SqFt	133,920	142,600	119,788	90,446
Estimated Gross Income	\$2,012,818	\$2,143,498	\$1,664,629	\$1,531,536
Gross Income per SqFt	\$15.03	\$15.03	\$13.90	\$16.93
Estimated Expense	\$945,475	\$1,007,444	\$907,150	\$662,448
Expense SqFt	\$7.06	\$7.06	\$7.57	\$7.32
Net Operating Income	\$1,067,343	\$1,136,054	\$757,479	\$869,088
Full Market Value	\$7,164,000	\$7,627,000	\$4,339,000	\$6,034,000
Market Value per SqFt	\$53.49	\$53.49	\$36.22	\$66.71
Distance from Cooperative in miles		0.28	0.36	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0450	1-02179-0005	1-02180-0340	
Address	100 OVERLOOK TERRACE	1384 RIVERSIDE DRIVE	150 BENNETT AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	172	138	153	
Year Built	1963	1967	1941	
Gross SqFt	142,470	142,600	179,130	
Estimated Gross Income	\$2,050,143	\$2,143,498	\$2,462,147	
Gross Income per SqFt	\$14.39	\$15.03	\$13.75	
Estimated Expense	\$963,097	\$1,007,444	\$1,157,209	
Expense SqFt	\$6.76	\$7.06	\$6.46	
Net Operating Income	\$1,087,046	\$1,136,054	\$1,304,938	
Full Market Value	\$7,198,000	\$7,627,000	\$8,511,000	
Market Value per SqFt	\$50.52	\$53.49	\$47.51	
Distance from Cooperative in miles		0.28	0.00	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0522	1-02180-0610	1-02180-0200	
Address	225 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	106	74	73	
Year Built	1940	1949	1940	
Gross SqFt	82,536	83,402	79,328	
Estimated Gross Income	\$1,157,980	\$1,209,259	\$1,075,351	
Gross Income per SqFt	\$14.03	\$14.50	\$13.56	
Estimated Expense	\$500,994	\$568,352	\$421,675	
Expense SqFt	\$6.07	\$6.81	\$5.32	
Net Operating Income	\$656,986	\$640,907	\$653,676	
Full Market Value	\$4,315,000	\$4,253,000	\$4,243,000	
Market Value per SqFt	\$52.28	\$50.99	\$53.49	
Distance from Cooperative in miles		0.11	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0536	1-02161-0049	1-02248-0109	
Address	209 BENNETT AVENUE	558 WEST 193 STREET	116 SEAMAN AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	30	31	32	
Year Built	1940	1929	1937	
Gross SqFt	21,456	21,924	23,418	
Estimated Gross Income	\$332,568	\$321,966	\$381,703	
Gross Income per SqFt	\$15.50	\$14.69	\$16.30	
Estimated Expense	\$154,269	\$182,954	\$141,122	
Expense SqFt	\$7.19	\$8.34	\$6.03	
Net Operating Income	\$178,299	\$139,012	\$240,581	
Full Market Value	\$1,114,000	\$927,000	\$1,653,000	
Market Value per SqFt	\$51.92	\$42.28	\$70.59	
Distance from Cooperative in miles		0.28	0.85	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0614	1-02179-0005	1-02180-0036	1-02171-0042
Address	720 FT WASHINGTON AVENUE	1384 RIVERSIDE DRIVE	570 FT WASHINGTON AVENUE	2 ELLWOOD STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	138	91	150
Year Built	1939	1967	1939	1929
Gross SqFt	179,130	142,600	114,541	119,788
Estimated Gross Income	\$2,692,324	\$2,143,498	\$1,853,337	\$1,664,629
Gross Income per SqFt	\$15.03	\$15.03	\$16.18	\$13.90
Estimated Expense	\$1,264,658	\$1,007,444	\$641,846	\$907,150
Expense SqFt	\$7.06	\$7.06	\$5.60	\$7.57
Net Operating Income	\$1,427,666	\$1,136,054	\$1,211,491	\$757,479
Full Market Value	\$9,583,000	\$7,627,000	\$8,310,000	\$4,339,000
Market Value per SqFt	\$53.50	\$53.49	\$72.55	\$36.22
Distance from Cooperative in miles		0.28	0.28	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0628	1-02180-0605	1-02180-0036	
Address	730 FT WASHINGTON AVENUE	690 FT WASHINGTON AVENUE	570 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	84	100	91	
Year Built	1939	1940	1939	
Gross SqFt	102,150	90,446	114,541	
Estimated Gross Income	\$1,691,604	\$1,531,536	\$1,853,337	
Gross Income per SqFt	\$16.56	\$16.93	\$16.18	
Estimated Expense	\$659,889	\$662,448	\$641,846	
Expense SqFt	\$6.46	\$7.32	\$5.60	
Net Operating Income	\$1,031,715	\$869,088	\$1,211,491	
Full Market Value	\$7,121,000	\$6,034,000	\$8,310,000	
Market Value per SqFt	\$69.71	\$66.71	\$72.55	
Distance from Cooperative in miles		0.00	0.28	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0633	1-01730-0064	1-01730-0075	1-01209-0001
Address	4523 BROADWAY	40 WEST 135 STREET	470 LENOX AVENUE	721 COLUMBUS AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	350	286	286	248
Year Built	1951	1959	1960	1969
Gross SqFt	316,007	267,008	267,008	298,247
Estimated Gross Income	\$4,559,981	\$4,092,468	\$3,854,231	\$3,417,305
Gross Income per SqFt	\$14.43	\$15.33	\$14.43	\$11.46
Estimated Expense	\$2,142,527	\$1,923,460	\$1,811,489	\$2,183,030
Expense SqFt	\$6.78	\$7.20	\$6.78	\$7.32
Net Operating Income	\$2,417,454	\$2,169,008	\$2,042,742	\$1,234,275
Full Market Value	\$15,488,000	\$14,645,000	\$13,533,000	\$6,135,000
Market Value per SqFt	\$49.01	\$54.85	\$50.68	\$20.57
Distance from Cooperative in miles		3.23	3.23	4.97

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02202-0009	1-02180-0610	1-02180-0200	1-02215-0470
Address	416 WEST 206 STREET	700 FT WASHINGTON AVENUE	729 WEST 186 STREET	135 WEST 225 STREET
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	74	73	82
Year Built	1946	1949	1940	1937
Gross SqFt	77,967	83,402	79,328	83,290
Estimated Gross Income	\$1,130,522	\$1,209,259	\$1,075,351	\$1,267,325
Gross Income per SqFt	\$14.50	\$14.50	\$13.56	\$15.22
Estimated Expense	\$530,955	\$568,352	\$421,675	\$539,313
Expense SqFt	\$6.81	\$6.81	\$5.32	\$6.48
Net Operating Income	\$599,567	\$640,907	\$653,676	\$728,012
Full Market Value	\$3,980,000	\$4,253,000	\$4,243,000	\$4,906,000
Market Value per SqFt	\$51.05	\$50.99	\$53.49	\$58.90
Distance from Cooperative in miles		0.95	1.07	0.93

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02218-0025	1-01955-0026	1-01767-0016	1-02122-0077
Address	250 NAGLE AVENUE	2411 FREDRICK DOUGLASS BL	1900 LEXINGTON AVENUE	3926 BROADWAY
Neighborhood	INWOOD	HARLEM-CENTRAL	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	180	209	135	149
Year Built	1964	1980	1975	1910
Gross SqFt	208,415	202,280	201,276	100,000
Estimated Gross Income	\$3,180,413	\$3,087,266	\$2,960,638	\$1,878,148
Gross Income per SqFt	\$15.26	\$15.26	\$14.71	\$18.78
Estimated Expense	\$1,606,880	\$1,560,320	\$1,450,713	\$863,948
Expense SqFt	\$7.71	\$7.71	\$7.21	\$8.64
Net Operating Income	\$1,573,533	\$1,526,946	\$1,509,925	\$1,014,200
Full Market Value	\$10,610,000	\$10,293,000	\$5,730,000	\$3,400,000
Market Value per SqFt	\$50.91	\$50.88	\$28.47	\$34.00
Distance from Cooperative in miles		3.76	4.46	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02218-0035	1-02011-0038	1-02065-0001	
Address	228 NAGLE AVENUE	102 WEST 143 STREET	1821 AMSTERDAM AVENUE	
Neighborhood	INWOOD	HARLEM-CENTRAL	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	102	91	132	
Year Built	2005	1920	1984	
Gross SqFt	104,180	103,248	145,691	
Estimated Gross Income	\$1,291,200	\$1,619,360	\$2,229,572	
Gross Income per SqFt	\$12.39	\$15.68	\$15.30	
Estimated Expense	\$619,776	\$817,438	\$1,179,820	
Expense SqFt	\$5.95	\$7.92	\$8.10	
Net Operating Income	\$671,424	\$801,922	\$1,049,752	
Full Market Value	\$4,217,000	\$5,451,000	\$7,082,000	
Market Value per SqFt	\$40.48	\$52.80	\$48.61	
Distance from Cooperative in miles		3.17	2.69	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02230-0001	1-02243-0030	1-02180-0480	
Address	5000 BROADWAY	5009 BROADWAY	4411 BROADWAY	
Neighborhood	INWOOD	INWOOD	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	88	79	91	
Year Built	1925	1929	1928	
Gross SqFt	74,934	83,766	74,355	
Estimated Gross Income	\$1,100,780	\$1,087,157	\$1,219,515	
Gross Income per SqFt	\$14.69	\$12.98	\$16.40	
Estimated Expense	\$465,340	\$447,910	\$525,669	
Expense SqFt	\$6.21	\$5.35	\$7.07	
Net Operating Income	\$635,440	\$639,247	\$693,846	
Full Market Value	\$3,722,000	\$4,087,000	\$3,858,000	
Market Value per SqFt	\$49.67	\$48.79	\$51.89	
Distance from Cooperative in miles		0.08	1.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02238-0001	1-02242-0005	1-02180-0173	1-02243-0241
Address	675 ACADEMY STREET	165 SEAMAN AVENUE	80 BENNETT AVENUE	5025 BROADWAY
Neighborhood	INWOOD	INWOOD	WASHINGTON HEIGHTS UPPER	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	63	73	68	75
Year Built	1952	1937	1957	1925
Gross SqFt	62,964	74,338	63,912	61,380
Estimated Gross Income	\$881,496	\$1,040,373	\$930,390	\$825,762
Gross Income per SqFt	\$14.00	\$14.00	\$14.56	\$13.45
Estimated Expense	\$350,709	\$413,923	\$353,208	\$439,249
Expense SqFt	\$5.57	\$5.57	\$5.53	\$7.16
Net Operating Income	\$530,787	\$626,450	\$577,182	\$386,513
Full Market Value	\$3,328,000	\$4,111,000	\$3,436,000	\$2,502,000
Market Value per SqFt	\$52.86	\$55.30	\$53.76	\$40.76
Distance from Cooperative in miles		0.21	1.15	0.34

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02238-0011	1-02241-0002	1-02240-0017	1-02239-0021
Address	25 COOPER STREET	55 COOPER STREET	143 SEAMAN AVENUE	686 WEST 204 STREET
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	43	48	48
Year Built	1937	1936	1936	1925
Gross SqFt	44,644	42,874	47,202	45,962
Estimated Gross Income	\$698,232	\$670,541	\$548,865	\$781,718
Gross Income per SqFt	\$15.64	\$15.64	\$11.63	\$17.01
Estimated Expense	\$320,097	\$307,523	\$279,921	\$265,959
Expense SqFt	\$7.17	\$7.17	\$5.93	\$5.79
Net Operating Income	\$378,135	\$363,018	\$268,944	\$515,759
Full Market Value	\$2,477,000	\$2,465,000	\$1,532,000	\$3,586,000
Market Value per SqFt	\$55.48	\$57.49	\$32.46	\$78.02
Distance from Cooperative in miles		0.11	0.12	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02238-0017	1-02239-0021	1-02240-0017	
Address	33 COOPER STREET	686 WEST 204 STREET	143 SEAMAN AVENUE	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	42	48	48	
Year Built	1925	1925	1936	
Gross SqFt	47,389	45,962	47,202	
Estimated Gross Income	\$678,610	\$781,718	\$548,865	
Gross Income per SqFt	\$14.32	\$17.01	\$11.63	
Estimated Expense	\$277,700	\$265,959	\$279,921	
Expense SqFt	\$5.86	\$5.79	\$5.93	
Net Operating Income	\$400,910	\$515,759	\$268,944	
Full Market Value	\$2,651,000	\$3,586,000	\$1,532,000	
Market Value per SqFt	\$55.94	\$78.02	\$32.46	
Distance from Cooperative in miles		0.05	0.12	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02239-0029	1-02218-0014	1-02218-0046	
Address	24 COOPER STREET	83 POST AVENUE	549 ACADEMY STREET	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	27	20	25	
Year Built	1925	1920	1940	
Gross SqFt	17,410	14,490	13,640	
Estimated Gross Income	\$243,740	\$179,769	\$212,602	
Gross Income per SqFt	\$14.00	\$12.41	\$15.59	
Estimated Expense	\$132,838	\$110,347	\$104,175	
Expense SqFt	\$7.63	\$7.62	\$7.64	
Net Operating Income	\$110,902	\$69,422	\$108,427	
Full Market Value	\$728,000	\$436,000	\$679,000	
Market Value per SqFt	\$41.82	\$30.09	\$49.78	
Distance from Cooperative in miles		0.34	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02240-0001	1-02238-0042	1-02235-0041	1-02228-0014
Address	109 SEAMAN AVENUE	4841 BROADWAY	98 VERMILYEA AVENUE	549 ISHAM STREET
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	41	38	58	50
Year Built	1918	1921	1925	1922
Gross SqFt	43,195	44,275	38,220	36,210
Estimated Gross Income	\$624,168	\$639,655	\$554,189	\$514,700
Gross Income per SqFt	\$14.45	\$14.45	\$14.50	\$14.21
Estimated Expense	\$293,294	\$300,638	\$308,375	\$241,909
Expense SqFt	\$6.79	\$6.79	\$8.07	\$6.68
Net Operating Income	\$330,874	\$339,017	\$245,814	\$272,791
Full Market Value	\$2,117,000	\$2,247,000	\$1,456,000	\$1,799,000
Market Value per SqFt	\$49.01	\$50.75	\$38.10	\$49.68
Distance from Cooperative in miles		0.12	0.12	0.26

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02240-0029	1-02248-0024	1-02239-0031	1-02175-0196
Address	60 COOPER STREET	139 PAYSON AVENUE	10 COOPER STREET	89 THAYER STREET
Neighborhood	INWOOD	INWOOD	INWOOD	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	61	72	66
Year Built	1925	1927	1928	1920
Gross SqFt	63,527	61,584	61,302	62,994
Estimated Gross Income	\$889,378	\$865,800	\$858,327	\$687,292
Gross Income per SqFt	\$14.00	\$14.06	\$14.00	\$10.91
Estimated Expense	\$418,008	\$431,517	\$403,414	\$387,895
Expense SqFt	\$6.58	\$7.01	\$6.58	\$6.16
Net Operating Income	\$471,370	\$434,283	\$454,913	\$299,397
Full Market Value	\$3,094,000	\$2,854,000	\$2,985,000	\$1,789,000
Market Value per SqFt	\$48.70	\$46.34	\$48.69	\$28.40
Distance from Cooperative in miles		0.13	0.11	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02240-0037	1-02248-0024	1-02239-0031	
Address	46 COOPER STREET	139 PAYSON AVENUE	10 COOPER STREET	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	55	61	72	
Year Built	1925	1927	1928	
Gross SqFt	62,263	61,584	61,302	
Estimated Gross Income	\$873,550	\$865,800	\$858,327	
Gross Income per SqFt	\$14.03	\$14.06	\$14.00	
Estimated Expense	\$423,388	\$431,517	\$403,414	
Expense SqFt	\$6.80	\$7.01	\$6.58	
Net Operating Income	\$450,162	\$434,283	\$454,913	
Full Market Value	\$2,957,000	\$2,854,000	\$2,985,000	
Market Value per SqFt	\$47.49	\$46.34	\$48.69	
Distance from Cooperative in miles		0.13	0.11	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02241-0018	1-02224-0029	1-02228-0021	
Address	624 WEST 207 STREET	600 ACADEMY STREET	526 WEST 211 STREET	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	25	25	
Year Built	1916	1916	1925	
Gross SqFt	18,520	19,060	18,575	
Estimated Gross Income	\$267,429	\$271,666	\$271,548	
Gross Income per SqFt	\$14.44	\$14.25	\$14.62	
Estimated Expense	\$131,862	\$127,683	\$139,889	
Expense SqFt	\$7.12	\$6.70	\$7.53	
Net Operating Income	\$135,567	\$143,983	\$131,659	
Full Market Value	\$899,000	\$950,000	\$825,000	
Market Value per SqFt	\$48.54	\$49.84	\$44.41	
Distance from Cooperative in miles		0.27	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0210	1-02221-0022	1-02242-0005	1-02246-0125
Address	55 PARK TERRACE EAST	570 WEST 204 STREET	165 SEAMAN AVENUE	1795 RIVERSIDE DRIVE
Neighborhood	INWOOD	INWOOD	INWOOD	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	78	91	73	75
Year Built	1939	1925	1937	1925
Gross SqFt	87,400	88,356	74,338	80,736
Estimated Gross Income	\$1,171,160	\$1,172,575	\$1,040,373	\$1,082,230
Gross Income per SqFt	\$13.40	\$13.27	\$14.00	\$13.40
Estimated Expense	\$554,116	\$554,285	\$413,923	\$512,068
Expense SqFt	\$6.34	\$6.27	\$5.57	\$6.34
Net Operating Income	\$617,044	\$618,290	\$626,450	\$570,162
Full Market Value	\$3,979,000	\$3,984,000	\$4,111,000	\$3,686,000
Market Value per SqFt	\$45.53	\$45.09	\$55.30	\$45.65
Distance from Cooperative in miles		0.54	0.25	0.72

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0220	1-02215-0465	1-02170-0105	
Address	65 PARK TERRACE EAST	1 MARBLE HILL AVENUE	11 HILLSIDE AVENUE	
Neighborhood	INWOOD	INWOOD	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	78	84	90	
Year Built	1939	1927	1920	
Gross SqFt	87,400	77,820	90,211	
Estimated Gross Income	\$1,112,602	\$969,300	\$1,171,715	
Gross Income per SqFt	\$12.73	\$12.46	\$12.99	
Estimated Expense	\$519,156	\$494,343	\$499,223	
Expense SqFt	\$5.94	\$6.35	\$5.53	
Net Operating Income	\$593,446	\$474,957	\$672,492	
Full Market Value	\$3,768,000	\$2,992,000	\$3,811,000	
Market Value per SqFt	\$43.11	\$38.45	\$42.25	
Distance from Cooperative in miles		0.44	0.96	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0230	1-02242-0037	1-02170-0105	1-02246-0125
Address	75 PARK TERRACE EAST	97 COOPER STREET	11 HILLSIDE AVENUE	1795 RIVERSIDE DRIVE
Neighborhood	INWOOD	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	78	82	90	75
Year Built	1939	1937	1920	1925
Gross SqFt	87,400	79,440	90,211	80,736
Estimated Gross Income	\$1,171,160	\$1,287,489	\$1,171,715	\$1,082,230
Gross Income per SqFt	\$13.40	\$16.21	\$12.99	\$13.40
Estimated Expense	\$554,116	\$540,745	\$499,223	\$512,068
Expense SqFt	\$6.34	\$6.81	\$5.53	\$6.34
Net Operating Income	\$617,044	\$746,744	\$672,492	\$570,162
Full Market Value	\$3,979,000	\$5,125,000	\$3,811,000	\$3,686,000
Market Value per SqFt	\$45.53	\$64.51	\$42.25	\$45.65
Distance from Cooperative in miles		0.26	0.96	0.72

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0236	1-02215-0470	1-02243-0045	
Address	70 PARK TERRACE WEST	135 WEST 225 STREET	10 PARK TERRACE EAST	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	85	82	72	
Year Built	1939	1937	1925	
Gross SqFt	85,740	83,290	80,808	
Estimated Gross Income	\$1,178,068	\$1,267,325	\$989,783	
Gross Income per SqFt	\$13.74	\$15.22	\$12.25	
Estimated Expense	\$546,164	\$539,313	\$504,789	
Expense SqFt	\$6.37	\$6.48	\$6.25	
Net Operating Income	\$631,904	\$728,012	\$484,994	
Full Market Value	\$3,904,000	\$4,906,000	\$3,036,000	
Market Value per SqFt	\$45.53	\$58.90	\$37.57	
Distance from Cooperative in miles		0.44	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0240	1-02242-0037	1-02243-0045	1-02170-0105
Address	60 PARK TERRACE WEST	97 COOPER STREET	10 PARK TERRACE EAST	11 HILLSIDE AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	82	72	90
Year Built	1939	1937	1925	1920
Gross SqFt	87,400	79,440	80,808	90,211
Estimated Gross Income	\$1,135,326	\$1,287,489	\$989,783	\$1,171,715
Gross Income per SqFt	\$12.99	\$16.21	\$12.25	\$12.99
Estimated Expense	\$483,322	\$540,745	\$504,789	\$499,223
Expense SqFt	\$5.53	\$6.81	\$6.25	\$5.53
Net Operating Income	\$652,004	\$746,744	\$484,994	\$672,492
Full Market Value	\$3,979,000	\$5,125,000	\$3,036,000	\$3,811,000
Market Value per SqFt	\$45.53	\$64.51	\$37.57	\$42.25
Distance from Cooperative in miles		0.26	0.13	0.96

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0289	1-02215-0481	1-02250-0050	1-02239-0031
Address	532 WEST 218 STREET	18 JACOBUS PLACE	583 WEST 215 STREET	10 COOPER STREET
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	67	67	72
Year Built	1951	1945	1930	1928
Gross SqFt	62,110	60,198	68,592	61,302
Estimated Gross Income	\$869,540	\$684,989	\$1,047,328	\$858,327
Gross Income per SqFt	\$14.00	\$11.38	\$15.27	\$14.00
Estimated Expense	\$408,684	\$349,344	\$391,056	\$403,414
Expense SqFt	\$6.58	\$5.80	\$5.70	\$6.58
Net Operating Income	\$460,856	\$335,645	\$656,272	\$454,913
Full Market Value	\$3,025,000	\$1,840,000	\$3,612,000	\$2,985,000
Market Value per SqFt	\$48.70	\$30.57	\$52.66	\$48.69
Distance from Cooperative in miles		0.38	0.13	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0306	1-02243-0335	1-02240-0013	1-02240-0009
Address	95 PARK TERRACE EAST	30 PARK TERRACE EAST	133 SEAMAN AVENUE	125 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	46	49	49	48
Year Built	1925	1937	1928	1928
Gross SqFt	41,176	41,151	42,108	42,108
Estimated Gross Income	\$634,522	\$578,357	\$664,292	\$649,027
Gross Income per SqFt	\$15.41	\$14.05	\$15.78	\$15.41
Estimated Expense	\$308,408	\$287,884	\$279,003	\$315,586
Expense SqFt	\$7.49	\$7.00	\$6.63	\$7.49
Net Operating Income	\$326,114	\$290,473	\$385,289	\$333,441
Full Market Value	\$2,205,000	\$1,908,000	\$2,071,000	\$2,255,000
Market Value per SqFt	\$53.55	\$46.37	\$49.18	\$53.55
Distance from Cooperative in miles		0.19	0.40	0.40

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0309	1-02243-0335	1-02240-0009	1-02250-0075
Address	98 PARK TERRACE EAST	30 PARK TERRACE EAST	125 SEAMAN AVENUE	260 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	49	48	42
Year Built	1949	1937	1928	1930
Gross SqFt	42,763	41,151	42,108	37,482
Estimated Gross Income	\$658,978	\$578,357	\$649,027	\$597,283
Gross Income per SqFt	\$15.41	\$14.05	\$15.41	\$15.94
Estimated Expense	\$320,295	\$287,884	\$315,586	\$213,853
Expense SqFt	\$7.49	\$7.00	\$7.49	\$5.71
Net Operating Income	\$338,683	\$290,473	\$333,441	\$383,430
Full Market Value	\$2,290,000	\$1,908,000	\$2,255,000	\$2,619,000
Market Value per SqFt	\$53.55	\$46.37	\$53.55	\$69.87
Distance from Cooperative in miles		0.16	0.39	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0313	1-02243-0335	1-02241-0002	1-02240-0009
Address	90 PARK TERRACE EAST	30 PARK TERRACE EAST	55 COOPER STREET	125 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	49	43	48
Year Built	1949	1937	1936	1928
Gross SqFt	44,283	41,151	42,874	42,108
Estimated Gross Income	\$682,401	\$578,357	\$670,541	\$649,027
Gross Income per SqFt	\$15.41	\$14.05	\$15.64	\$15.41
Estimated Expense	\$331,680	\$287,884	\$307,523	\$315,586
Expense SqFt	\$7.49	\$7.00	\$7.17	\$7.49
Net Operating Income	\$350,721	\$290,473	\$363,018	\$333,441
Full Market Value	\$2,371,000	\$1,908,000	\$2,465,000	\$2,255,000
Market Value per SqFt	\$53.54	\$46.37	\$57.49	\$53.55
Distance from Cooperative in miles		0.16	0.39	0.39

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0317	1-02243-0283	1-02242-0005	1-02215-0481
Address	60 PARK TERRACE EAST	520 WEST 218 STREET	165 SEAMAN AVENUE	18 JACOBUS PLACE
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	75	60	73	67
Year Built	1956	1927	1937	1945
Gross SqFt	70,245	67,734	74,338	60,198
Estimated Gross Income	\$983,430	\$1,107,080	\$1,040,373	\$684,989
Gross Income per SqFt	\$14.00	\$16.34	\$14.00	\$11.38
Estimated Expense	\$391,265	\$491,715	\$413,923	\$349,344
Expense SqFt	\$5.57	\$7.26	\$5.57	\$5.80
Net Operating Income	\$592,165	\$615,365	\$626,450	\$335,645
Full Market Value	\$3,663,000	\$4,232,000	\$4,111,000	\$1,840,000
Market Value per SqFt	\$52.15	\$62.48	\$55.30	\$30.57
Distance from Cooperative in miles		0.07	0.30	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0332	1-02172-0004	1-02170-0112	1-02215-0470
Address	48 PARK TERRACE EAST	4580 BROADWAY	25 HILLSIDE AVENUE	135 WEST 225 STREET
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	116	142	82
Year Built	1941	1937	1920	1937
Gross SqFt	106,983	106,464	113,125	83,290
Estimated Gross Income	\$1,628,281	\$1,709,350	\$1,524,784	\$1,267,325
Gross Income per SqFt	\$15.22	\$16.06	\$13.48	\$15.22
Estimated Expense	\$693,250	\$854,664	\$678,037	\$539,313
Expense SqFt	\$6.48	\$8.03	\$5.99	\$6.48
Net Operating Income	\$935,031	\$854,686	\$846,747	\$728,012
Full Market Value	\$6,300,000	\$5,851,000	\$5,486,000	\$4,906,000
Market Value per SqFt	\$58.89	\$54.96	\$48.50	\$58.90
Distance from Cooperative in miles		1.02	0.99	0.41

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0347	1-02240-0013	1-02240-0009	1-02241-0002
Address	50 PARK TERRACE WEST	133 SEAMAN AVENUE	125 SEAMAN AVENUE	55 COOPER STREET
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	49	48	43
Year Built	1925	1928	1928	1936
Gross SqFt	47,477	42,108	42,108	42,874
Estimated Gross Income	\$742,540	\$664,292	\$649,027	\$670,541
Gross Income per SqFt	\$15.64	\$15.78	\$15.41	\$15.64
Estimated Expense	\$340,410	\$279,003	\$315,586	\$307,523
Expense SqFt	\$7.17	\$6.63	\$7.49	\$7.17
Net Operating Income	\$402,130	\$385,289	\$333,441	\$363,018
Full Market Value	\$2,731,000	\$2,071,000	\$2,255,000	\$2,465,000
Market Value per SqFt	\$57.52	\$49.18	\$53.55	\$57.49
Distance from Cooperative in miles		0.28	0.28	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0354	1-02241-0002	1-02240-0013	1-02240-0009
Address	45 PARK TERRACE WEST	55 COOPER STREET	133 SEAMAN AVENUE	125 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	43	49	48
Year Built	1940	1936	1928	1928
Gross SqFt	47,180	42,874	42,108	42,108
Estimated Gross Income	\$737,895	\$670,541	\$664,292	\$649,027
Gross Income per SqFt	\$15.64	\$15.64	\$15.78	\$15.41
Estimated Expense	\$338,281	\$307,523	\$279,003	\$315,586
Expense SqFt	\$7.17	\$7.17	\$6.63	\$7.49
Net Operating Income	\$399,614	\$363,018	\$385,289	\$333,441
Full Market Value	\$2,714,000	\$2,465,000	\$2,071,000	\$2,255,000
Market Value per SqFt	\$57.52	\$57.49	\$49.18	\$53.55
Distance from Cooperative in miles		0.28	0.27	0.27

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0366	1-02250-0050	1-02239-0031	
Address	251 SEAMAN AVENUE	583 WEST 215 STREET	10 COOPER STREET	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	67	67	72	
Year Built	1939	1930	1928	
Gross SqFt	63,804	68,592	61,302	
Estimated Gross Income	\$934,091	\$1,047,328	\$858,327	
Gross Income per SqFt	\$14.64	\$15.27	\$14.00	
Estimated Expense	\$391,757	\$391,056	\$403,414	
Expense SqFt	\$6.14	\$5.70	\$6.58	
Net Operating Income	\$542,334	\$656,272	\$454,913	
Full Market Value	\$3,611,000	\$3,612,000	\$2,985,000	
Market Value per SqFt	\$56.60	\$52.66	\$48.69	
Distance from Cooperative in miles		0.06	0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0399	1-02241-0002	1-02240-0013	
Address	57 PARK TERRACE WEST	55 COOPER STREET	133 SEAMAN AVENUE	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	51	43	49	
Year Built	1937	1936	1928	
Gross SqFt	50,117	42,874	42,108	
Estimated Gross Income	\$787,338	\$670,541	\$664,292	
Gross Income per SqFt	\$15.71	\$15.64	\$15.78	
Estimated Expense	\$340,796	\$307,523	\$279,003	
Expense SqFt	\$6.80	\$7.17	\$6.63	
Net Operating Income	\$446,542	\$363,018	\$385,289	
Full Market Value	\$3,037,000	\$2,465,000	\$2,071,000	
Market Value per SqFt	\$60.60	\$57.49	\$49.18	
Distance from Cooperative in miles		0.36	0.35	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02246-0110	1-02247-0007	1-02248-0024	
Address	1825 RIVERSIDE DRIVE	55 PAYSON AVENUE	139 PAYSON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	42	66	61	
Year Built	1926	1925	1927	
Gross SqFt	57,796	53,436	61,584	
Estimated Gross Income	\$864,050	\$846,001	\$865,800	
Gross Income per SqFt	\$14.95	\$15.83	\$14.06	
Estimated Expense	\$386,077	\$338,618	\$431,517	
Expense SqFt	\$6.68	\$6.34	\$7.01	
Net Operating Income	\$477,973	\$507,383	\$434,283	
Full Market Value	\$3,203,000	\$3,458,000	\$2,854,000	
Market Value per SqFt	\$55.42	\$64.71	\$46.34	
Distance from Cooperative in miles		0.09	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02246-0120	1-02221-0022	1-02170-0292	1-02222-0025
Address	1803 RIVERSIDE DRIVE	570 WEST 204 STREET	320 WADSWORTH AVENUE	512 WEST 207 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	WASHINGTON HEIGHTS UPPER	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	74	91	81	89
Year Built	1920	1925	1925	1920
Gross SqFt	86,352	88,356	80,178	72,643
Estimated Gross Income	\$1,246,923	\$1,172,575	\$1,157,506	\$1,440,027
Gross Income per SqFt	\$14.44	\$13.27	\$14.44	\$19.82
Estimated Expense	\$586,330	\$554,285	\$544,028	\$452,852
Expense SqFt	\$6.79	\$6.27	\$6.79	\$6.23
Net Operating Income	\$660,593	\$618,290	\$613,478	\$987,175
Full Market Value	\$4,379,000	\$3,984,000	\$4,065,000	\$7,119,000
Market Value per SqFt	\$50.71	\$45.09	\$50.70	\$98.00
Distance from Cooperative in miles		0.40	0.78	0.47

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02246-0130	1-02174-0093	1-02170-0096	
Address	1793 RIVERSIDE DRIVE	92 NAGLE AVENUE	4530 BROADWAY	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	62	76	76	
Year Built	1926	1927	1920	
Gross SqFt	66,456	70,323	62,514	
Estimated Gross Income	\$982,220	\$922,972	\$1,027,195	
Gross Income per SqFt	\$14.78	\$13.12	\$16.43	
Estimated Expense	\$433,293	\$433,797	\$428,673	
Expense SqFt	\$6.52	\$6.17	\$6.86	
Net Operating Income	\$548,927	\$489,175	\$598,522	
Full Market Value	\$3,665,000	\$3,140,000	\$3,884,000	
Market Value per SqFt	\$55.15	\$44.65	\$62.13	
Distance from Cooperative in miles		0.40	0.57	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02248-0001	1-02242-0037	1-02243-0045	
Address	91 PAYSON AVENUE	97 COOPER STREET	10 PARK TERRACE EAST	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	72	82	72	
Year Built	1935	1937	1925	
Gross SqFt	82,272	79,440	80,808	
Estimated Gross Income	\$1,170,731	\$1,287,489	\$989,783	
Gross Income per SqFt	\$14.23	\$16.21	\$12.25	
Estimated Expense	\$537,236	\$540,745	\$504,789	
Expense SqFt	\$6.53	\$6.81	\$6.25	
Net Operating Income	\$633,495	\$746,744	\$484,994	
Full Market Value	\$4,180,000	\$5,125,000	\$3,036,000	
Market Value per SqFt	\$50.81	\$64.51	\$37.57	
Distance from Cooperative in miles		0.23	0.36	

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02248-0009	1-02240-0006	1-02250-0075	1-02240-0013
Address	115 PAYSON AVENUE	121 SEAMAN AVENUE	260 SEAMAN AVENUE	133 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	41	42	49
Year Built	1937	1932	1930	1928
Gross SqFt	31,140	36,793	37,482	42,108
Estimated Gross Income	\$496,372	\$589,873	\$597,283	\$664,292
Gross Income per SqFt	\$15.94	\$16.03	\$15.94	\$15.78
Estimated Expense	\$177,809	\$247,747	\$213,853	\$279,003
Expense SqFt	\$5.71	\$6.73	\$5.71	\$6.63
Net Operating Income	\$318,563	\$342,126	\$383,430	\$385,289
Full Market Value	\$2,176,000	\$2,341,000	\$2,619,000	\$2,071,000
Market Value per SqFt	\$69.88	\$63.63	\$69.87	\$49.18
Distance from Cooperative in miles		0.13	0.44	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02250-0014	1-02250-0075	1-02241-0002	1-02240-0013
Address	586 WEST 215 STREET	260 SEAMAN AVENUE	55 COOPER STREET	133 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	42	43	49
Year Built	1937	1930	1936	1928
Gross SqFt	38,505	37,482	42,874	42,108
Estimated Gross Income	\$607,609	\$597,283	\$670,541	\$664,292
Gross Income per SqFt	\$15.78	\$15.94	\$15.64	\$15.78
Estimated Expense	\$247,587	\$213,853	\$307,523	\$279,003
Expense SqFt	\$6.43	\$5.71	\$7.17	\$6.63
Net Operating Income	\$360,022	\$383,430	\$363,018	\$385,289
Full Market Value	\$2,104,000	\$2,619,000	\$2,465,000	\$2,071,000
Market Value per SqFt	\$54.64	\$69.87	\$57.49	\$49.18
Distance from Cooperative in miles		0.06	0.30	0.28

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02250-0054	1-02250-0080	1-02243-0358	
Address	25 INDIAN ROAD	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	1953	1925	1935	
Gross SqFt	55,296	54,261	47,180	
Estimated Gross Income	\$870,359	\$824,500	\$767,416	
Gross Income per SqFt	\$15.74	\$15.20	\$16.27	
Estimated Expense	\$358,318	\$387,515	\$274,270	
Expense SqFt	\$6.48	\$7.14	\$5.81	
Net Operating Income	\$512,041	\$436,985	\$493,146	
Full Market Value	\$3,189,000	\$2,944,000	\$3,387,000	
Market Value per SqFt	\$57.67	\$54.26	\$71.79	
Distance from Cooperative in miles		0.00	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02250-0072	1-02241-0014	1-02228-0042	1-02226-0035
Address	270 SEAMAN AVENUE	77 COOPER STREET	272 SHERMAN AVENUE	204 SHERMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	50	52	63	59
Year Built	1926	1936	1928	1929
Gross SqFt	50,066	50,583	45,072	46,050
Estimated Gross Income	\$767,512	\$748,913	\$691,143	\$710,640
Gross Income per SqFt	\$15.33	\$14.81	\$15.33	\$15.43
Estimated Expense	\$360,976	\$351,989	\$324,837	\$340,003
Expense SqFt	\$7.21	\$6.96	\$7.21	\$7.38
Net Operating Income	\$406,536	\$396,924	\$366,306	\$370,637
Full Market Value	\$2,745,000	\$2,652,000	\$2,473,000	\$2,507,000
Market Value per SqFt	\$54.83	\$52.43	\$54.87	\$54.44
Distance from Cooperative in miles		0.36	0.36	0.45

BOROUGH OF MANHATTAN - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02250-0084	1-02215-0470	1-02180-0610	
Address	244 SEAMAN AVENUE	135 WEST 225 STREET	700 FT WASHINGTON AVENUE	
Neighborhood	INWOOD	INWOOD	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	76	82	74	
Year Built	1966	1937	1949	
Gross SqFt	78,130	83,290	83,402	
Estimated Gross Income	\$1,161,012	\$1,267,325	\$1,209,259	
Gross Income per SqFt	\$14.86	\$15.22	\$14.50	
Estimated Expense	\$519,565	\$539,313	\$568,352	
Expense SqFt	\$6.65	\$6.48	\$6.81	
Net Operating Income	\$641,447	\$728,012	\$640,907	
Full Market Value	\$4,126,000	\$4,906,000	\$4,253,000	
Market Value per SqFt	\$52.81	\$58.90	\$50.99	
Distance from Cooperative in miles		0.45	1.37	
