

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00011-0014	1-00008-0039	1-00385-0002
Address	26 BEAVER STREET	32 PEARL STREET	21 AVENUE B
Neighborhood	FINANCIAL	FINANCIAL	ALPHABET CITY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	C7-WALK-UP
Total Units	21	23	16
Year Built	1909	1950	1900
Gross SqFt	51,387	33,907	10,588
Estimated Gross Income	\$1,456,821	\$961,149	\$307,052
Gross Income per SqFt	\$28.30	\$28.30	\$29.00
Full Market Value	\$7,060,000	\$4,660,000	\$1,490,000
Market Value per SqFt	\$137.00	\$137.00	\$141.00
Distance from Cooperative in miles		0.10	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00028-0001	1-00021-0006	1-00042-0001
Address	3 HANOVER SQUARE	69 BROADWAY	100 MAIDEN LANE
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	209	237	342
Year Built	1926	1900	1930
Gross SqFt	239,121	303,086	290,116
Estimated Gross Income	\$6,456,267	\$9,067,550	\$10,154,060
Gross Income per SqFt	\$27.00	\$29.90	\$35.00
Full Market Value	\$31,300,000	\$43,900,000	\$51,100,000
Market Value per SqFt	\$131.00	\$145.00	\$176.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00052-0021	1-00008-0039	1-00393-0034
Address	120 LIBERTY STREET	32 PEARL STREET	173 AVENUE C
Neighborhood	FINANCIAL	FINANCIAL	ALPHABET CITY
Building Classification	D0-ELEVATOR	D5-ELEVATOR	C4-WALK-UP
Total Units	24	23	19
Year Built	1900	1950	1900
Gross SqFt	57,945	33,907	7,665
Estimated Gross Income	\$1,648,740	\$961,149	\$239,012
Gross Income per SqFt	\$28.50	\$28.30	\$31.20
Full Market Value	\$7,990,000	\$4,660,000	\$1,160,000
Market Value per SqFt	\$138.00	\$137.00	\$151.00
Distance from Cooperative in miles		0.45	2.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00064-0008	1-00878-0004	1-00844-0017
Address	53 LIBERTY STREET	295 PARK AVENUE SOUTH	31 UNION SQUARE
Neighborhood	FINANCIAL	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	94	190	88
Year Built	1911	1900	1902
Gross SqFt	167,448	145,299	118,067
Estimated Gross Income	\$5,274,612	\$4,811,189	\$3,369,000
Gross Income per SqFt	\$31.50	\$33.10	\$28.50
Full Market Value	\$25,600,000	\$23,300,000	\$16,300,000
Market Value per SqFt	\$153.00	\$160.00	\$138.00
Distance from Cooperative in miles		2.45	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00065-0017	1-00077-0001	1-00561-0005
Address	176 BROADWAY	87 JOHN STREET	47 UNIVERSITY PLACE
Neighborhood	FINANCIAL	FINANCIAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	82	164	144
Year Built	1927	1926	1928
Gross SqFt	168,176	160,000	144,516
Estimated Gross Income	\$5,297,544	\$5,248,420	\$4,437,685
Gross Income per SqFt	\$31.50	\$32.80	\$30.70
Full Market Value	\$25,700,000	\$25,400,000	\$21,500,000
Market Value per SqFt	\$153.00	\$159.00	\$149.00
Distance from Cooperative in miles		0.15	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00094-0001	1-00106-0004	1-00008-0039
Address	80 GOLD STREET	272 WATER STREET	32 PEARL STREET
Neighborhood	SOUTHBRIDGE	SOUTHBRIDGE	FINANCIAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	1,664	14	23
Year Built	1971	1900	1950
Gross SqFt	2,075,590	16,424	33,907
Estimated Gross Income	\$62,267,700	\$488,063	\$961,149
Gross Income per SqFt	\$30.00	\$29.70	\$28.30
Full Market Value	\$176,000,000	\$2,360,000	\$4,660,000
Market Value per SqFt	\$85.00	\$144.00	\$137.00
Distance from Cooperative in miles		0.10	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00100-0026	1-00393-0014	1-00400-0001
Address	138 NASSAU STREET	612 EAST 11 STREET	58 AVENUE A
Neighborhood	SOUTHBRIDGE	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	C4-WALK-UP	D6-ELEVATOR
Total Units	43	61	84
Year Built	1901	1900	1940
Gross SqFt	79,422	81,576	79,956
Estimated Gross Income	\$1,906,128	\$1,868,542	\$1,926,119
Gross Income per SqFt	\$24.00	\$22.91	\$24.09
Full Market Value	\$8,520,000	\$5,280,000	\$8,610,000
Market Value per SqFt	\$107.00	\$65.00	\$108.00
Distance from Cooperative in miles		1.75	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00101-0001	1-01212-0053	1-00393-0014
Address	36 PARK ROW	150 WEST 82 STREET	612 EAST 11 STREET
Neighborhood	SOUTHBRIDGE	UPPER WEST SIDE (79-96)	ALPHABET CITY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	C4-WALK-UP
Total Units	51	60	61
Year Built	1900	1926	1900
Gross SqFt	111,685	49,977	81,576
Estimated Gross Income	\$2,680,440	\$1,255,376	\$1,868,542
Gross Income per SqFt	\$24.00	\$25.10	\$22.91
Full Market Value	\$12,000,000	\$5,610,000	\$5,280,000
Market Value per SqFt	\$107.00	\$112.00	\$65.00
Distance from Cooperative in miles		5.20	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00106-0007	1-00008-0039	1-00106-0004
Address	266 WATER STREET	32 PEARL STREET	272 WATER STREET
Neighborhood	SOUTHBRIDGE	FINANCIAL	SOUTHBRIDGE
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	24	23	14
Year Built	1900	1950	1900
Gross SqFt	41,203	33,907	16,424
Estimated Gross Income	\$1,129,200	\$961,149	\$488,063
Gross Income per SqFt	\$27.40	\$28.30	\$29.70
Full Market Value	\$5,470,000	\$4,660,000	\$2,360,000
Market Value per SqFt	\$133.00	\$137.00	\$144.00
Distance from Cooperative in miles		0.65	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00117-0001	1-00126-0027	1-00151-0001
Address	185 PARK ROW	38 MURRAY STREET	101 DUANE STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	880	392	441
Year Built	1960	1964	1988
Gross SqFt	515,425	620,552	434,418
Estimated Gross Income	\$12,885,625	\$19,861,350	\$15,185,169
Gross Income per SqFt	\$25.00	\$32.00	\$35.00
Full Market Value	\$57,600,000	\$96,200,000	\$76,400,000
Market Value per SqFt	\$112.00	\$155.00	\$176.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00134-0025	1-00126-0013	1-00173-0017
Address	258 BROADWAY	53 PARK PLACE	74 LEONARD STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	46	116	19
Year Built	1915	1921	1920
Gross SqFt	88,320	138,600	23,000
Estimated Gross Income	\$2,384,640	\$3,816,911	\$764,408
Gross Income per SqFt	\$27.00	\$27.50	\$33.20
Full Market Value	\$11,600,000	\$18,500,000	\$3,700,000
Market Value per SqFt	\$131.00	\$133.00	\$161.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00137-0005	1-00220-0027	
Address	76 WARREN STREET	36 LAIGHT STREET	
Neighborhood	TRIBECA	TRIBECA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	34	13	
Year Built	1915	1900	
Gross SqFt	70,000	26,712	
Estimated Gross Income	\$1,820,000	\$728,076	
Gross Income per SqFt	\$26.00	\$27.30	
Full Market Value	\$8,820,000	\$3,530,000	
Market Value per SqFt	\$126.00	\$132.00	
Distance from Cooperative in miles		0.50	

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00137-0035	1-00220-0027	
Address	90 WEST BROADWAY	36 LAIGHT STREET	
Neighborhood	TRIBECA	TRIBECA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	21	13	
Year Built	1920	1900	
Gross SqFt	48,079	26,712	
Estimated Gross Income	\$1,250,054	\$728,076	
Gross Income per SqFt	\$26.00	\$27.30	
Full Market Value	\$6,060,000	\$3,530,000	
Market Value per SqFt	\$126.00	\$132.00	
Distance from Cooperative in miles		0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00140-0001	1-00220-0027	
Address	139 CHAMBERS STREET	36 LAIGHT STREET	
Neighborhood	TRIBECA	TRIBECA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	11	13	
Year Built	1915	1900	
Gross SqFt	26,531	26,712	
Estimated Gross Income	\$689,806	\$728,076	
Gross Income per SqFt	\$26.00	\$27.30	
Full Market Value	\$3,340,000	\$3,530,000	
Market Value per SqFt	\$126.00	\$132.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00143-0001	1-00220-0027	
Address	47 HUDSON STREET	36 LAIGHT STREET	
Neighborhood	TRIBECA	TRIBECA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	45	13	
Year Built	1930	1900	
Gross SqFt	77,630	26,712	
Estimated Gross Income	\$2,018,380	\$728,076	
Gross Income per SqFt	\$26.00	\$27.30	
Full Market Value	\$9,780,000	\$3,530,000	
Market Value per SqFt	\$126.00	\$132.00	
Distance from Cooperative in miles		0.35	

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00143-0004	1-00220-0027	
Address	55 HUDSON STREET	36 LAIGHT STREET	
Neighborhood	TRIBECA	TRIBECA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	63	13	
Year Built	1900	1900	
Gross SqFt	103,750	26,712	
Estimated Gross Income	\$2,697,500	\$728,076	
Gross Income per SqFt	\$26.00	\$27.30	
Full Market Value	\$13,100,000	\$3,530,000	
Market Value per SqFt	\$126.00	\$132.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00143-0009	1-00220-0027	
Address	173 DUANE STREET	36 LAIGHT STREET	
Neighborhood	TRIBECA	TRIBECA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	11	13	
Year Built	1925	1900	
Gross SqFt	24,500	26,712	
Estimated Gross Income	\$637,000	\$728,076	
Gross Income per SqFt	\$26.00	\$27.30	
Full Market Value	\$3,090,000	\$3,530,000	
Market Value per SqFt	\$126.00	\$132.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00143-0021	1-00220-0027	
Address	335 GREENWICH STREET	36 LAIGHT STREET	
Neighborhood	TRIBECA	TRIBECA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	29	13	
Year Built	1931	1900	
Gross SqFt	55,800	26,712	
Estimated Gross Income	\$1,450,800	\$728,076	
Gross Income per SqFt	\$26.00	\$27.30	
Full Market Value	\$7,030,000	\$3,530,000	
Market Value per SqFt	\$126.00	\$132.00	
Distance from Cooperative in miles		0.35	

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00144-0001	1-00220-0027	1-00126-0013
Address	16 HUDSON STREET	36 LAIGHT STREET	53 PARK PLACE
Neighborhood	TRIBECA	TRIBECA	CIVIC CENTER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	33	13	116
Year Built	1915	1900	1921
Gross SqFt	78,306	26,712	138,600
Estimated Gross Income	\$2,035,956	\$728,076	\$3,816,911
Gross Income per SqFt	\$26.00	\$27.30	\$27.50
Full Market Value	\$9,860,000	\$3,530,000	\$18,500,000
Market Value per SqFt	\$126.00	\$132.00	\$133.00
Distance from Cooperative in miles		0.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00144-0023	1-00126-0013	1-00220-0027
Address	84 THOMAS STREET	53 PARK PLACE	36 LAIGHT STREET
Neighborhood	TRIBECA	CIVIC CENTER	TRIBECA
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	16	116	13
Year Built	1910	1921	1900
Gross SqFt	37,960	138,600	26,712
Estimated Gross Income	\$1,024,920	\$3,816,911	\$728,076
Gross Income per SqFt	\$27.00	\$27.50	\$27.30
Full Market Value	\$4,970,000	\$18,500,000	\$3,530,000
Market Value per SqFt	\$131.00	\$133.00	\$132.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00146-0021	1-00173-0020	1-00126-0013
Address	134 DUANE STREET	80 LEONARD STREET	53 PARK PLACE
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	22	11	116
Year Built	1920	1910	1921
Gross SqFt	38,700	26,815	138,600
Estimated Gross Income	\$967,500	\$687,607	\$3,816,911
Gross Income per SqFt	\$25.00	\$25.60	\$27.50
Full Market Value	\$4,320,000	\$3,330,000	\$18,500,000
Market Value per SqFt	\$112.00	\$124.00	\$133.00
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00150-0010	1-00126-0013	1-00173-0017
Address	74 READE STREET	53 PARK PLACE	74 LEONARD STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	12	116	19
Year Built	1915	1921	1920
Gross SqFt	17,056	138,600	23,000
Estimated Gross Income	\$460,512	\$3,816,911	\$764,408
Gross Income per SqFt	\$27.00	\$27.50	\$33.20
Full Market Value	\$2,230,000	\$18,500,000	\$3,700,000
Market Value per SqFt	\$131.00	\$133.00	\$161.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00161-0001	1-01022-0061	1-01272-0001
Address	196 PARK ROW	834 8 AVENUE	1380 6 AVENUE
Neighborhood	CIVIC CENTER	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	253	285	252
Year Built	1965	1925	1963
Gross SqFt	306,862	215,099	303,642
Estimated Gross Income	\$10,065,000	\$7,063,811	\$10,114,420
Gross Income per SqFt	\$32.80	\$32.80	\$33.30
Full Market Value	\$48,800,000	\$21,700,000	\$49,000,000
Market Value per SqFt	\$159.00	\$101.00	\$161.00
Distance from Cooperative in miles		3.40	3.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00172-0001	1-01962-0038	1-01205-0029
Address	364 BROADWAY	1201 AMSTERDAM AVENUE	315 CENTRAL PARK WEST
Neighborhood	CHINATOWN	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (79-96)
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	40	120	51
Year Built	1920	1912	1911
Gross SqFt	93,378	87,271	109,769
Estimated Gross Income	\$1,900,240	\$1,870,130	\$2,280,816
Gross Income per SqFt	\$20.35	\$21.43	\$20.78
Full Market Value	\$8,490,000	\$8,360,000	\$10,200,000
Market Value per SqFt	\$91.00	\$96.00	\$93.00
Distance from Cooperative in miles		6.70	5.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00178-0025	1-01723-0023	1-01870-0043
Address	13 WHITE STREET	17 WEST 125 STREET	2616 BROADWAY
Neighborhood	CIVIC CENTER	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	29	56	24
Year Built	1890	1900	1920
Gross SqFt	49,000	46,200	41,104
Estimated Gross Income	\$931,000	\$875,102	\$824,262
Gross Income per SqFt	\$19.00	\$18.94	\$20.05
Full Market Value	\$3,790,000	\$3,560,000	\$3,680,000
Market Value per SqFt	\$77.00	\$77.00	\$90.00
Distance from Cooperative in miles		6.90	5.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00179-0006	1-02177-0105	1-01723-0023
Address	7 WORTH STREET	812 WEST 181 STREET	17 WEST 125 STREET
Neighborhood	TRIBECA	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	18	61	56
Year Built	1920	1920	1900
Gross SqFt	43,094	58,650	46,200
Estimated Gross Income	\$775,690	\$1,048,000	\$875,102
Gross Income per SqFt	\$18.00	\$17.87	\$18.94
Full Market Value	\$3,150,000	\$4,260,000	\$3,560,000
Market Value per SqFt	\$73.00	\$73.00	\$77.00
Distance from Cooperative in miles		9.80	7.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00179-0011	1-00394-0041	1-00572-0043
Address	1 WORTH STREET	183 AVENUE C	12 5 AVENUE
Neighborhood	TRIBECA	ALPHABET CITY	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	46	34
Year Built	1915	1910	1910
Gross SqFt	19,285	24,534	19,545
Estimated Gross Income	\$511,050	\$650,302	\$519,751
Gross Income per SqFt	\$26.50	\$26.50	\$26.60
Full Market Value	\$2,480,000	\$3,150,000	\$2,520,000
Market Value per SqFt	\$129.00	\$128.00	\$129.00
Distance from Cooperative in miles		1.65	1.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00179-0017	1-01023-0006	1-01141-0013
Address	84 HUDSON STREET	245 WEST 51 STREET	2020 BROADWAY
Neighborhood	TRIBECA	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	38	82	64
Year Built	1915	1912	1900
Gross SqFt	51,748	48,368	48,606
Estimated Gross Income	\$1,345,450	\$1,246,860	\$1,321,597
Gross Income per SqFt	\$26.00	\$25.80	\$27.20
Full Market Value	\$6,520,000	\$6,040,000	\$6,400,000
Market Value per SqFt	\$126.00	\$125.00	\$132.00
Distance from Cooperative in miles		3.25	4.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00179-0021	1-00771-0068	1-00766-0071
Address	10 LEONARD STREET	258 WEST 22 STREET	248 WEST 17 STREET
Neighborhood	TRIBECA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	39	48
Year Built	1920	1920	1920
Gross SqFt	29,610	30,375	25,362
Estimated Gross Income	\$672,150	\$710,000	\$601,000
Gross Income per SqFt	\$22.70	\$23.37	\$23.70
Full Market Value	\$3,000,000	\$3,170,000	\$2,740,000
Market Value per SqFt	\$101.00	\$104.00	\$108.00
Distance from Cooperative in miles		1.80	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00179-0056	1-01406-0054	1-01241-0046
Address	100 HUDSON STREET	993 LEXINGTON AVENUE	2512 BROADWAY
Neighborhood	TRIBECA	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	49	39	68
Year Built	1919	1914	1900
Gross SqFt	73,954	73,396	62,280
Estimated Gross Income	\$2,210,000	\$2,431,171	\$2,108,963
Gross Income per SqFt	\$29.90	\$33.10	\$33.90
Full Market Value	\$10,700,000	\$11,800,000	\$10,200,000
Market Value per SqFt	\$145.00	\$161.00	\$164.00
Distance from Cooperative in miles		4.20	5.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00187-0030	1-01962-0038	1-01962-0070
Address	105 HUDSON STREET	1201 AMSTERDAM AVENUE	1211 AMSTERDAM AVENUE
Neighborhood	TRIBECA	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	32	120	124
Year Built	1920	1912	1913
Gross SqFt	89,724	87,271	87,979
Estimated Gross Income	\$1,812,425	\$1,870,130	\$1,841,812
Gross Income per SqFt	\$20.20	\$21.43	\$20.93
Full Market Value	\$8,100,000	\$8,360,000	\$8,230,000
Market Value per SqFt	\$90.00	\$96.00	\$94.00
Distance from Cooperative in miles		6.70	6.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00188-0001	1-00393-0055	1-01869-0059
Address	55 NORTH MOORE STREET	361 EAST 10 STREET	254 WEST 98 STREET
Neighborhood	TRIBECA	ALPHABET CITY	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	38	35
Year Built	1915	1912	1920
Gross SqFt	23,700	22,776	23,968
Estimated Gross Income	\$628,050	\$602,881	\$651,568
Gross Income per SqFt	\$26.50	\$26.50	\$27.20
Full Market Value	\$3,040,000	\$2,920,000	\$3,160,000
Market Value per SqFt	\$128.00	\$128.00	\$132.00
Distance from Cooperative in miles		1.65	5.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00189-0025	1-00220-0027	1-01568-0037
Address	34 NORTH MOORE STREET	36 LAIGHT STREET	422 EAST 89 STREET
Neighborhood	TRIBECA	TRIBECA	UPPER EAST SIDE (79-96)
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	14	13	24
Year Built	1910	1900	1920
Gross SqFt	28,500	26,712	29,459
Estimated Gross Income	\$778,050	\$728,076	\$909,600
Gross Income per SqFt	\$27.30	\$27.30	\$30.90
Full Market Value	\$3,770,000	\$3,530,000	\$4,410,000
Market Value per SqFt	\$132.00	\$132.00	\$150.00
Distance from Cooperative in miles		0.20	5.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00189-0030	1-01896-0083	1-01887-0058
Address	20 NORTH MOORE STREET	620 WEST 116 STREET	777 WEST END AVENUE
Neighborhood	TRIBECA	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	20	80	62
Year Built	1921	1908	1920
Gross SqFt	60,600	62,250	69,590
Estimated Gross Income	\$1,180,700	\$1,244,951	\$1,417,367
Gross Income per SqFt	\$19.48	\$20.00	\$20.37
Full Market Value	\$5,280,000	\$5,560,000	\$6,330,000
Market Value per SqFt	\$87.00	\$89.00	\$91.00
Distance from Cooperative in miles		6.50	5.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00210-0026	1-00553-0041	1-01186-0009
Address	45 LISPENARD STREET	123 WAVERLY PLACE	325 WEST 77 STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-CENTRAL	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	19	47	48
Year Built	1920	1917	1920
Gross SqFt	37,400	37,939	41,931
Estimated Gross Income	\$780,000	\$810,519	\$907,339
Gross Income per SqFt	\$20.86	\$21.36	\$21.64
Full Market Value	\$3,490,000	\$3,620,000	\$4,050,000
Market Value per SqFt	\$93.00	\$95.00	\$97.00
Distance from Cooperative in miles		0.90	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00214-0025	1-01045-0042	1-01057-0048
Address	135 HUDSON STREET	320 WEST 55 STREET	426 WEST 48 STREET
Neighborhood	TRIBECA	MIDTOWN WEST	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	40	36
Year Built	1915	1900	1900
Gross SqFt	22,363	17,552	20,235
Estimated Gross Income	\$603,800	\$464,336	\$539,022
Gross Income per SqFt	\$27.00	\$26.50	\$26.60
Full Market Value	\$2,930,000	\$2,250,000	\$2,610,000
Market Value per SqFt	\$131.00	\$128.00	\$129.00
Distance from Cooperative in miles		3.30	2.95

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00219-0026	1-01117-0014	1-01216-0001
Address	165 HUDSON STREET	35 WEST 64 STREET	175 WEST 85 STREET
Neighborhood	TRIBECA	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	18	69	46
Year Built	1910	1904	1900
Gross SqFt	30,000	37,778	20,370
Estimated Gross Income	\$816,000	\$1,026,291	\$593,690
Gross Income per SqFt	\$27.20	\$27.20	\$29.10
Full Market Value	\$3,950,000	\$4,970,000	\$2,880,000
Market Value per SqFt	\$132.00	\$132.00	\$141.00
Distance from Cooperative in miles		3.70	4.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00229-0020	1-01602-0033	1-00402-0015
Address	71 GRAND STREET	1240 PARK AVENUE	142 EAST 7 STREET
Neighborhood	SOHO	UPPER EAST SIDE (96-110)	ALPHABET CITY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	18	39	83
Year Built	1920	1920	1925
Gross SqFt	42,240	47,822	36,705
Estimated Gross Income	\$1,203,840	\$1,362,837	\$1,082,170
Gross Income per SqFt	\$28.50	\$28.50	\$29.50
Full Market Value	\$5,830,000	\$6,600,000	\$5,240,000
Market Value per SqFt	\$138.00	\$138.00	\$143.00
Distance from Cooperative in miles		5.20	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00229-0022	1-01029-0036	1-01515-0007
Address	75 GRAND STREET	910 7 AVENUE	103 EAST 86 STREET
Neighborhood	SOHO	MIDTOWN WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	31	66	52
Year Built	1915	1913	1914
Gross SqFt	85,676	94,166	91,260
Estimated Gross Income	\$2,253,280	\$2,479,539	\$2,570,113
Gross Income per SqFt	\$26.30	\$26.30	\$28.20
Full Market Value	\$10,900,000	\$12,000,000	\$12,500,000
Market Value per SqFt	\$127.00	\$127.00	\$137.00
Distance from Cooperative in miles		3.30	4.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00230-0015	1-01869-0059	1-00573-0011
Address	16 GREENE STREET	254 WEST 98 STREET	60 WEST 10 STREET
Neighborhood	SOHO	UPPER WEST SIDE (96-116)	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	35	27
Year Built	1920	1920	1910
Gross SqFt	23,628	23,968	20,797
Estimated Gross Income	\$642,680	\$651,568	\$579,962
Gross Income per SqFt	\$27.20	\$27.20	\$27.90
Full Market Value	\$3,110,000	\$3,160,000	\$2,810,000
Market Value per SqFt	\$132.00	\$132.00	\$135.00
Distance from Cooperative in miles		5.40	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00230-0031	1-00394-0041	1-01163-0011
Address	31 MERCER STREET	183 AVENUE C	251 WEST 71 STREET
Neighborhood	SOHO	ALPHABET CITY	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	14	46	25
Year Built	1920	1910	1920
Gross SqFt	30,000	24,534	33,600
Estimated Gross Income	\$798,000	\$650,302	\$892,633
Gross Income per SqFt	\$26.60	\$26.50	\$26.60
Full Market Value	\$3,870,000	\$3,150,000	\$4,320,000
Market Value per SqFt	\$129.00	\$128.00	\$129.00
Distance from Cooperative in miles		1.35	4.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00232-0009	1-01023-0006	1-01873-0042
Address	452 BROADWAY	245 WEST 51 STREET	2670 BROADWAY
Neighborhood	SOHO	MIDTOWN WEST	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	28	82	41
Year Built	1900	1912	1920
Gross SqFt	42,111	48,368	45,209
Estimated Gross Income	\$1,082,250	\$1,246,860	\$1,172,174
Gross Income per SqFt	\$25.70	\$25.80	\$25.90
Full Market Value	\$5,240,000	\$6,040,000	\$5,680,000
Market Value per SqFt	\$124.00	\$125.00	\$126.00
Distance from Cooperative in miles		3.05	5.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00243-0056	1-00559-0009	1-00816-0042
Address	645 WATER STREET	92 PARK AVENUE SOUTH	92 5 AVENUE
Neighborhood	LOWER EAST SIDE	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	212	220	223
Year Built	1962	1964	1962
Gross SqFt	251,500	184,645	180,000
Estimated Gross Income	\$6,453,490	\$7,631,569	\$3,910,000
Gross Income per SqFt	\$25.70	\$41.30	\$21.72
Full Market Value	\$18,200,000	\$38,400,000	\$17,500,000
Market Value per SqFt	\$72.00	\$208.00	\$97.00
Distance from Cooperative in miles		1.55	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00244-0019	1-00559-0009	1-00816-0042
Address	605 WATER STREET	92 PARK AVENUE SOUTH	92 5 AVENUE
Neighborhood	LOWER EAST SIDE	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	124	220	223
Year Built	1964	1964	1962
Gross SqFt	124,600	184,645	180,000
Estimated Gross Income	\$1,963,696	\$7,631,569	\$3,910,000
Gross Income per SqFt	\$15.76	\$41.30	\$21.72
Full Market Value	\$5,550,000	\$38,400,000	\$17,500,000
Market Value per SqFt	\$44.50	\$208.00	\$97.00
Distance from Cooperative in miles		1.55	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00259-0001	1-00889-0068	1-00816-0042
Address	604 WATER STREET	120 EAST 34 STREET	92 5 AVENUE
Neighborhood	LOWER EAST SIDE	MURRAY HILL	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	124	282	223
Year Built	1964	1962	1962
Gross SqFt	126,150	310,860	180,000
Estimated Gross Income	\$1,988,124	\$9,589,498	\$3,910,000
Gross Income per SqFt	\$15.76	\$30.80	\$21.72
Full Market Value	\$5,620,000	\$46,500,000	\$17,500,000
Market Value per SqFt	\$44.60	\$150.00	\$97.00
Distance from Cooperative in miles		2.35	1.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00259-0071	1-00889-0068	1-00816-0042
Address	35 MONTGOMERY STREET	120 EAST 34 STREET	92 5 AVENUE
Neighborhood	LOWER EAST SIDE	MURRAY HILL	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	145	282	223
Year Built	1964	1962	1962
Gross SqFt	287,175	310,860	180,000
Estimated Gross Income	\$4,525,878	\$9,589,498	\$3,910,000
Gross Income per SqFt	\$15.76	\$30.80	\$21.72
Full Market Value	\$12,800,000	\$46,500,000	\$17,500,000
Market Value per SqFt	\$44.60	\$150.00	\$97.00
Distance from Cooperative in miles		2.35	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00263-0008	1-00889-0068	1-00816-0042
Address	453 F D R DRIVE	120 EAST 34 STREET	92 5 AVENUE
Neighborhood	LOWER EAST SIDE	MURRAY HILL	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	836	282	223
Year Built	1955	1962	1962
Gross SqFt	923,000	310,860	180,000
Estimated Gross Income	\$24,256,440	\$9,589,498	\$3,910,000
Gross Income per SqFt	\$26.30	\$30.80	\$21.72
Full Market Value	\$118,000,000	\$46,500,000	\$17,500,000
Market Value per SqFt	\$128.00	\$150.00	\$97.00
Distance from Cooperative in miles		2.30	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00267-0001	1-00308-0020	1-00865-0042
Address	305 MADISON STREET	55 ORCHARD STREET	28 EAST 36 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	143	12	113
Year Built	1964	1900	1949
Gross SqFt	136,070	15,500	128,072
Estimated Gross Income	\$2,881,962	\$337,980	\$3,182,000
Gross Income per SqFt	\$21.18	\$21.81	\$24.85
Full Market Value	\$8,140,000	\$1,510,000	\$14,200,000
Market Value per SqFt	\$60.00	\$97.00	\$111.00
Distance from Cooperative in miles		0.50	2.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00289-9001	1-01422-0021	1-00427-0030
Address	1 BOWERY	1283 2 AVENUE	93 EAST HOUSTON STREET
Neighborhood	CHINATOWN	UPPER EAST SIDE (59-79)	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	790	176	362
Year Built	1977	1973	2003
Gross SqFt	1,217,600	348,130	475,000
Estimated Gross Income	\$31,450,608	\$10,111,150	\$13,471,155
Gross Income per SqFt	\$25.80	\$29.00	\$28.40
Full Market Value	\$152,000,000	\$49,000,000	\$65,300,000
Market Value per SqFt	\$125.00	\$141.00	\$137.00
Distance from Cooperative in miles		3.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00299-0027	1-00350-0020	1-00349-0019
Address	25 ORCHARD STREET	293 EAST HOUSTON STREET	165 STANTON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C8-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	15	19	20
Year Built	1900	1920	1920
Gross SqFt	12,325	11,620	11,620
Estimated Gross Income	\$314,432	\$306,836	\$320,553
Gross Income per SqFt	\$25.50	\$26.40	\$27.60
Full Market Value	\$1,520,000	\$1,490,000	\$1,550,000
Market Value per SqFt	\$123.00	\$128.00	\$133.00
Distance from Cooperative in miles		0.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00311-0013	1-00900-0027	1-00816-0007
Address	357 GRAND STREET	329 2 AVENUE	53 WEST 14 STREET
Neighborhood	LOWER EAST SIDE	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	893	302	245
Year Built	1960	1963	1965
Gross SqFt	986,641	291,894	310,000
Estimated Gross Income	\$16,881,427	\$5,003,940	\$5,305,000
Gross Income per SqFt	\$17.11	\$17.14	\$17.11
Full Market Value	\$68,700,000	\$20,400,000	\$21,600,000
Market Value per SqFt	\$70.00	\$70.00	\$70.00
Distance from Cooperative in miles		1.45	1.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00315-0001	1-00816-0007	1-00900-0027
Address	409 GRAND STREET	53 WEST 14 STREET	329 2 AVENUE
Neighborhood	LOWER EAST SIDE	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	880	245	302
Year Built	1960	1965	1963
Gross SqFt	1,034,940	310,000	291,894
Estimated Gross Income	\$13,081,642	\$5,305,000	\$5,003,940
Gross Income per SqFt	\$12.64	\$17.11	\$17.14
Full Market Value	\$49,200,000	\$21,600,000	\$20,400,000
Market Value per SqFt	\$47.50	\$70.00	\$70.00
Distance from Cooperative in miles		1.60	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00321-0001	1-01423-0010	1-01457-0017
Address	570 GRAND STREET	1299 2 AVENUE	450 EAST 63 STREET
Neighborhood	LOWER EAST SIDE	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	842	624	509
Year Built	1955	1962	1950
Gross SqFt	1,231,250	938,324	723,578
Estimated Gross Income	\$18,468,750	\$25,240,393	\$13,591,715
Gross Income per SqFt	\$15.00	\$26.90	\$18.78
Full Market Value	\$73,200,000	\$122,000,000	\$55,300,000
Market Value per SqFt	\$59.00	\$130.00	\$76.00
Distance from Cooperative in miles		3.70	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00331-0001	1-00412-0008	1-00424-0028
Address	504 GRAND STREET	186 ORCHARD STREET	139 CHRYSTIE STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	240	22	11
Year Built	1929	1930	1900
Gross SqFt	216,200	12,225	10,960
Estimated Gross Income	\$5,621,200	\$326,200	\$285,093
Gross Income per SqFt	\$26.00	\$26.70	\$26.00
Full Market Value	\$27,200,000	\$1,580,000	\$1,380,000
Market Value per SqFt	\$126.00	\$129.00	\$126.00
Distance from Cooperative in miles		0.55	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00331-0065	1-00420-0045	1-00420-0068
Address	484 GRAND STREET	150 FORSYTH STREET	167 ELDRIDGE STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	274	11	19
Year Built	1949	1995	2002
Gross SqFt	299,510	10,000	32,700
Estimated Gross Income	\$7,487,750	\$251,872	\$1,004,196
Gross Income per SqFt	\$25.00	\$25.20	\$30.70
Full Market Value	\$33,500,000	\$1,130,000	\$4,870,000
Market Value per SqFt	\$112.00	\$113.00	\$149.00
Distance from Cooperative in miles		0.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00331-0120	1-00411-0045	1-00424-0028
Address	530 GRAND STREET	144 LUDLOW STREET	139 CHRYSTIE STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	533	52	11
Year Built	1949	1900	1900
Gross SqFt	532,006	34,904	10,960
Estimated Gross Income	\$12,236,138	\$777,033	\$285,093
Gross Income per SqFt	\$23.00	\$22.26	\$26.00
Full Market Value	\$54,700,000	\$3,470,000	\$1,380,000
Market Value per SqFt	\$103.00	\$99.00	\$126.00
Distance from Cooperative in miles		0.55	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00333-0001	1-00420-0045	1-00420-0068
Address	87 DELANCEY STREET	150 FORSYTH STREET	167 ELDRIDGE STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	1,139	11	19
Year Built	1966	1995	2002
Gross SqFt	1,191,180	10,000	32,700
Estimated Gross Income	\$18,534,760	\$251,872	\$1,004,196
Gross Income per SqFt	\$15.56	\$25.20	\$30.70
Full Market Value	\$52,300,000	\$1,130,000	\$4,870,000
Market Value per SqFt	\$43.90	\$113.00	\$149.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00341-0070	1-00336-0001	1-00346-0001
Address	131 BROOME STREET	16 BIALYSTOKER PLACE	50 NORFOLK STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	201	128	157
Year Built	1972	1982	1982
Gross SqFt	228,000	98,052	137,909
Estimated Gross Income	\$3,604,680	\$1,580,829	\$2,403,723
Gross Income per SqFt	\$15.81	\$16.12	\$17.43
Full Market Value	\$10,200,000	\$4,460,000	\$6,790,000
Market Value per SqFt	\$44.70	\$46.00	\$49.20
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00343-0062	1-00418-0033	1-00418-0048
Address	63 PITT STREET	102 FORSYTH STREET	105 ELDRIDGE STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	20	20
Year Built	1920	1900	1900
Gross SqFt	10,070	9,490	13,544
Estimated Gross Income	\$276,925	\$203,507	\$463,881
Gross Income per SqFt	\$27.50	\$21.44	\$34.20
Full Market Value	\$1,340,000	\$910,000	\$2,330,000
Market Value per SqFt	\$133.00	\$96.00	\$172.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00344-0017	1-00354-0020	1-00414-0050
Address	129 RIDGE STREET	155 NORFOLK STREET	77 DELANCEY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	28	49	20
Year Built	1925	1912	1914
Gross SqFt	27,299	22,500	21,200
Estimated Gross Income	\$818,970	\$664,716	\$628,476
Gross Income per SqFt	\$30.00	\$29.50	\$29.60
Full Market Value	\$2,310,000	\$3,220,000	\$3,050,000
Market Value per SqFt	\$85.00	\$143.00	\$144.00
Distance from Cooperative in miles		0.15	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00344-0154	1-00412-0046	1-00413-0049
Address	141 ATTORNEY STREET	176 LUDLOW STREET	75 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	22	37
Year Built	1920	1900	1910
Gross SqFt	18,753	18,960	18,445
Estimated Gross Income	\$431,319	\$518,089	\$418,227
Gross Income per SqFt	\$23.00	\$27.30	\$22.67
Full Market Value	\$1,220,000	\$2,510,000	\$1,870,000
Market Value per SqFt	\$65.00	\$132.00	\$101.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00344-0173	1-00350-0020	1-00415-0063
Address	72 CLINTON STREET	293 EAST HOUSTON STREET	81 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	22	19	17
Year Built	1925	1920	1900
Gross SqFt	14,425	11,620	11,415
Estimated Gross Income	\$418,325	\$306,836	\$503,972
Gross Income per SqFt	\$29.00	\$26.40	\$44.10
Full Market Value	\$2,030,000	\$1,490,000	\$2,530,000
Market Value per SqFt	\$141.00	\$128.00	\$222.00
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00348-0003	1-00348-0029	1-00349-0023
Address	100 SUFFOLK STREET	101 CLINTON STREET	49 CLINTON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	18	17
Year Built	1920	1920	1910
Gross SqFt	9,858	9,850	9,853
Estimated Gross Income	\$315,456	\$319,785	\$333,038
Gross Income per SqFt	\$32.00	\$32.50	\$33.80
Full Market Value	\$1,530,000	\$1,550,000	\$1,610,000
Market Value per SqFt	\$155.00	\$157.00	\$163.00
Distance from Cooperative in miles		0.00	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00348-0007	1-00350-0020	1-00415-0063
Address	110 SUFFOLK STREET	293 EAST HOUSTON STREET	81 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	14	19	17
Year Built	1920	1920	1900
Gross SqFt	11,652	11,620	11,415
Estimated Gross Income	\$314,604	\$306,836	\$503,972
Gross Income per SqFt	\$27.00	\$26.40	\$44.10
Full Market Value	\$1,520,000	\$1,490,000	\$2,530,000
Market Value per SqFt	\$130.00	\$128.00	\$222.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00348-0009	1-00355-0038	1-00414-0054
Address	114 SUFFOLK STREET	166 NORFOLK STREET	101 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	16	24	16
Year Built	1920	1930	1900
Gross SqFt	8,750	8,898	8,745
Estimated Gross Income	\$262,500	\$272,927	\$331,839
Gross Income per SqFt	\$30.00	\$30.70	\$37.90
Full Market Value	\$741,000	\$1,320,000	\$1,670,000
Market Value per SqFt	\$85.00	\$148.00	\$191.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00348-0011	1-00355-0038	1-00414-0054
Address	118 SUFFOLK STREET	166 NORFOLK STREET	101 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	13	24	16
Year Built	1910	1930	1900
Gross SqFt	7,200	8,898	8,745
Estimated Gross Income	\$216,000	\$272,927	\$331,839
Gross Income per SqFt	\$30.00	\$30.70	\$37.90
Full Market Value	\$1,050,000	\$1,320,000	\$1,670,000
Market Value per SqFt	\$146.00	\$148.00	\$191.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00348-0030	1-00348-0029	1-00349-0023
Address	103 CLINTON STREET	101 CLINTON STREET	49 CLINTON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	18	17
Year Built	1920	1920	1910
Gross SqFt	9,850	9,850	9,853
Estimated Gross Income	\$315,200	\$319,785	\$333,038
Gross Income per SqFt	\$32.00	\$32.50	\$33.80
Full Market Value	\$890,000	\$1,550,000	\$1,610,000
Market Value per SqFt	\$90.00	\$157.00	\$163.00
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00348-0053	1-00344-0044	1-00344-0069
Address	173 RIVINGTON STREET	120 RIDGE STREET	210 RIVINGTON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	28	22	24
Year Built	1920	2001	1920
Gross SqFt	14,701	14,960	14,096
Estimated Gross Income	\$499,834	\$521,164	\$412,611
Gross Income per SqFt	\$34.00	\$34.80	\$29.30
Full Market Value	\$1,410,000	\$2,620,000	\$2,000,000
Market Value per SqFt	\$96.00	\$175.00	\$142.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00348-0073	1-00344-0068	1-00348-0074
Address	172 DELANCEY STREET	85 PITT STREET	170 DELANCEY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	23	14
Year Built	1920	1920	1920
Gross SqFt	12,180	12,178	12,180
Estimated Gross Income	\$280,140	\$281,624	\$283,383
Gross Income per SqFt	\$23.00	\$23.13	\$23.27
Full Market Value	\$791,000	\$1,260,000	\$1,270,000
Market Value per SqFt	\$65.00	\$103.00	\$104.00
Distance from Cooperative in miles		0.15	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00349-0014	1-00349-0016	1-00414-0057
Address	153 STANTON STREET	159 STANTON STREET	95 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	12	20	17
Year Built	1920	1900	1900
Gross SqFt	8,085	8,201	8,030
Estimated Gross Income	\$206,167	\$208,533	\$205,612
Gross Income per SqFt	\$25.50	\$25.40	\$25.60
Full Market Value	\$582,000	\$1,010,000	\$996,000
Market Value per SqFt	\$72.00	\$123.00	\$124.00
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00350-0057	1-00411-0061	1-00418-0048
Address	309 EAST HOUSTON STREET	143 ESSEX STREET	105 ELDRIDGE STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	32	20	20
Year Built	1920	1920	1900
Gross SqFt	20,837	16,593	13,544
Estimated Gross Income	\$541,762	\$304,061	\$463,881
Gross Income per SqFt	\$26.00	\$18.32	\$34.20
Full Market Value	\$2,620,000	\$1,240,000	\$2,330,000
Market Value per SqFt	\$126.00	\$75.00	\$172.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00351-0001	1-00408-0016	1-00420-0068
Address	62 ESSEX STREET	71 LUDLOW STREET	167 ELDRIDGE STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	182	19	19
Year Built	1972	1900	2002
Gross SqFt	198,260	35,650	32,700
Estimated Gross Income	\$5,055,630	\$783,331	\$1,004,196
Gross Income per SqFt	\$25.50	\$21.97	\$30.70
Full Market Value	\$24,500,000	\$3,500,000	\$4,870,000
Market Value per SqFt	\$124.00	\$98.00	\$149.00
Distance from Cooperative in miles		0.10	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00354-0027	1-00410-0001	1-00416-0066
Address	139 NORFOLK STREET	120 ORCHARD STREET	149 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	14	19
Year Built	1920	1900	1900
Gross SqFt	10,255	10,600	10,593
Estimated Gross Income	\$307,650	\$396,000	\$322,172
Gross Income per SqFt	\$30.00	\$37.40	\$30.40
Full Market Value	\$1,490,000	\$1,990,000	\$1,560,000
Market Value per SqFt	\$145.00	\$188.00	\$147.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00354-0031	1-00411-0042	1-00411-0075
Address	128 RIVINGTON STREET	138 LUDLOW STREET	100 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	24	29	24
Year Built	1920	1920	1900
Gross SqFt	19,405	18,180	21,120
Estimated Gross Income	\$426,910	\$388,880	\$440,357
Gross Income per SqFt	\$22.00	\$21.39	\$20.85
Full Market Value	\$1,210,000	\$1,740,000	\$1,970,000
Market Value per SqFt	\$62.00	\$96.00	\$93.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00355-0039	1-00348-0025	1-00350-0001
Address	168 NORFOLK STREET	93 CLINTON STREET	166 SUFFOLK STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	22	19
Year Built	1920	1920	1910
Gross SqFt	7,300	7,500	7,425
Estimated Gross Income	\$270,100	\$274,165	\$280,025
Gross Income per SqFt	\$37.00	\$36.60	\$37.70
Full Market Value	\$763,000	\$1,380,000	\$1,410,000
Market Value per SqFt	\$105.00	\$184.00	\$190.00
Distance from Cooperative in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00355-0040	1-00410-0001	1-00415-0076
Address	170 NORFOLK STREET	120 ORCHARD STREET	121 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	23	14	17
Year Built	1900	1900	1900
Gross SqFt	10,610	10,600	10,740
Estimated Gross Income	\$381,960	\$396,000	\$387,253
Gross Income per SqFt	\$36.00	\$37.40	\$36.10
Full Market Value	\$1,920,000	\$1,990,000	\$1,950,000
Market Value per SqFt	\$181.00	\$188.00	\$182.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00372-0055	1-00379-0057	1-01519-0041
Address	290 EAST 2 STREET	713 EAST 9 STREET	170 EAST 91 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	24	16
Year Built	1920	1900	1930
Gross SqFt	17,990	15,996	12,015
Estimated Gross Income	\$674,625	\$744,900	\$385,362
Gross Income per SqFt	\$37.50	\$46.60	\$32.10
Full Market Value	\$1,910,000	\$3,750,000	\$1,870,000
Market Value per SqFt	\$106.00	\$234.00	\$156.00
Distance from Cooperative in miles		0.35	4.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00373-0021	1-00402-0011	1-00402-0015
Address	336 EAST 4 STREET	134 EAST 7 STREET	142 EAST 7 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	78	83
Year Built	1920	1925	1925
Gross SqFt	16,914	41,600	36,705
Estimated Gross Income	\$439,764	\$1,067,235	\$1,082,170
Gross Income per SqFt	\$26.00	\$25.70	\$29.50
Full Market Value	\$1,240,000	\$5,170,000	\$5,240,000
Market Value per SqFt	\$73.00	\$124.00	\$143.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00373-0040	1-00372-0001	1-00397-0018
Address	327 EAST 3 STREET	14 AVENUE C	171 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	29	28	19
Year Built	1920	1920	1900
Gross SqFt	17,610	17,396	10,662
Estimated Gross Income	\$493,080	\$557,957	\$287,156
Gross Income per SqFt	\$28.00	\$32.10	\$26.90
Full Market Value	\$1,390,000	\$2,700,000	\$1,390,000
Market Value per SqFt	\$79.00	\$155.00	\$130.00
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00373-0046	1-00372-0001	1-00397-0018
Address	317 EAST 3 STREET	14 AVENUE C	171 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	35	28	19
Year Built	1925	1920	1900
Gross SqFt	20,076	17,396	10,662
Estimated Gross Income	\$562,128	\$557,957	\$287,156
Gross Income per SqFt	\$28.00	\$32.10	\$26.90
Full Market Value	\$1,590,000	\$2,700,000	\$1,390,000
Market Value per SqFt	\$79.00	\$155.00	\$130.00
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00373-0049	1-00372-0001	1-00397-0018
Address	311 EAST 3 STREET	14 AVENUE C	171 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	28	19
Year Built	1920	1920	1900
Gross SqFt	20,076	17,396	10,662
Estimated Gross Income	\$562,128	\$557,957	\$287,156
Gross Income per SqFt	\$28.00	\$32.10	\$26.90
Full Market Value	\$1,590,000	\$2,700,000	\$1,390,000
Market Value per SqFt	\$79.00	\$155.00	\$130.00
Distance from Cooperative in miles		0.05	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00374-0006	1-00372-0001	1-00397-0018
Address	64 AVENUE C	14 AVENUE C	171 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	28	19
Year Built	1910	1920	1900
Gross SqFt	16,872	17,396	10,662
Estimated Gross Income	\$472,416	\$557,957	\$287,156
Gross Income per SqFt	\$28.00	\$32.10	\$26.90
Full Market Value	\$1,330,000	\$2,700,000	\$1,390,000
Market Value per SqFt	\$79.00	\$155.00	\$130.00
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00374-0065	1-00372-0001	1-00397-0018
Address	307 EAST 4 STREET	14 AVENUE C	171 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	28	19
Year Built	1900	1920	1900
Gross SqFt	19,354	17,396	10,662
Estimated Gross Income	\$541,912	\$557,957	\$287,156
Gross Income per SqFt	\$28.00	\$32.10	\$26.90
Full Market Value	\$1,530,000	\$2,700,000	\$1,390,000
Market Value per SqFt	\$79.00	\$155.00	\$130.00
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00376-0005	1-00377-0045	1-00372-0039
Address	98 AVENUE C	93 AVENUE D	11 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	D7-ELEVATOR	C7-WALK-UP
Total Units	24	24	19
Year Built	1900	1900	1900
Gross SqFt	15,086	14,604	14,400
Estimated Gross Income	\$497,838	\$485,863	\$519,281
Gross Income per SqFt	\$33.00	\$33.30	\$36.10
Full Market Value	\$1,410,000	\$2,350,000	\$2,610,000
Market Value per SqFt	\$93.00	\$161.00	\$181.00
Distance from Cooperative in miles		0.05	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00376-0014	1-00372-0039	1-00372-0001
Address	246 EAST 7 STREET	11 AVENUE D	14 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	19	28
Year Built	1928	1900	1920
Gross SqFt	16,776	14,400	17,396
Estimated Gross Income	\$553,608	\$519,281	\$557,957
Gross Income per SqFt	\$33.00	\$36.10	\$32.10
Full Market Value	\$2,680,000	\$2,610,000	\$2,700,000
Market Value per SqFt	\$160.00	\$181.00	\$155.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00376-0016	1-00372-0039	1-00377-0045
Address	248 EAST 7 STREET	11 AVENUE D	93 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR
Total Units	12	19	24
Year Built	1928	1900	1900
Gross SqFt	11,802	14,400	14,604
Estimated Gross Income	\$389,466	\$519,281	\$485,863
Gross Income per SqFt	\$33.00	\$36.10	\$33.30
Full Market Value	\$1,890,000	\$2,610,000	\$2,350,000
Market Value per SqFt	\$160.00	\$181.00	\$161.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00376-0018	1-00372-0039	1-00377-0045
Address	250 EAST 7 STREET	11 AVENUE D	93 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR
Total Units	12	19	24
Year Built	1928	1900	1900
Gross SqFt	11,802	14,400	14,604
Estimated Gross Income	\$389,466	\$519,281	\$485,863
Gross Income per SqFt	\$33.00	\$36.10	\$33.30
Full Market Value	\$1,890,000	\$2,610,000	\$2,350,000
Market Value per SqFt	\$160.00	\$181.00	\$161.00
Distance from Cooperative in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00376-0019	1-00372-0039	1-00377-0045
Address	254 EAST 7 STREET	11 AVENUE D	93 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR
Total Units	20	19	24
Year Built	1910	1900	1900
Gross SqFt	14,508	14,400	14,604
Estimated Gross Income	\$478,764	\$519,281	\$485,863
Gross Income per SqFt	\$33.00	\$36.10	\$33.30
Full Market Value	\$2,320,000	\$2,610,000	\$2,350,000
Market Value per SqFt	\$160.00	\$181.00	\$161.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00377-0016	1-00372-0039	1-00377-0045
Address	368 EAST 8 STREET	11 AVENUE D	93 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR
Total Units	32	19	24
Year Built	1923	1900	1900
Gross SqFt	19,632	14,400	14,604
Estimated Gross Income	\$647,856	\$519,281	\$485,863
Gross Income per SqFt	\$33.00	\$36.10	\$33.30
Full Market Value	\$3,140,000	\$2,610,000	\$2,350,000
Market Value per SqFt	\$160.00	\$181.00	\$161.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00377-0026	1-00377-0037	1-01509-0066
Address	388 EAST 8 STREET	107 AVENUE D	104 EAST 81 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	36	30	48
Year Built	1900	1900	1900
Gross SqFt	30,018	14,940	40,632
Estimated Gross Income	\$690,414	\$327,903	\$945,367
Gross Income per SqFt	\$23.00	\$21.95	\$23.27
Full Market Value	\$1,950,000	\$926,000	\$4,220,000
Market Value per SqFt	\$65.00	\$62.00	\$104.00
Distance from Cooperative in miles		0.00	3.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00377-0059	1-00372-0039	1-00377-0045
Address	257 EAST 7 STREET	11 AVENUE D	93 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR
Total Units	12	19	24
Year Built	1900	1900	1900
Gross SqFt	8,655	14,400	14,604
Estimated Gross Income	\$285,615	\$519,281	\$485,863
Gross Income per SqFt	\$33.00	\$36.10	\$33.30
Full Market Value	\$1,380,000	\$2,610,000	\$2,350,000
Market Value per SqFt	\$159.00	\$181.00	\$161.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00377-0062	1-00372-0039	1-00377-0045
Address	249 EAST 7 STREET	11 AVENUE D	93 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR
Total Units	13	19	24
Year Built	2001	1900	1900
Gross SqFt	9,664	14,400	14,604
Estimated Gross Income	\$318,912	\$519,281	\$485,863
Gross Income per SqFt	\$33.00	\$36.10	\$33.30
Full Market Value	\$1,550,000	\$2,610,000	\$2,350,000
Market Value per SqFt	\$160.00	\$181.00	\$161.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00377-0067	1-00372-0039	1-00377-0045
Address	241 EAST 7 STREET	11 AVENUE D	93 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR
Total Units	22	19	24
Year Built	1900	1900	1900
Gross SqFt	7,986	14,400	14,604
Estimated Gross Income	\$263,538	\$519,281	\$485,863
Gross Income per SqFt	\$33.00	\$36.10	\$33.30
Full Market Value	\$1,280,000	\$2,610,000	\$2,350,000
Market Value per SqFt	\$160.00	\$181.00	\$161.00
Distance from Cooperative in miles		0.25	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00379-0011	1-00372-0039	1-00377-0045
Address	404 EAST 10 STREET	11 AVENUE D	93 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR
Total Units	12	19	24
Year Built	1900	1900	1900
Gross SqFt	8,675	14,400	14,604
Estimated Gross Income	\$286,275	\$519,281	\$485,863
Gross Income per SqFt	\$33.00	\$36.10	\$33.30
Full Market Value	\$1,390,000	\$2,610,000	\$2,350,000
Market Value per SqFt	\$160.00	\$181.00	\$161.00
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00379-0012	1-00372-0039	1-00377-0045
Address	406 EAST 10 STREET	11 AVENUE D	93 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR
Total Units	24	19	24
Year Built	1930	1900	1900
Gross SqFt	14,653	14,400	14,604
Estimated Gross Income	\$615,426	\$519,281	\$485,863
Gross Income per SqFt	\$42.00	\$36.10	\$33.30
Full Market Value	\$3,090,000	\$2,610,000	\$2,350,000
Market Value per SqFt	\$211.00	\$181.00	\$161.00
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00379-0017	1-00372-0039	1-00377-0045
Address	416 EAST 10 STREET	11 AVENUE D	93 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR
Total Units	30	19	24
Year Built	1900	1900	1900
Gross SqFt	17,761	14,400	14,604
Estimated Gross Income	\$586,113	\$519,281	\$485,863
Gross Income per SqFt	\$33.00	\$36.10	\$33.30
Full Market Value	\$2,840,000	\$2,610,000	\$2,350,000
Market Value per SqFt	\$160.00	\$181.00	\$161.00
Distance from Cooperative in miles		0.35	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00379-0045	1-00377-0037	1-01509-0066
Address	735 EAST 9 STREET	107 AVENUE D	104 EAST 81 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	UPPER EAST SIDE (79-96)
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	12	30	48
Year Built	1920	1900	1900
Gross SqFt	31,500	14,940	40,632
Estimated Gross Income	\$661,500	\$327,903	\$945,367
Gross Income per SqFt	\$21.00	\$21.95	\$23.27
Full Market Value	\$2,960,000	\$926,000	\$4,220,000
Market Value per SqFt	\$94.00	\$62.00	\$104.00
Distance from Cooperative in miles		0.10	3.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00382-0100	1-01514-0039	1-01963-0056
Address	162 AVENUE C	1524 3 AVENUE	130 MORNINGSIDE DRIVE
Neighborhood	ALPHABET CITY	UPPER EAST SIDE (79-96)	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	439	460	25
Year Built	1950	1967	1910
Gross SqFt	553,660	651,162	37,248
Estimated Gross Income	\$8,913,926	\$12,403,828	\$603,859
Gross Income per SqFt	\$16.10	\$19.05	\$16.21
Full Market Value	\$25,200,000	\$50,400,000	\$2,460,000
Market Value per SqFt	\$45.50	\$77.00	\$66.00
Distance from Cooperative in miles		3.75	5.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00385-0056	1-00385-0035	1-00385-0050
Address	228 EAST 2 STREET	29 AVENUE C	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	C1-WALK-UP	C4-WALK-UP
Total Units	28	13	24
Year Built	1900	2000	1910
Gross SqFt	19,200	7,908	11,322
Estimated Gross Income	\$518,400	\$264,303	\$243,094
Gross Income per SqFt	\$27.00	\$33.40	\$21.47
Full Market Value	\$2,510,000	\$1,280,000	\$1,090,000
Market Value per SqFt	\$131.00	\$162.00	\$96.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00386-0020	1-00385-0034	1-00385-0055
Address	268 EAST 4 STREET	31 AVENUE C	230 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	23	24
Year Built	1923	1900	1910
Gross SqFt	9,100	14,889	9,049
Estimated Gross Income	\$273,000	\$497,056	\$283,003
Gross Income per SqFt	\$30.00	\$33.40	\$31.30
Full Market Value	\$771,000	\$2,410,000	\$1,370,000
Market Value per SqFt	\$85.00	\$162.00	\$151.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00386-0036	1-00441-0033	1-00467-0025
Address	300 EAST 4 STREET	215 AVENUE A	232 EAST 12 STREET
Neighborhood	ALPHABET CITY	EAST VILLAGE	EAST VILLAGE
Building Classification	D0-ELEVATOR	C7-WALK-UP	D6-ELEVATOR
Total Units	20	39	69
Year Built	1940	1880	1929
Gross SqFt	16,550	19,830	65,602
Estimated Gross Income	\$413,750	\$493,288	\$1,666,065
Gross Income per SqFt	\$25.00	\$24.88	\$25.40
Full Market Value	\$1,850,000	\$2,200,000	\$8,070,000
Market Value per SqFt	\$112.00	\$111.00	\$123.00
Distance from Cooperative in miles		0.55	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00386-0058	1-00385-0034	1-00385-0050
Address	223 EAST 3 STREET	31 AVENUE C	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	C4-WALK-UP	C4-WALK-UP
Total Units	24	23	24
Year Built	1900	1900	1910
Gross SqFt	18,114	14,889	11,322
Estimated Gross Income	\$452,850	\$497,056	\$243,094
Gross Income per SqFt	\$25.00	\$33.40	\$21.47
Full Market Value	\$1,280,000	\$2,410,000	\$1,090,000
Market Value per SqFt	\$71.00	\$162.00	\$96.00
Distance from Cooperative in miles		0.05	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00387-0015	1-00393-0034	1-00393-0014
Address	610 EAST 5 STREET	173 AVENUE C	612 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	19	61
Year Built	1900	1900	1900
Gross SqFt	17,868	7,665	81,576
Estimated Gross Income	\$489,583	\$239,012	\$1,868,542
Gross Income per SqFt	\$27.40	\$31.20	\$22.91
Full Market Value	\$1,380,000	\$1,160,000	\$5,280,000
Market Value per SqFt	\$77.00	\$151.00	\$65.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00387-0037	1-00393-0014	1-00385-0050
Address	55 AVENUE C	612 EAST 11 STREET	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	26	61	24
Year Built	1900	1900	1910
Gross SqFt	21,255	81,576	11,322
Estimated Gross Income	\$488,865	\$1,868,542	\$243,094
Gross Income per SqFt	\$23.00	\$22.91	\$21.47
Full Market Value	\$1,380,000	\$5,280,000	\$1,090,000
Market Value per SqFt	\$65.00	\$65.00	\$96.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00387-0044	1-00393-0014	1-00385-0050
Address	283 EAST 4 STREET	612 EAST 11 STREET	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	C4-WALK-UP	C4-WALK-UP
Total Units	36	61	24
Year Built	1920	1900	1910
Gross SqFt	20,460	81,576	11,322
Estimated Gross Income	\$450,560	\$1,868,542	\$243,094
Gross Income per SqFt	\$22.02	\$22.91	\$21.47
Full Market Value	\$1,270,000	\$5,280,000	\$1,090,000
Market Value per SqFt	\$62.00	\$65.00	\$96.00
Distance from Cooperative in miles		0.30	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00387-0141	1-00393-0014	1-00385-0050
Address	73 AVENUE C	612 EAST 11 STREET	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	61	24
Year Built	1920	1900	1910
Gross SqFt	16,747	81,576	11,322
Estimated Gross Income	\$368,434	\$1,868,542	\$243,094
Gross Income per SqFt	\$22.00	\$22.91	\$21.47
Full Market Value	\$1,040,000	\$5,280,000	\$1,090,000
Market Value per SqFt	\$62.00	\$65.00	\$96.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00389-0007	1-00385-0050	1-00400-0001
Address	105 AVENUE B	240 EAST 2 STREET	58 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	D6-ELEVATOR
Total Units	14	24	84
Year Built	1900	1910	1940
Gross SqFt	12,074	11,322	79,956
Estimated Gross Income	\$265,628	\$243,094	\$1,926,119
Gross Income per SqFt	\$22.00	\$21.47	\$24.09
Full Market Value	\$1,190,000	\$1,090,000	\$8,610,000
Market Value per SqFt	\$99.00	\$96.00	\$108.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00389-0009	1-00385-0050	1-00400-0001
Address	184 EAST 7 STREET	240 EAST 2 STREET	58 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	D6-ELEVATOR
Total Units	22	24	84
Year Built	1900	1910	1940
Gross SqFt	17,205	11,322	79,956
Estimated Gross Income	\$378,510	\$243,094	\$1,926,119
Gross Income per SqFt	\$22.00	\$21.47	\$24.09
Full Market Value	\$1,070,000	\$1,090,000	\$8,610,000
Market Value per SqFt	\$62.00	\$96.00	\$108.00
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00389-0017	1-00400-0001	1-00385-0050
Address	198 EAST 7 STREET	58 AVENUE A	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	D6-ELEVATOR	C4-WALK-UP
Total Units	14	84	24
Year Built	1930	1940	1910
Gross SqFt	10,698	79,956	11,322
Estimated Gross Income	\$235,356	\$1,926,119	\$243,094
Gross Income per SqFt	\$22.00	\$24.09	\$21.47
Full Market Value	\$1,050,000	\$8,610,000	\$1,090,000
Market Value per SqFt	\$98.00	\$108.00	\$96.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00389-0020	1-00400-0001	1-00385-0050
Address	204 EAST 7 STREET	58 AVENUE A	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	D6-ELEVATOR	C4-WALK-UP
Total Units	24	84	24
Year Built	1900	1940	1910
Gross SqFt	10,800	79,956	11,322
Estimated Gross Income	\$237,600	\$1,926,119	\$243,094
Gross Income per SqFt	\$22.00	\$24.09	\$21.47
Full Market Value	\$1,060,000	\$8,610,000	\$1,090,000
Market Value per SqFt	\$98.00	\$108.00	\$96.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00389-0021	1-00400-0001	1-00385-0050
Address	206 EAST 7 STREET	58 AVENUE A	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	D6-ELEVATOR	C4-WALK-UP
Total Units	25	84	24
Year Built	1900	1940	1910
Gross SqFt	10,800	79,956	11,322
Estimated Gross Income	\$237,600	\$1,926,119	\$243,094
Gross Income per SqFt	\$22.00	\$24.09	\$21.47
Full Market Value	\$1,060,000	\$8,610,000	\$1,090,000
Market Value per SqFt	\$98.00	\$108.00	\$96.00
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00389-0030	1-00400-0001	1-00385-0050
Address	224 EAST 7 STREET	58 AVENUE A	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	C4-WALK-UP
Total Units	13	84	24
Year Built	1950	1940	1910
Gross SqFt	8,720	79,956	11,322
Estimated Gross Income	\$191,840	\$1,926,119	\$243,094
Gross Income per SqFt	\$22.00	\$24.09	\$21.47
Full Market Value	\$857,000	\$8,610,000	\$1,090,000
Market Value per SqFt	\$98.00	\$108.00	\$96.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00389-0054	1-00400-0001	1-00385-0050
Address	613 EAST 6 STREET	58 AVENUE A	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	D6-ELEVATOR	C4-WALK-UP
Total Units	14	84	24
Year Built	1939	1940	1910
Gross SqFt	10,896	79,956	11,322
Estimated Gross Income	\$286,129	\$1,926,119	\$243,094
Gross Income per SqFt	\$26.30	\$24.09	\$21.47
Full Market Value	\$1,470,000	\$8,610,000	\$1,090,000
Market Value per SqFt	\$135.00	\$108.00	\$96.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00390-0037	1-00400-0001	1-00385-0050
Address	107 AVENUE C	58 AVENUE A	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	D6-ELEVATOR	C4-WALK-UP
Total Units	12	84	24
Year Built	1900	1940	1910
Gross SqFt	13,553	79,956	11,322
Estimated Gross Income	\$298,166	\$1,926,119	\$243,094
Gross Income per SqFt	\$22.00	\$24.09	\$21.47
Full Market Value	\$842,000	\$8,610,000	\$1,090,000
Market Value per SqFt	\$62.00	\$108.00	\$96.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00390-0042	1-00385-0050	1-00400-0009
Address	219 EAST 7 STREET	240 EAST 2 STREET	506 EAST 5 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	24	19
Year Built	1910	1910	1940
Gross SqFt	18,288	11,322	7,137
Estimated Gross Income	\$337,414	\$243,094	\$157,014
Gross Income per SqFt	\$18.45	\$21.47	\$22.00
Full Market Value	\$953,000	\$1,090,000	\$702,000
Market Value per SqFt	\$52.00	\$96.00	\$98.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00390-0055	1-00385-0050	1-00400-0009
Address	199 EAST 7 STREET	240 EAST 2 STREET	506 EAST 5 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	24	19
Year Built	1935	1910	1940
Gross SqFt	15,986	11,322	7,137
Estimated Gross Income	\$294,942	\$243,094	\$157,014
Gross Income per SqFt	\$18.45	\$21.47	\$22.00
Full Market Value	\$1,200,000	\$1,090,000	\$702,000
Market Value per SqFt	\$75.00	\$96.00	\$98.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00391-0003	1-00385-0050	1-00400-0001
Address	131 AVENUE B	240 EAST 2 STREET	58 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	D6-ELEVATOR
Total Units	18	24	84
Year Built	1940	1910	1940
Gross SqFt	22,117	11,322	79,956
Estimated Gross Income	\$486,574	\$243,094	\$1,926,119
Gross Income per SqFt	\$22.00	\$21.47	\$24.09
Full Market Value	\$2,170,000	\$1,090,000	\$8,610,000
Market Value per SqFt	\$98.00	\$96.00	\$108.00
Distance from Cooperative in miles		0.30	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00391-0014	1-00400-0001	1-00385-0050
Address	614 EAST 9 STREET	58 AVENUE A	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	D6-ELEVATOR	C4-WALK-UP
Total Units	37	84	24
Year Built	1910	1940	1910
Gross SqFt	33,000	79,956	11,322
Estimated Gross Income	\$726,000	\$1,926,119	\$243,094
Gross Income per SqFt	\$22.00	\$24.09	\$21.47
Full Market Value	\$2,050,000	\$8,610,000	\$1,090,000
Market Value per SqFt	\$62.00	\$108.00	\$96.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00391-0020	1-00385-0050	1-00400-0001
Address	626 EAST 9 STREET	240 EAST 2 STREET	58 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	D6-ELEVATOR
Total Units	12	24	84
Year Built	1910	1910	1940
Gross SqFt	10,154	11,322	79,956
Estimated Gross Income	\$223,388	\$243,094	\$1,926,119
Gross Income per SqFt	\$22.00	\$21.47	\$24.09
Full Market Value	\$631,000	\$1,090,000	\$8,610,000
Market Value per SqFt	\$62.00	\$96.00	\$108.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00391-0021	1-00385-0050	1-00400-0001
Address	628 EAST 9 STREET	240 EAST 2 STREET	58 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	D6-ELEVATOR
Total Units	15	24	84
Year Built	1910	1910	1940
Gross SqFt	10,184	11,322	79,956
Estimated Gross Income	\$224,048	\$243,094	\$1,926,119
Gross Income per SqFt	\$22.00	\$21.47	\$24.09
Full Market Value	\$633,000	\$1,090,000	\$8,610,000
Market Value per SqFt	\$62.00	\$96.00	\$108.00
Distance from Cooperative in miles		0.30	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00391-0048	1-00400-0001	1-00393-0034
Address	323 EAST 8 STREET	58 AVENUE A	173 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	D6-ELEVATOR	C4-WALK-UP
Total Units	25	84	19
Year Built	1910	1940	1900
Gross SqFt	13,044	79,956	7,665
Estimated Gross Income	\$326,100	\$1,926,119	\$239,012
Gross Income per SqFt	\$25.00	\$24.09	\$31.20
Full Market Value	\$1,460,000	\$8,610,000	\$1,160,000
Market Value per SqFt	\$112.00	\$108.00	\$151.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00391-0056	1-00400-0001	1-00393-0034
Address	307 EAST 8 STREET	58 AVENUE A	173 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	D6-ELEVATOR	C4-WALK-UP
Total Units	12	84	19
Year Built	1900	1940	1900
Gross SqFt	9,984	79,956	7,665
Estimated Gross Income	\$269,568	\$1,926,119	\$239,012
Gross Income per SqFt	\$27.00	\$24.09	\$31.20
Full Market Value	\$1,310,000	\$8,610,000	\$1,160,000
Market Value per SqFt	\$131.00	\$108.00	\$151.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00391-0057	1-00400-0001	1-00393-0034
Address	303 EAST 8 STREET	58 AVENUE A	173 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	D6-ELEVATOR	C4-WALK-UP
Total Units	12	84	19
Year Built	1900	1940	1900
Gross SqFt	18,216	79,956	7,665
Estimated Gross Income	\$491,832	\$1,926,119	\$239,012
Gross Income per SqFt	\$27.00	\$24.09	\$31.20
Full Market Value	\$2,380,000	\$8,610,000	\$1,160,000
Market Value per SqFt	\$131.00	\$108.00	\$151.00
Distance from Cooperative in miles		0.25	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00392-0036	1-00393-0014	1-00385-0050
Address	149 AVENUE C	612 EAST 11 STREET	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	61	24
Year Built	1900	1900	1910
Gross SqFt	8,214	81,576	11,322
Estimated Gross Income	\$180,708	\$1,868,542	\$243,094
Gross Income per SqFt	\$22.00	\$22.91	\$21.47
Full Market Value	\$808,000	\$5,280,000	\$1,090,000
Market Value per SqFt	\$98.00	\$65.00	\$96.00
Distance from Cooperative in miles		0.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00393-0051	1-00400-0001	1-00393-0034
Address	367 EAST 10 STREET	58 AVENUE A	173 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	D6-ELEVATOR	C4-WALK-UP
Total Units	16	84	19
Year Built	1900	1940	1900
Gross SqFt	10,728	79,956	7,665
Estimated Gross Income	\$289,656	\$1,926,119	\$239,012
Gross Income per SqFt	\$27.00	\$24.09	\$31.20
Full Market Value	\$818,000	\$8,610,000	\$1,160,000
Market Value per SqFt	\$76.00	\$108.00	\$151.00
Distance from Cooperative in miles		0.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00394-0052	1-00385-0050	1-00393-0014
Address	633 EAST 11 STREET	240 EAST 2 STREET	612 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	24	61
Year Built	1937	1910	1900
Gross SqFt	11,610	11,322	81,576
Estimated Gross Income	\$255,420	\$243,094	\$1,868,542
Gross Income per SqFt	\$22.00	\$21.47	\$22.91
Full Market Value	\$1,140,000	\$1,090,000	\$5,280,000
Market Value per SqFt	\$98.00	\$96.00	\$65.00
Distance from Cooperative in miles		0.40	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00395-0012	1-00400-0009	1-00393-0014
Address	620 EAST 13 STREET	506 EAST 5 STREET	612 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	C4-WALK-UP	C4-WALK-UP
Total Units	138	19	61
Year Built	1973	1940	1900
Gross SqFt	173,220	7,137	81,576
Estimated Gross Income	\$3,464,400	\$157,014	\$1,868,542
Gross Income per SqFt	\$20.00	\$22.00	\$22.91
Full Market Value	\$15,500,000	\$702,000	\$5,280,000
Market Value per SqFt	\$89.00	\$98.00	\$65.00
Distance from Cooperative in miles		0.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00396-0020	1-00400-0001	1-00436-0044
Address	626 EAST 14 STREET	58 AVENUE A	107 ST MARK'S PLACE
Neighborhood	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE
Building Classification	C6-WALK-UP	D6-ELEVATOR	D9-ELEVATOR
Total Units	119	84	48
Year Built	1920	1940	1920
Gross SqFt	65,585	79,956	25,610
Estimated Gross Income	\$1,639,625	\$1,926,119	\$620,489
Gross Income per SqFt	\$25.00	\$24.09	\$24.23
Full Market Value	\$7,330,000	\$8,610,000	\$2,770,000
Market Value per SqFt	\$112.00	\$108.00	\$108.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00397-0011	1-00393-0034	1-00392-0026
Address	155 EAST 2 STREET	173 AVENUE C	382 EAST 10 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	22	19	20
Year Built	1900	1900	1930
Gross SqFt	12,330	7,665	9,075
Estimated Gross Income	\$332,910	\$239,012	\$262,558
Gross Income per SqFt	\$27.00	\$31.20	\$28.90
Full Market Value	\$940,000	\$1,160,000	\$1,270,000
Market Value per SqFt	\$76.00	\$151.00	\$140.00
Distance from Cooperative in miles		0.45	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00397-0012	1-00400-0001	1-00387-0157
Address	157 EAST 2 STREET	58 AVENUE A	619 EAST 5 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	C1-WALK-UP
Total Units	40	84	30
Year Built	1920	1940	1900
Gross SqFt	27,500	79,956	25,200
Estimated Gross Income	\$660,000	\$1,926,119	\$573,402
Gross Income per SqFt	\$24.00	\$24.09	\$22.75
Full Market Value	\$1,860,000	\$8,610,000	\$2,560,000
Market Value per SqFt	\$68.00	\$108.00	\$102.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00397-0025	1-00392-0026	1-00393-0034
Address	185 EAST 2 STREET	382 EAST 10 STREET	173 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	23	20	19
Year Built	1915	1930	1900
Gross SqFt	13,524	9,075	7,665
Estimated Gross Income	\$365,148	\$262,558	\$239,012
Gross Income per SqFt	\$27.00	\$28.90	\$31.20
Full Market Value	\$1,030,000	\$1,270,000	\$1,160,000
Market Value per SqFt	\$76.00	\$140.00	\$151.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00398-0008	1-00393-0014	1-00387-0157
Address	156 EAST 3 STREET	612 EAST 11 STREET	619 EAST 5 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	C4-WALK-UP	C1-WALK-UP
Total Units	61	61	30
Year Built	1940	1900	1900
Gross SqFt	55,947	81,576	25,200
Estimated Gross Income	\$1,230,834	\$1,868,542	\$573,402
Gross Income per SqFt	\$22.00	\$22.91	\$22.75
Full Market Value	\$5,500,000	\$5,280,000	\$2,560,000
Market Value per SqFt	\$98.00	\$65.00	\$102.00
Distance from Cooperative in miles		0.40	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00398-0058	1-00400-0001	1-00441-0033
Address	160 EAST 2 STREET	58 AVENUE A	215 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE
Building Classification	C6-WALK-UP	D6-ELEVATOR	C7-WALK-UP
Total Units	24	84	39
Year Built	1950	1940	1880
Gross SqFt	11,611	79,956	19,830
Estimated Gross Income	\$278,664	\$1,926,119	\$493,288
Gross Income per SqFt	\$24.00	\$24.09	\$24.88
Full Market Value	\$787,000	\$8,610,000	\$2,200,000
Market Value per SqFt	\$68.00	\$108.00	\$111.00
Distance from Cooperative in miles		0.10	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00398-0066	1-00392-0026	1-00393-0034
Address	24 AVENUE A	382 EAST 10 STREET	173 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	23	20	19
Year Built	1900	1930	1900
Gross SqFt	15,308	9,075	7,665
Estimated Gross Income	\$398,008	\$262,558	\$239,012
Gross Income per SqFt	\$26.00	\$28.90	\$31.20
Full Market Value	\$1,930,000	\$1,270,000	\$1,160,000
Market Value per SqFt	\$126.00	\$140.00	\$151.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00400-0045	1-00392-0026	1-00393-0034
Address	225 EAST 4 STREET	382 EAST 10 STREET	173 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	21	20	19
Year Built	1937	1930	1900
Gross SqFt	12,948	9,075	7,665
Estimated Gross Income	\$349,596	\$262,558	\$239,012
Gross Income per SqFt	\$27.00	\$28.90	\$31.20
Full Market Value	\$987,000	\$1,270,000	\$1,160,000
Market Value per SqFt	\$76.00	\$140.00	\$151.00
Distance from Cooperative in miles		0.25	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00400-0047	1-00392-0026	1-00393-0034
Address	223 EAST 4 STREET	382 EAST 10 STREET	173 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	20	19
Year Built	1937	1930	1900
Gross SqFt	12,636	9,075	7,665
Estimated Gross Income	\$341,172	\$262,558	\$239,012
Gross Income per SqFt	\$27.00	\$28.90	\$31.20
Full Market Value	\$964,000	\$1,270,000	\$1,160,000
Market Value per SqFt	\$76.00	\$140.00	\$151.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00404-0010	1-00392-0026	1-00393-0034
Address	512 EAST 11 STREET	382 EAST 10 STREET	173 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	19
Year Built	1929	1930	1900
Gross SqFt	6,175	9,075	7,665
Estimated Gross Income	\$166,725	\$262,558	\$239,012
Gross Income per SqFt	\$27.00	\$28.90	\$31.20
Full Market Value	\$471,000	\$1,270,000	\$1,160,000
Market Value per SqFt	\$76.00	\$140.00	\$151.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00404-0013	1-00392-0026	1-00393-0034
Address	518 EAST 11 STREET	382 EAST 10 STREET	173 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	20	19
Year Built	1900	1930	1900
Gross SqFt	10,674	9,075	7,665
Estimated Gross Income	\$288,198	\$262,558	\$239,012
Gross Income per SqFt	\$27.00	\$28.90	\$31.20
Full Market Value	\$1,400,000	\$1,270,000	\$1,160,000
Market Value per SqFt	\$131.00	\$140.00	\$151.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00404-0021	1-00445-0045	1-00429-0045
Address	534 EAST 11 STREET	81 EAST 3 STREET	114 EAST 1 STREET
Neighborhood	ALPHABET CITY	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	D1-ELEVATOR	C7-WALK-UP
Total Units	29	41	33
Year Built	1920	2003	1920
Gross SqFt	15,864	36,047	17,610
Estimated Gross Income	\$428,328	\$1,261,645	\$485,254
Gross Income per SqFt	\$27.00	\$35.00	\$27.60
Full Market Value	\$1,210,000	\$6,340,000	\$2,350,000
Market Value per SqFt	\$76.00	\$176.00	\$133.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00405-0051	1-00429-0045	1-00392-0026
Address	519 EAST 11 STREET	114 EAST 1 STREET	382 EAST 10 STREET
Neighborhood	ALPHABET CITY	EAST VILLAGE	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	33	20
Year Built	1910	1920	1930
Gross SqFt	10,585	17,610	9,075
Estimated Gross Income	\$285,795	\$485,254	\$262,558
Gross Income per SqFt	\$27.00	\$27.60	\$28.90
Full Market Value	\$807,000	\$2,350,000	\$1,270,000
Market Value per SqFt	\$76.00	\$133.00	\$140.00
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00406-0013	1-00407-0032	1-00392-0026
Address	514F EAST 13 STREET	224 AVENUE B	382 EAST 10 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	14	28	20
Year Built	1900	1905	1930
Gross SqFt	8,055	15,174	9,075
Estimated Gross Income	\$217,485	\$689,181	\$262,558
Gross Income per SqFt	\$27.00	\$45.40	\$28.90
Full Market Value	\$614,000	\$3,470,000	\$1,270,000
Market Value per SqFt	\$76.00	\$229.00	\$140.00
Distance from Cooperative in miles		0.05	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00406-0018	1-00407-0032	1-00429-0045
Address	524 EAST 13 STREET	224 AVENUE B	114 EAST 1 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	28	33
Year Built	1925	1905	1920
Gross SqFt	10,405	15,174	17,610
Estimated Gross Income	\$280,935	\$689,181	\$485,254
Gross Income per SqFt	\$27.00	\$45.40	\$27.60
Full Market Value	\$1,360,000	\$3,470,000	\$2,350,000
Market Value per SqFt	\$131.00	\$229.00	\$133.00
Distance from Cooperative in miles		0.05	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00406-0040	1-00429-0045	1-00392-0026
Address	547 EAST 12 STREET	114 EAST 1 STREET	382 EAST 10 STREET
Neighborhood	ALPHABET CITY	EAST VILLAGE	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	16	33	20
Year Built	1900	1920	1930
Gross SqFt	12,030	17,610	9,075
Estimated Gross Income	\$324,810	\$485,254	\$262,558
Gross Income per SqFt	\$27.00	\$27.60	\$28.90
Full Market Value	\$917,000	\$2,350,000	\$1,270,000
Market Value per SqFt	\$76.00	\$133.00	\$140.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00406-0050	1-00429-0045	1-00392-0026
Address	527 EAST 12 STREET	114 EAST 1 STREET	382 EAST 10 STREET
Neighborhood	ALPHABET CITY	EAST VILLAGE	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	48	33	20
Year Built	1901	1920	1930
Gross SqFt	23,172	17,610	9,075
Estimated Gross Income	\$625,644	\$485,254	\$262,558
Gross Income per SqFt	\$27.00	\$27.60	\$28.90
Full Market Value	\$1,770,000	\$2,350,000	\$1,270,000
Market Value per SqFt	\$76.00	\$133.00	\$140.00
Distance from Cooperative in miles		0.55	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00406-0061	1-00429-0045	1-00392-0026
Address	507 EAST 12 STREET	114 EAST 1 STREET	382 EAST 10 STREET
Neighborhood	ALPHABET CITY	EAST VILLAGE	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	13	33	20
Year Built	1900	1920	1930
Gross SqFt	9,950	17,610	9,075
Estimated Gross Income	\$268,650	\$485,254	\$262,558
Gross Income per SqFt	\$27.00	\$27.60	\$28.90
Full Market Value	\$1,300,000	\$2,350,000	\$1,270,000
Market Value per SqFt	\$131.00	\$133.00	\$140.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00414-0032	1-00410-0046	1-00414-0005
Address	128 ELDRIDGE STREET	101 RIVINGTON STREET	55 DELANCEY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	17	28	34
Year Built	1900	1910	1900
Gross SqFt	11,398	20,580	21,865
Estimated Gross Income	\$227,960	\$305,989	\$592,098
Gross Income per SqFt	\$20.00	\$14.87	\$27.10
Full Market Value	\$644,000	\$1,210,000	\$2,870,000
Market Value per SqFt	\$57.00	\$59.00	\$131.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00416-0020	1-00409-0043	1-00416-0032
Address	169 ALLEN STREET	101 DELANCEY STREET	66 RIVINGTON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	30	25	24
Year Built	1920	1920	1900
Gross SqFt	20,680	16,312	16,306
Estimated Gross Income	\$475,640	\$380,190	\$468,636
Gross Income per SqFt	\$23.00	\$23.31	\$28.70
Full Market Value	\$2,130,000	\$1,700,000	\$2,270,000
Market Value per SqFt	\$103.00	\$104.00	\$139.00
Distance from Cooperative in miles		0.20	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00416-0022	1-00415-0031	1-00423-0025
Address	167 ALLEN STREET	129 ALLEN STREET	111 CHRYSTIE STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	15	20	23
Year Built	1900	1910	1900
Gross SqFt	9,000	7,270	10,830
Estimated Gross Income	\$189,000	\$197,940	\$169,517
Gross Income per SqFt	\$21.00	\$27.20	\$15.65
Full Market Value	\$845,000	\$959,000	\$689,000
Market Value per SqFt	\$94.00	\$132.00	\$64.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00416-0055	1-00355-0038	1-00410-0009
Address	85 STANTON STREET	166 NORFOLK STREET	136 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	11	24	18
Year Built	1900	1930	1900
Gross SqFt	8,928	8,898	9,008
Estimated Gross Income	\$285,696	\$272,927	\$296,863
Gross Income per SqFt	\$32.00	\$30.70	\$33.00
Full Market Value	\$1,380,000	\$1,320,000	\$1,440,000
Market Value per SqFt	\$155.00	\$148.00	\$160.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00419-0040	1-00411-0042	1-00411-0075
Address	110 FORSYTH STREET	138 LUDLOW STREET	100 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	31	29	24
Year Built	1900	1920	1900
Gross SqFt	20,798	18,180	21,120
Estimated Gross Income	\$436,758	\$388,880	\$440,357
Gross Income per SqFt	\$21.00	\$21.39	\$20.85
Full Market Value	\$1,230,000	\$1,740,000	\$1,970,000
Market Value per SqFt	\$59.00	\$96.00	\$93.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00420-0046	1-00409-0027	1-00414-0018
Address	152 FORSYTH STREET	248 BROOME STREET	61 DELANCEY 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	24	20
Year Built	1915	1920	1900
Gross SqFt	12,000	12,348	11,543
Estimated Gross Income	\$264,000	\$218,181	\$318,822
Gross Income per SqFt	\$22.00	\$17.67	\$27.60
Full Market Value	\$746,000	\$887,000	\$1,540,000
Market Value per SqFt	\$62.00	\$72.00	\$133.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00421-0043	1-00344-0068	1-00348-0074
Address	172 FORSYTH STREET	85 PITT STREET	170 DELANCEY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	23	14
Year Built	1900	1920	1920
Gross SqFt	12,166	12,178	12,180
Estimated Gross Income	\$279,818	\$281,624	\$283,383
Gross Income per SqFt	\$23.00	\$23.13	\$23.27
Full Market Value	\$790,000	\$1,260,000	\$1,270,000
Market Value per SqFt	\$65.00	\$103.00	\$104.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00421-0075	1-00344-0073	1-00413-0049
Address	46 RIVINGTON STREET	202 RIVINGTON STREET	75 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	36	37
Year Built	1920	1920	1910
Gross SqFt	18,120	19,442	18,445
Estimated Gross Income	\$416,760	\$444,397	\$418,227
Gross Income per SqFt	\$23.00	\$22.86	\$22.67
Full Market Value	\$1,180,000	\$1,990,000	\$1,870,000
Market Value per SqFt	\$65.00	\$102.00	\$101.00
Distance from Cooperative in miles		0.45	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00422-0044	1-00355-0038	1-00411-0007
Address	208 FORSYTH STREET	166 NORFOLK STREET	158 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	13	24	40
Year Built	1900	1930	1890
Gross SqFt	8,845	8,898	8,950
Estimated Gross Income	\$305,152	\$272,927	\$354,456
Gross Income per SqFt	\$34.50	\$30.70	\$39.60
Full Market Value	\$862,000	\$1,320,000	\$1,780,000
Market Value per SqFt	\$97.00	\$148.00	\$199.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00422-0060	1-00344-0076	1-00355-0046
Address	237 ELDRIDGE STREET	106 RIDGE STREET	184 NORFOLK STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	42	24	38
Year Built	1900	1914	1900
Gross SqFt	23,260	22,370	22,614
Estimated Gross Income	\$604,760	\$719,127	\$472,450
Gross Income per SqFt	\$26.00	\$32.10	\$20.89
Full Market Value	\$2,930,000	\$3,480,000	\$2,110,000
Market Value per SqFt	\$126.00	\$156.00	\$93.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00430-0001	1-00400-0009	1-00444-0030
Address	40 1 AVENUE	506 EAST 5 STREET	82 EAST 3 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE
Building Classification	D4-ELEVATOR	C4-WALK-UP	C1-WALK-UP
Total Units	164	19	22
Year Built	1964	1940	1910
Gross SqFt	147,730	7,137	8,880
Estimated Gross Income	\$2,130,266	\$157,014	\$131,592
Gross Income per SqFt	\$14.42	\$22.00	\$14.82
Full Market Value	\$6,020,000	\$702,000	\$522,000
Market Value per SqFt	\$40.80	\$98.00	\$59.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00431-0001	1-00385-0050	1-00444-0031
Address	60 1 AVENUE	240 EAST 2 STREET	84 EAST 3 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE
Building Classification	D4-ELEVATOR	C4-WALK-UP	D7-ELEVATOR
Total Units	203	24	25
Year Built	1964	1910	1920
Gross SqFt	194,800	11,322	10,500
Estimated Gross Income	\$3,391,468	\$243,094	\$183,294
Gross Income per SqFt	\$17.41	\$21.47	\$17.46
Full Market Value	\$9,580,000	\$1,090,000	\$746,000
Market Value per SqFt	\$49.20	\$96.00	\$71.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00431-0025	1-00444-0031	1-00385-0050
Address	51 AVENUE A	84 EAST 3 STREET	240 EAST 2 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	C4-WALK-UP
Total Units	104	25	24
Year Built	1929	1920	1910
Gross SqFt	121,406	10,500	11,322
Estimated Gross Income	\$2,119,748	\$183,294	\$243,094
Gross Income per SqFt	\$17.46	\$17.46	\$21.47
Full Market Value	\$8,620,000	\$746,000	\$1,090,000
Market Value per SqFt	\$71.00	\$71.00	\$96.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00431-0031	1-00444-0031	1-00385-0050
Address	43 AVENUE A	84 EAST 3 STREET	240 EAST 2 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	C4-WALK-UP
Total Units	105	25	24
Year Built	1929	1920	1910
Gross SqFt	120,605	10,500	11,322
Estimated Gross Income	\$2,105,763	\$183,294	\$243,094
Gross Income per SqFt	\$17.46	\$17.46	\$21.47
Full Market Value	\$8,560,000	\$746,000	\$1,090,000
Market Value per SqFt	\$71.00	\$71.00	\$96.00
Distance from Cooperative in miles		0.15	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00432-0001	1-00385-0050	1-00387-0157
Address	66 1 AVENUE	240 EAST 2 STREET	619 EAST 5 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	C4-WALK-UP	C1-WALK-UP
Total Units	877	24	30
Year Built	1962	1910	1900
Gross SqFt	780,062	11,322	25,200
Estimated Gross Income	\$13,658,885	\$243,094	\$573,402
Gross Income per SqFt	\$17.51	\$21.47	\$22.75
Full Market Value	\$38,600,000	\$1,090,000	\$2,560,000
Market Value per SqFt	\$49.50	\$96.00	\$102.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00434-0044	1-00400-0001	1-00441-0033
Address	427 EAST 6 STREET	58 AVENUE A	215 AVENUE A
Neighborhood	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE
Building Classification	C6-WALK-UP	D6-ELEVATOR	C7-WALK-UP
Total Units	15	84	39
Year Built	1900	1940	1880
Gross SqFt	7,980	79,956	19,830
Estimated Gross Income	\$191,520	\$1,926,119	\$493,288
Gross Income per SqFt	\$24.00	\$24.09	\$24.88
Full Market Value	\$856,000	\$8,610,000	\$2,200,000
Market Value per SqFt	\$107.00	\$108.00	\$111.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00436-0057	1-00400-0001	1-00467-0025
Address	87 ST MARK'S PLACE	58 AVENUE A	232 EAST 12 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE
Building Classification	C6-WALK-UP	D6-ELEVATOR	D6-ELEVATOR
Total Units	25	84	69
Year Built	1940	1940	1929
Gross SqFt	15,000	79,956	65,602
Estimated Gross Income	\$360,000	\$1,926,119	\$1,666,065
Gross Income per SqFt	\$24.00	\$24.09	\$25.40
Full Market Value	\$1,610,000	\$8,610,000	\$8,070,000
Market Value per SqFt	\$107.00	\$108.00	\$123.00
Distance from Cooperative in miles		0.25	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00440-0031	1-00440-0023	1-00436-0044
Address	446 EAST 13 STREET	430 EAST 13 STREET	107 ST MARK'S PLACE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	D9-ELEVATOR
Total Units	15	23	48
Year Built	1900	1905	1920
Gross SqFt	10,400	6,364	25,610
Estimated Gross Income	\$249,600	\$153,720	\$620,489
Gross Income per SqFt	\$24.00	\$24.15	\$24.23
Full Market Value	\$705,000	\$687,000	\$2,770,000
Market Value per SqFt	\$68.00	\$108.00	\$108.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00440-0052	1-00440-0023	1-00436-0044
Address	415 EAST 12 STREET	430 EAST 13 STREET	107 ST MARK'S PLACE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	D9-ELEVATOR
Total Units	16	23	48
Year Built	1900	1905	1920
Gross SqFt	9,794	6,364	25,610
Estimated Gross Income	\$235,056	\$153,720	\$620,489
Gross Income per SqFt	\$24.00	\$24.15	\$24.23
Full Market Value	\$664,000	\$687,000	\$2,770,000
Market Value per SqFt	\$68.00	\$108.00	\$108.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00442-0021	1-00387-0157	1-00440-0028
Address	49 EAST 1 STREET	619 EAST 5 STREET	440 EAST 13 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	30	20
Year Built	1920	1900	1900
Gross SqFt	14,897	25,200	9,135
Estimated Gross Income	\$327,734	\$573,402	\$187,500
Gross Income per SqFt	\$22.00	\$22.75	\$20.53
Full Market Value	\$1,460,000	\$2,560,000	\$838,000
Market Value per SqFt	\$98.00	\$102.00	\$92.00
Distance from Cooperative in miles		0.40	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00443-0030	1-00440-0023	1-00436-0044
Address	29 1 AVENUE	430 EAST 13 STREET	107 ST MARK'S PLACE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	C1-WALK-UP	D9-ELEVATOR
Total Units	24	23	48
Year Built	1910	1905	1920
Gross SqFt	22,625	6,364	25,610
Estimated Gross Income	\$543,000	\$153,720	\$620,489
Gross Income per SqFt	\$24.00	\$24.15	\$24.23
Full Market Value	\$2,430,000	\$687,000	\$2,770,000
Market Value per SqFt	\$107.00	\$108.00	\$108.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00443-0050	1-00440-0023	1-00436-0044
Address	54 EAST 1 STREET	430 EAST 13 STREET	107 ST MARK'S PLACE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	D9-ELEVATOR
Total Units	25	23	48
Year Built	1910	1905	1920
Gross SqFt	10,083	6,364	25,610
Estimated Gross Income	\$241,992	\$153,720	\$620,489
Gross Income per SqFt	\$24.00	\$24.15	\$24.23
Full Market Value	\$1,080,000	\$687,000	\$2,770,000
Market Value per SqFt	\$107.00	\$108.00	\$108.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00443-0052	1-00440-0023	1-00436-0044
Address	50 EAST 1 STREET	430 EAST 13 STREET	107 ST MARK'S PLACE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	D9-ELEVATOR
Total Units	22	23	48
Year Built	1910	1905	1920
Gross SqFt	8,536	6,364	25,610
Estimated Gross Income	\$204,864	\$153,720	\$620,489
Gross Income per SqFt	\$24.00	\$24.15	\$24.23
Full Market Value	\$916,000	\$687,000	\$2,770,000
Market Value per SqFt	\$107.00	\$108.00	\$108.00
Distance from Cooperative in miles		0.55	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00443-0056	1-00445-0045	1-00402-0015
Address	38 EAST 1 STREET	81 EAST 3 STREET	142 EAST 7 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	15	41	83
Year Built	1920	2003	1925
Gross SqFt	41,236	36,047	36,705
Estimated Gross Income	\$1,113,372	\$1,261,645	\$1,082,170
Gross Income per SqFt	\$27.00	\$35.00	\$29.50
Full Market Value	\$5,390,000	\$6,340,000	\$5,240,000
Market Value per SqFt	\$131.00	\$176.00	\$143.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00444-0033	1-00445-0025	1-00407-0032
Address	88 EAST 3 STREET	118 EAST 4 STREET	224 AVENUE B
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	22	24	28
Year Built	1900	1900	1905
Gross SqFt	8,845	8,270	15,174
Estimated Gross Income	\$221,125	\$303,114	\$689,181
Gross Income per SqFt	\$25.00	\$36.70	\$45.40
Full Market Value	\$988,000	\$1,520,000	\$3,470,000
Market Value per SqFt	\$112.00	\$184.00	\$229.00
Distance from Cooperative in miles		0.05	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00445-0051	1-00445-0045	1-00452-0002
Address	71 EAST 3 STREET	81 EAST 3 STREET	162 2 AVENUE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	41	162
Year Built	1900	2003	1929
Gross SqFt	11,046	36,047	121,503
Estimated Gross Income	\$320,334	\$1,261,645	\$3,596,997
Gross Income per SqFt	\$29.00	\$35.00	\$29.60
Full Market Value	\$1,550,000	\$6,340,000	\$17,400,000
Market Value per SqFt	\$140.00	\$176.00	\$143.00
Distance from Cooperative in miles		0.00	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00446-0025	1-00446-0028	1-00446-0027
Address	334 EAST 5 STREET	340 EAST 5 STREET	338 EAST 5 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	20	20
Year Built	1900	1900	1900
Gross SqFt	7,001	9,320	9,320
Estimated Gross Income	\$252,036	\$361,602	\$340,076
Gross Income per SqFt	\$36.00	\$38.80	\$36.50
Full Market Value	\$1,270,000	\$1,820,000	\$1,710,000
Market Value per SqFt	\$181.00	\$195.00	\$183.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00447-0024	1-00447-0014	1-00445-0033
Address	336 EAST 6 STREET	316 EAST 6 STREET	57 1 AVENUE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	21	20	16
Year Built	1929	1900	1900
Gross SqFt	8,370	6,800	7,740
Estimated Gross Income	\$259,470	\$211,797	\$249,232
Gross Income per SqFt	\$31.00	\$31.10	\$32.20
Full Market Value	\$1,260,000	\$1,030,000	\$1,210,000
Market Value per SqFt	\$151.00	\$151.00	\$156.00
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00449-0002	1-00449-0001	1-00449-0004
Address	120 2 AVENUE	118 2 AVENUE	124 2 AVENUE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	27	24
Year Built	1920	1930	1920
Gross SqFt	16,251	16,060	16,329
Estimated Gross Income	\$520,032	\$512,861	\$487,485
Gross Income per SqFt	\$32.00	\$31.90	\$29.90
Full Market Value	\$2,520,000	\$2,480,000	\$2,360,000
Market Value per SqFt	\$155.00	\$154.00	\$145.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00451-0021	1-00445-0045	1-00452-0002
Address	220 EAST 10 STREET	81 EAST 3 STREET	162 2 AVENUE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	11	41	162
Year Built	1900	2003	1929
Gross SqFt	10,512	36,047	121,503
Estimated Gross Income	\$304,848	\$1,261,645	\$3,596,997
Gross Income per SqFt	\$29.00	\$35.00	\$29.60
Full Market Value	\$861,000	\$6,340,000	\$17,400,000
Market Value per SqFt	\$82.00	\$176.00	\$143.00
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00452-0006	1-00452-0002	1-00462-0035
Address	170 2 AVENUE	162 2 AVENUE	223 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	77	162	86
Year Built	1928	1929	1996
Gross SqFt	97,896	121,503	91,680
Estimated Gross Income	\$2,838,984	\$3,596,997	\$2,725,244
Gross Income per SqFt	\$29.00	\$29.60	\$29.70
Full Market Value	\$13,800,000	\$17,400,000	\$13,200,000
Market Value per SqFt	\$141.00	\$143.00	\$144.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00452-0019	1-00451-0038	1-00450-0028
Address	322 EAST 11 STREET	149 1 AVENUE	348 EAST 9 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	26	18
Year Built	1900	1900	1900
Gross SqFt	10,794	7,693	10,986
Estimated Gross Income	\$313,026	\$224,793	\$313,997
Gross Income per SqFt	\$29.00	\$29.20	\$28.60
Full Market Value	\$1,520,000	\$1,090,000	\$1,520,000
Market Value per SqFt	\$141.00	\$142.00	\$138.00
Distance from Cooperative in miles		0.05	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00452-0042	1-00451-0038	1-00450-0028
Address	231 EAST 10 STREET	149 1 AVENUE	348 EAST 9 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	26	18
Year Built	1900	1900	1900
Gross SqFt	9,365	7,693	10,986
Estimated Gross Income	\$271,585	\$224,793	\$313,997
Gross Income per SqFt	\$29.00	\$29.20	\$28.60
Full Market Value	\$767,000	\$1,090,000	\$1,520,000
Market Value per SqFt	\$82.00	\$142.00	\$138.00
Distance from Cooperative in miles		0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00452-0054	1-00447-0051	
Address	205 EAST 10 STREET	313 EAST 5 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	31	47	
Year Built	1920	1940	
Gross SqFt	25,818	20,600	
Estimated Gross Income	\$748,722	\$616,511	
Gross Income per SqFt	\$29.00	\$29.90	
Full Market Value	\$3,630,000	\$2,990,000	
Market Value per SqFt	\$141.00	\$145.00	
Distance from Cooperative in miles		0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00453-0008	1-00447-0051	
Address	188 2 AVENUE	313 EAST 5 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	D1-ELEVATOR	
Total Units	22	47	
Year Built	1920	1940	
Gross SqFt	19,299	20,600	
Estimated Gross Income	\$578,970	\$616,511	
Gross Income per SqFt	\$30.00	\$29.90	
Full Market Value	\$2,810,000	\$2,990,000	
Market Value per SqFt	\$146.00	\$145.00	
Distance from Cooperative in miles		0.30	

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00454-0060	1-00447-0051	
Address	321 EAST 12 STREET	313 EAST 5 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	D1-ELEVATOR	
Total Units	36	47	
Year Built	1920	1940	
Gross SqFt	21,178	20,600	
Estimated Gross Income	\$614,162	\$616,511	
Gross Income per SqFt	\$29.00	\$29.90	
Full Market Value	\$2,980,000	\$2,990,000	
Market Value per SqFt	\$141.00	\$145.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00454-0063	1-00447-0051	
Address	313 EAST 12 STREET	313 EAST 5 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	D1-ELEVATOR	
Total Units	36	47	
Year Built	1900	1940	
Gross SqFt	21,178	20,600	
Estimated Gross Income	\$614,162	\$616,511	
Gross Income per SqFt	\$29.00	\$29.90	
Full Market Value	\$2,980,000	\$2,990,000	
Market Value per SqFt	\$141.00	\$145.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00454-0066	1-00447-0051	
Address	309 EAST 12 STREET	313 EAST 5 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	D1-ELEVATOR	
Total Units	13	47	
Year Built	1920	1940	
Gross SqFt	11,054	20,600	
Estimated Gross Income	\$320,566	\$616,511	
Gross Income per SqFt	\$29.00	\$29.90	
Full Market Value	\$1,550,000	\$2,990,000	
Market Value per SqFt	\$140.00	\$145.00	
Distance from Cooperative in miles		0.35	

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00458-0032	1-00462-0035	1-00445-0045
Address	32 EAST 2 STREET	223 EAST 6 STREET	81 EAST 3 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	86	41
Year Built	1900	1996	2003
Gross SqFt	14,376	91,680	36,047
Estimated Gross Income	\$416,904	\$2,725,244	\$1,261,645
Gross Income per SqFt	\$29.00	\$29.70	\$35.00
Full Market Value	\$1,180,000	\$13,200,000	\$6,340,000
Market Value per SqFt	\$82.00	\$144.00	\$176.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00459-0046	1-00452-0024	1-00445-0045
Address	7 EAST 3 STREET	332 EAST 11 STREET	81 EAST 3 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	D1-ELEVATOR
Total Units	15	15	41
Year Built	1920	1900	2003
Gross SqFt	10,000	9,350	36,047
Estimated Gross Income	\$290,000	\$275,010	\$1,261,645
Gross Income per SqFt	\$29.00	\$29.40	\$35.00
Full Market Value	\$819,000	\$1,330,000	\$6,340,000
Market Value per SqFt	\$82.00	\$142.00	\$176.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00461-0024	1-00452-0002	1-00447-0051
Address	232 EAST 6 STREET	162 2 AVENUE	313 EAST 5 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	31	162	47
Year Built	1920	1929	1940
Gross SqFt	22,266	121,503	20,600
Estimated Gross Income	\$645,714	\$3,596,997	\$616,511
Gross Income per SqFt	\$29.00	\$29.60	\$29.90
Full Market Value	\$3,130,000	\$17,400,000	\$2,990,000
Market Value per SqFt	\$141.00	\$143.00	\$145.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00466-0021	1-00452-0002	1-00462-0035
Address	224 EAST 11 STREET	162 2 AVENUE	223 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	D9-ELEVATOR	D1-ELEVATOR
Total Units	26	162	86
Year Built	1910	1929	1996
Gross SqFt	16,916	121,503	91,680
Estimated Gross Income	\$490,564	\$3,596,997	\$2,725,244
Gross Income per SqFt	\$29.00	\$29.60	\$29.70
Full Market Value	\$2,380,000	\$17,400,000	\$13,200,000
Market Value per SqFt	\$141.00	\$143.00	\$144.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00466-0047	1-00452-0002	1-00447-0051
Address	121 EAST 10 STREET	162 2 AVENUE	313 EAST 5 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	25	162	47
Year Built	1950	1929	1940
Gross SqFt	13,000	121,503	20,600
Estimated Gross Income	\$377,000	\$3,596,997	\$616,511
Gross Income per SqFt	\$29.00	\$29.60	\$29.90
Full Market Value	\$1,830,000	\$17,400,000	\$2,990,000
Market Value per SqFt	\$141.00	\$143.00	\$145.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00466-0048	1-00462-0035	
Address	115 EAST 10 STREET	223 EAST 6 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	D1-ELEVATOR	
Total Units	56	86	
Year Built	1870	1996	
Gross SqFt	27,111	91,680	
Estimated Gross Income	\$786,219	\$2,725,244	
Gross Income per SqFt	\$29.00	\$29.70	
Full Market Value	\$3,810,000	\$13,200,000	
Market Value per SqFt	\$141.00	\$144.00	
Distance from Cooperative in miles		0.20	

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00466-0056	1-00452-0002	1-00462-0035
Address	103 EAST 10 STREET	162 2 AVENUE	223 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	22	162	86
Year Built	1920	1929	1996
Gross SqFt	15,600	121,503	91,680
Estimated Gross Income	\$452,400	\$3,596,997	\$2,725,244
Gross Income per SqFt	\$29.00	\$29.60	\$29.70
Full Market Value	\$2,190,000	\$17,400,000	\$13,200,000
Market Value per SqFt	\$140.00	\$143.00	\$144.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00467-0022	1-00452-0002	1-00462-0035
Address	226 EAST 12 STREET	162 2 AVENUE	223 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	84	162	86
Year Built	1928	1929	1996
Gross SqFt	56,845	121,503	91,680
Estimated Gross Income	\$1,648,505	\$3,596,997	\$2,725,244
Gross Income per SqFt	\$29.00	\$29.60	\$29.70
Full Market Value	\$7,990,000	\$17,400,000	\$13,200,000
Market Value per SqFt	\$141.00	\$143.00	\$144.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00468-0015	1-00462-0035	1-00447-0051
Address	212 EAST 13 STREET	223 EAST 6 STREET	313 EAST 5 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	23	86	47
Year Built	1930	1996	1940
Gross SqFt	14,022	91,680	20,600
Estimated Gross Income	\$406,638	\$2,725,244	\$616,511
Gross Income per SqFt	\$29.00	\$29.70	\$29.90
Full Market Value	\$1,970,000	\$13,200,000	\$2,990,000
Market Value per SqFt	\$140.00	\$144.00	\$145.00
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00468-0024	1-00468-0023	1-00447-0014
Address	228 EAST 13 STREET	226 EAST 13 STREET	316 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	28	28	20
Year Built	1900	1930	1900
Gross SqFt	13,110	13,176	6,800
Estimated Gross Income	\$419,520	\$427,166	\$211,797
Gross Income per SqFt	\$32.00	\$32.40	\$31.10
Full Market Value	\$2,030,000	\$2,070,000	\$1,030,000
Market Value per SqFt	\$155.00	\$157.00	\$151.00
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00468-0048	1-00468-0045	1-00447-0051
Address	227 EAST 12 STREET	233 EAST 12 STREET	313 EAST 5 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C5-WALK-UP	D1-ELEVATOR
Total Units	16	22	47
Year Built	1920	1930	1940
Gross SqFt	6,024	10,746	20,600
Estimated Gross Income	\$180,720	\$324,960	\$616,511
Gross Income per SqFt	\$30.00	\$30.20	\$29.90
Full Market Value	\$876,000	\$1,570,000	\$2,990,000
Market Value per SqFt	\$145.00	\$146.00	\$145.00
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00469-0025	1-00445-0045	
Address	234 EAST 14 STREET	81 EAST 3 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	31	41	
Year Built	1920	2003	
Gross SqFt	19,408	36,047	
Estimated Gross Income	\$562,832	\$1,261,645	
Gross Income per SqFt	\$29.00	\$35.00	
Full Market Value	\$2,730,000	\$6,340,000	
Market Value per SqFt	\$141.00	\$176.00	
Distance from Cooperative in miles		0.50	

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00473-0051	1-00504-0031	1-00504-0036
Address	134 GRAND STREET	112 SULLIVAN STREET	100 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	60	70
Year Built	1900	1920	1920
Gross SqFt	69,928	38,880	53,200
Estimated Gross Income	\$1,553,100	\$966,771	\$1,037,766
Gross Income per SqFt	\$22.21	\$24.87	\$19.51
Full Market Value	\$6,940,000	\$4,320,000	\$4,640,000
Market Value per SqFt	\$99.00	\$111.00	\$87.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00474-0029	1-00879-0017	1-00850-0064
Address	487 BROADWAY	131 EAST 23 STREET	12 EAST 22 STREET
Neighborhood	SOHO	GRAMERCY	FLATIRON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	28	67	87
Year Built	1900	1925	1911
Gross SqFt	70,759	56,670	78,646
Estimated Gross Income	\$2,403,683	\$2,011,078	\$2,552,000
Gross Income per SqFt	\$34.00	\$35.50	\$32.40
Full Market Value	\$12,100,000	\$10,100,000	\$12,400,000
Market Value per SqFt	\$171.00	\$178.00	\$158.00
Distance from Cooperative in miles		1.50	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00475-0007	1-00517-0043	1-00489-0031
Address	349 WEST BROADWAY	183 PRINCE STREET	71 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	25	25	20
Year Built	1900	1900	1900
Gross SqFt	13,758	20,274	9,760
Estimated Gross Income	\$473,687	\$754,460	\$308,909
Gross Income per SqFt	\$34.40	\$37.20	\$31.70
Full Market Value	\$2,380,000	\$3,790,000	\$1,500,000
Market Value per SqFt	\$173.00	\$187.00	\$154.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00475-0028	1-00844-0008	1-00912-0036
Address	66 GRAND STREET	9 EAST 16 STREET	577 2 AVENUE
Neighborhood	SOHO	FLATIRON	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	19	16	40
Year Built	1900	1900	1915
Gross SqFt	46,741	30,680	30,658
Estimated Gross Income	\$1,657,903	\$1,145,000	\$1,031,052
Gross Income per SqFt	\$35.50	\$37.30	\$33.60
Full Market Value	\$8,340,000	\$5,760,000	\$5,000,000
Market Value per SqFt	\$178.00	\$188.00	\$163.00
Distance from Cooperative in miles		1.15	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00475-0046	1-00844-0008	1-00912-0036
Address	469 BROOME STREET	9 EAST 16 STREET	577 2 AVENUE
Neighborhood	SOHO	FLATIRON	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	12	16	40
Year Built	1900	1900	1915
Gross SqFt	34,944	30,680	30,658
Estimated Gross Income	\$1,239,463	\$1,145,000	\$1,031,052
Gross Income per SqFt	\$35.50	\$37.30	\$33.60
Full Market Value	\$6,230,000	\$5,760,000	\$5,000,000
Market Value per SqFt	\$178.00	\$188.00	\$163.00
Distance from Cooperative in miles		1.15	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00476-0015	1-00517-0043	1-00489-0031
Address	110 6 AVENUE	183 PRINCE STREET	71 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	34	25	20
Year Built	1900	1900	1900
Gross SqFt	18,056	20,274	9,760
Estimated Gross Income	\$621,668	\$754,460	\$308,909
Gross Income per SqFt	\$34.40	\$37.20	\$31.70
Full Market Value	\$3,130,000	\$3,790,000	\$1,500,000
Market Value per SqFt	\$173.00	\$187.00	\$154.00
Distance from Cooperative in miles		0.25	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00482-0001	1-00570-0008	1-00764-0007
Address	41 CROSBY STREET	6 EAST 13 STREET	253 WEST 14 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	14	54	47
Year Built	1900	1900	1930
Gross SqFt	31,365	49,408	39,628
Estimated Gross Income	\$1,052,923	\$1,794,668	\$1,222,000
Gross Income per SqFt	\$33.60	\$36.30	\$30.80
Full Market Value	\$5,100,000	\$9,020,000	\$5,920,000
Market Value per SqFt	\$163.00	\$183.00	\$149.00
Distance from Cooperative in miles		0.90	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00482-0003	1-00792-0038	1-00818-0019
Address	45 CROSBY STREET	585 6 AVENUE	27 WEST 16 STREET
Neighborhood	SOHO	CHELSEA	FLATIRON
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	13	19	63
Year Built	1920	1920	1907
Gross SqFt	32,028	34,500	41,300
Estimated Gross Income	\$1,101,122	\$624,000	\$1,630,000
Gross Income per SqFt	\$34.40	\$18.09	\$39.50
Full Market Value	\$5,540,000	\$2,540,000	\$8,200,000
Market Value per SqFt	\$173.00	\$74.00	\$199.00
Distance from Cooperative in miles		1.20	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00482-0022	1-00897-0008	1-00918-0007
Address	226 LAFAYETTE STREET	207 EAST 15 STREET	207 EAST 37 STREET
Neighborhood	SOHO	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	61	35
Year Built	1920	1930	1925
Gross SqFt	22,104	29,088	36,020
Estimated Gross Income	\$667,982	\$894,859	\$1,069,133
Gross Income per SqFt	\$30.20	\$30.80	\$29.70
Full Market Value	\$3,240,000	\$4,340,000	\$5,180,000
Market Value per SqFt	\$147.00	\$149.00	\$144.00
Distance from Cooperative in miles		1.05	2.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00483-0013	1-00844-0008	1-00912-0036
Address	514 BROADWAY	9 EAST 16 STREET	577 2 AVENUE
Neighborhood	SOHO	FLATIRON	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	53	16	40
Year Built	1900	1900	1915
Gross SqFt	76,550	30,680	30,658
Estimated Gross Income	\$2,715,228	\$1,145,000	\$1,031,052
Gross Income per SqFt	\$35.50	\$37.30	\$33.60
Full Market Value	\$13,700,000	\$5,760,000	\$5,000,000
Market Value per SqFt	\$179.00	\$188.00	\$163.00
Distance from Cooperative in miles		1.10	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00484-0001	1-00570-0008	1-00844-0008
Address	84 MERCER STREET	6 EAST 13 STREET	9 EAST 16 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	26	54	16
Year Built	1880	1900	1900
Gross SqFt	125,590	49,408	30,680
Estimated Gross Income	\$4,624,223	\$1,794,668	\$1,145,000
Gross Income per SqFt	\$36.80	\$36.30	\$37.30
Full Market Value	\$23,300,000	\$9,020,000	\$5,760,000
Market Value per SqFt	\$186.00	\$183.00	\$188.00
Distance from Cooperative in miles		0.90	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00484-0026	1-00818-0010	1-00879-0017
Address	491 BROADWAY	43 WEST 16 STREET	131 EAST 23 STREET
Neighborhood	SOHO	FLATIRON	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	95	67
Year Built	1920	1911	1925
Gross SqFt	57,486	64,049	56,670
Estimated Gross Income	\$2,181,593	\$2,588,000	\$2,011,078
Gross Income per SqFt	\$37.90	\$40.40	\$35.50
Full Market Value	\$11,000,000	\$13,000,000	\$10,100,000
Market Value per SqFt	\$191.00	\$203.00	\$178.00
Distance from Cooperative in miles		1.10	1.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00485-0014	1-00792-0038	1-00914-0011
Address	122 SPRING STREET	585 6 AVENUE	221 EAST 33 STREET
Neighborhood	SOHO	CHELSEA	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	11	19	45
Year Built	1910	1920	1900
Gross SqFt	19,302	34,500	35,508
Estimated Gross Income	\$375,230	\$624,000	\$738,430
Gross Income per SqFt	\$19.44	\$18.09	\$20.80
Full Market Value	\$1,680,000	\$2,540,000	\$3,300,000
Market Value per SqFt	\$87.00	\$74.00	\$93.00
Distance from Cooperative in miles		1.15	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00485-0021	1-00504-0036	1-00914-0011
Address	106 SPRING STREET	100 SULLIVAN STREET	221 EAST 33 STREET
Neighborhood	SOHO	SOHO	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	11	70	45
Year Built	1900	1920	1900
Gross SqFt	32,088	53,200	35,508
Estimated Gross Income	\$647,214	\$1,037,766	\$738,430
Gross Income per SqFt	\$20.17	\$19.51	\$20.80
Full Market Value	\$2,890,000	\$4,640,000	\$3,300,000
Market Value per SqFt	\$90.00	\$87.00	\$93.00
Distance from Cooperative in miles		0.25	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00485-0022	1-00504-0036	1-00914-0011
Address	91 MERCER STREET	100 SULLIVAN STREET	221 EAST 33 STREET
Neighborhood	SOHO	SOHO	MURRAY HILL
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	11	70	45
Year Built	1900	1920	1900
Gross SqFt	27,500	53,200	35,508
Estimated Gross Income	\$554,950	\$1,037,766	\$738,430
Gross Income per SqFt	\$20.18	\$19.51	\$20.80
Full Market Value	\$2,480,000	\$4,640,000	\$3,300,000
Market Value per SqFt	\$90.00	\$87.00	\$93.00
Distance from Cooperative in miles		0.25	1.90

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00485-0025	1-00792-0038	1-00914-0011
Address	85 MERCER STREET	585 6 AVENUE	221 EAST 33 STREET
Neighborhood	SOHO	CHELSEA	MURRAY HILL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	19	19	45
Year Built	1920	1920	1900
Gross SqFt	24,900	34,500	35,508
Estimated Gross Income	\$484,056	\$624,000	\$738,430
Gross Income per SqFt	\$19.44	\$18.09	\$20.80
Full Market Value	\$2,160,000	\$2,540,000	\$3,300,000
Market Value per SqFt	\$87.00	\$74.00	\$93.00
Distance from Cooperative in miles		1.15	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00486-0009	1-00844-0008	1-00912-0036
Address	80 WOOSTER STREET	9 EAST 16 STREET	577 2 AVENUE
Neighborhood	SOHO	FLATIRON	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	11	16	40
Year Built	1900	1900	1915
Gross SqFt	33,250	30,680	30,658
Estimated Gross Income	\$1,240,890	\$1,145,000	\$1,031,052
Gross Income per SqFt	\$37.30	\$37.30	\$33.60
Full Market Value	\$6,240,000	\$5,760,000	\$5,000,000
Market Value per SqFt	\$188.00	\$188.00	\$163.00
Distance from Cooperative in miles		1.05	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00487-0001	1-00897-0008	1-00570-0008
Address	484 BROOME STREET	207 EAST 15 STREET	6 EAST 13 STREET
Neighborhood	SOHO	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	13	61	54
Year Built	1918	1930	1900
Gross SqFt	43,500	29,088	49,408
Estimated Gross Income	\$1,458,990	\$894,859	\$1,794,668
Gross Income per SqFt	\$33.50	\$30.80	\$36.30
Full Market Value	\$7,070,000	\$4,340,000	\$9,020,000
Market Value per SqFt	\$163.00	\$149.00	\$183.00
Distance from Cooperative in miles		1.10	0.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00489-0008	1-00517-0043	1-00489-0031
Address	71 SULLIVAN STREET	183 PRINCE STREET	71 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	24	25	20
Year Built	1900	1900	1900
Gross SqFt	11,628	20,274	9,760
Estimated Gross Income	\$400,352	\$754,460	\$308,909
Gross Income per SqFt	\$34.40	\$37.20	\$31.70
Full Market Value	\$2,010,000	\$3,790,000	\$1,500,000
Market Value per SqFt	\$173.00	\$187.00	\$154.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00489-0037	1-00517-0043	1-00489-0031
Address	57 THOMPSON STREET	183 PRINCE STREET	71 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	40	25	20
Year Built	1920	1900	1900
Gross SqFt	15,138	20,274	9,760
Estimated Gross Income	\$521,201	\$754,460	\$308,909
Gross Income per SqFt	\$34.40	\$37.20	\$31.70
Full Market Value	\$2,620,000	\$3,790,000	\$1,500,000
Market Value per SqFt	\$173.00	\$187.00	\$154.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00494-0032	1-00494-0025	1-00494-0039
Address	215 MOTT STREET	229 MOTT STREET	37 SPRING STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	18	16
Year Built	1900	1900	1900
Gross SqFt	7,632	8,940	7,330
Estimated Gross Income	\$171,338	\$201,620	\$163,870
Gross Income per SqFt	\$22.45	\$22.55	\$22.36
Full Market Value	\$484,000	\$901,000	\$732,000
Market Value per SqFt	\$63.00	\$101.00	\$100.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00494-0033	1-00494-0025	1-00494-0039
Address	213 MOTT STREET	229 MOTT STREET	37 SPRING STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	18	16
Year Built	1900	1900	1900
Gross SqFt	7,779	8,940	7,330
Estimated Gross Income	\$174,638	\$201,620	\$163,870
Gross Income per SqFt	\$22.45	\$22.55	\$22.36
Full Market Value	\$493,000	\$901,000	\$732,000
Market Value per SqFt	\$63.00	\$101.00	\$100.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00495-0002	1-00902-0030	1-00575-0077
Address	237 LAFAYETTE STREET	371 2 AVENUE	55 WEST 11 STREET
Neighborhood	LITTLE ITALY	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	21	94	88
Year Built	1911	1930	1924
Gross SqFt	54,431	77,640	63,943
Estimated Gross Income	\$1,698,791	\$2,326,827	\$2,074,804
Gross Income per SqFt	\$31.20	\$30.00	\$32.40
Full Market Value	\$8,230,000	\$11,300,000	\$10,100,000
Market Value per SqFt	\$151.00	\$146.00	\$158.00
Distance from Cooperative in miles		1.20	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00497-0007	1-00504-0031	1-00504-0036
Address	542 BROADWAY	112 SULLIVAN STREET	100 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	60	70
Year Built	1900	1920	1920
Gross SqFt	20,700	38,880	53,200
Estimated Gross Income	\$459,333	\$966,771	\$1,037,766
Gross Income per SqFt	\$22.19	\$24.87	\$19.51
Full Market Value	\$2,050,000	\$4,320,000	\$4,640,000
Market Value per SqFt	\$99.00	\$111.00	\$87.00
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00498-0005	1-00891-0030	1-00791-0078
Address	565 BROADWAY	145 EAST 35 STREET	91 7 AVENUE
Neighborhood	SOHO	MURRAY HILL	CHELSEA
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	12	43	69
Year Built	1900	1910	1920
Gross SqFt	51,180	43,208	62,400
Estimated Gross Income	\$1,434,575	\$1,115,610	\$1,889,000
Gross Income per SqFt	\$28.00	\$25.80	\$30.30
Full Market Value	\$6,950,000	\$5,410,000	\$9,150,000
Market Value per SqFt	\$136.00	\$125.00	\$147.00
Distance from Cooperative in miles		1.90	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00498-0015	1-00517-0043	1-00489-0031
Address	547 BROADWAY	183 PRINCE STREET	71 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C8-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	13	25	20
Year Built	1920	1900	1900
Gross SqFt	26,058	20,274	9,760
Estimated Gross Income	\$897,176	\$754,460	\$308,909
Gross Income per SqFt	\$34.40	\$37.20	\$31.70
Full Market Value	\$4,510,000	\$3,790,000	\$1,500,000
Market Value per SqFt	\$173.00	\$187.00	\$154.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00498-0017	1-00575-0077	1-00844-0019
Address	543 BROADWAY	55 WEST 11 STREET	33 UNION SQUARE
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	19	88	19
Year Built	1903	1924	1900
Gross SqFt	60,000	63,943	43,841
Estimated Gross Income	\$2,307,600	\$2,074,804	\$1,950,000
Gross Income per SqFt	\$38.50	\$32.40	\$44.50
Full Market Value	\$11,600,000	\$10,100,000	\$9,800,000
Market Value per SqFt	\$193.00	\$158.00	\$224.00
Distance from Cooperative in miles		0.80	1.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00498-0018	1-00844-0008	1-00912-0036
Address	541 BROADWAY	9 EAST 16 STREET	577 2 AVENUE
Neighborhood	SOHO	FLATIRON	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	13	16	40
Year Built	1909	1900	1915
Gross SqFt	35,735	30,680	30,658
Estimated Gross Income	\$1,271,093	\$1,145,000	\$1,031,052
Gross Income per SqFt	\$35.60	\$37.30	\$33.60
Full Market Value	\$6,390,000	\$5,760,000	\$5,000,000
Market Value per SqFt	\$179.00	\$188.00	\$163.00
Distance from Cooperative in miles		1.00	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00500-0005	1-00488-0037	1-00514-0005
Address	108 WOOSTER STREET	508 BROOME STREET	142 WOOSTER STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	18	14	12
Year Built	1900	1900	1920
Gross SqFt	27,150	21,598	17,845
Estimated Gross Income	\$898,665	\$580,285	\$717,255
Gross Income per SqFt	\$33.10	\$26.90	\$40.20
Full Market Value	\$4,350,000	\$2,810,000	\$3,610,000
Market Value per SqFt	\$160.00	\$130.00	\$202.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00500-0007	1-00488-0037	1-00514-0005
Address	112 WOOSTER STREET	508 BROOME STREET	142 WOOSTER STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	18	14	12
Year Built	1900	1900	1920
Gross SqFt	27,150	21,598	17,845
Estimated Gross Income	\$898,665	\$580,285	\$717,255
Gross Income per SqFt	\$33.10	\$26.90	\$40.20
Full Market Value	\$4,350,000	\$2,810,000	\$3,610,000
Market Value per SqFt	\$160.00	\$130.00	\$202.00
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00501-0028	1-00504-0036	1-00914-0011
Address	101 WOOSTER STREET	100 SULLIVAN STREET	221 EAST 33 STREET
Neighborhood	SOHO	SOHO	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	13	70	45
Year Built	1900	1920	1900
Gross SqFt	30,500	53,200	35,508
Estimated Gross Income	\$615,490	\$1,037,766	\$738,430
Gross Income per SqFt	\$20.18	\$19.51	\$20.80
Full Market Value	\$2,750,000	\$4,640,000	\$3,300,000
Market Value per SqFt	\$90.00	\$87.00	\$93.00
Distance from Cooperative in miles		0.15	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00502-0012	1-00517-0043	1-00489-0031
Address	110 THOMPSON STREET	183 PRINCE STREET	71 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	32	25	20
Year Built	1900	1900	1900
Gross SqFt	12,750	20,274	9,760
Estimated Gross Income	\$438,982	\$754,460	\$308,909
Gross Income per SqFt	\$34.40	\$37.20	\$31.70
Full Market Value	\$2,210,000	\$3,790,000	\$1,500,000
Market Value per SqFt	\$173.00	\$187.00	\$154.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00502-0038	1-00771-0001	1-00844-0008
Address	165 SPRING STREET	216 8 AVENUE	9 EAST 16 STREET
Neighborhood	SOHO	CHELSEA	FLATIRON
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	13	39	16
Year Built	1910	1910	1900
Gross SqFt	37,050	32,325	30,680
Estimated Gross Income	\$1,401,972	\$1,241,000	\$1,145,000
Gross Income per SqFt	\$37.80	\$38.40	\$37.30
Full Market Value	\$7,050,000	\$6,240,000	\$5,760,000
Market Value per SqFt	\$190.00	\$193.00	\$188.00
Distance from Cooperative in miles		1.25	0.95

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00503-0027	1-00503-0012	1-00488-0010
Address	105 THOMPSON STREET	119 SULLIVAN STREET	72 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	21	36
Year Built	1920	1900	1910
Gross SqFt	11,070	10,170	19,002
Estimated Gross Income	\$414,571	\$418,139	\$641,909
Gross Income per SqFt	\$37.40	\$41.10	\$33.80
Full Market Value	\$2,080,000	\$2,100,000	\$3,110,000
Market Value per SqFt	\$188.00	\$206.00	\$164.00
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00503-0028	1-00503-0012	1-00488-0010
Address	101 THOMPSON STREET	119 SULLIVAN STREET	72 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	21	36
Year Built	1900	1900	1910
Gross SqFt	21,360	10,170	19,002
Estimated Gross Income	\$799,932	\$418,139	\$641,909
Gross Income per SqFt	\$37.50	\$41.10	\$33.80
Full Market Value	\$4,020,000	\$2,100,000	\$3,110,000
Market Value per SqFt	\$188.00	\$206.00	\$164.00
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00504-0014	1-00918-0007	1-00897-0008
Address	194 6 AVENUE	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	SOHO	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	35	61
Year Built	1925	1925	1930
Gross SqFt	32,738	36,020	29,088
Estimated Gross Income	\$989,342	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$4,790,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		2.05	1.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00504-0039	1-00517-0043	1-00489-0031
Address	203 SPRING STREET	183 PRINCE STREET	71 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	25	20
Year Built	1900	1900	1900
Gross SqFt	12,662	20,274	9,760
Estimated Gross Income	\$435,952	\$754,460	\$308,909
Gross Income per SqFt	\$34.40	\$37.20	\$31.70
Full Market Value	\$2,190,000	\$3,790,000	\$1,500,000
Market Value per SqFt	\$173.00	\$187.00	\$154.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00506-0027	1-00939-0038	1-00928-0040
Address	2 CHARLTON STREET	340 EAST 34 STREET	320 EAST 23 STREET
Neighborhood	SOHO	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	181	201	213
Year Built	1966	1962	1965
Gross SqFt	172,836	142,260	153,800
Estimated Gross Income	\$6,927,266	\$6,000,627	\$5,841,765
Gross Income per SqFt	\$40.10	\$42.20	\$38.00
Full Market Value	\$34,800,000	\$30,200,000	\$29,400,000
Market Value per SqFt	\$201.00	\$212.00	\$191.00
Distance from Cooperative in miles		1.95	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00507-0018	1-00495-0026	1-00481-0009
Address	262 ELIZABETH STREET	247 MULBERRY STREET	19 CLEVELAND PLACE
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	13	19	17
Year Built	1920	1900	1900
Gross SqFt	7,545	10,500	11,775
Estimated Gross Income	\$205,374	\$291,107	\$317,635
Gross Income per SqFt	\$27.20	\$27.70	\$27.00
Full Market Value	\$995,000	\$1,410,000	\$1,540,000
Market Value per SqFt	\$132.00	\$134.00	\$131.00
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00507-0021	1-00495-0026	1-00481-0009
Address	268 ELIZABETH STREET	247 MULBERRY STREET	19 CLEVELAND PLACE
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	12	19	17
Year Built	1920	1900	1900
Gross SqFt	7,825	10,500	11,775
Estimated Gross Income	\$212,996	\$291,107	\$317,635
Gross Income per SqFt	\$27.20	\$27.70	\$27.00
Full Market Value	\$1,030,000	\$1,410,000	\$1,540,000
Market Value per SqFt	\$132.00	\$134.00	\$131.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00510-0006	1-00844-0008	1-00912-0036
Address	115 CROSBY STREET	9 EAST 16 STREET	577 2 AVENUE
Neighborhood	LITTLE ITALY	FLATIRON	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	53	16	40
Year Built	1900	1900	1915
Gross SqFt	73,332	30,680	30,658
Estimated Gross Income	\$2,601,086	\$1,145,000	\$1,031,052
Gross Income per SqFt	\$35.50	\$37.30	\$33.60
Full Market Value	\$13,100,000	\$5,760,000	\$5,000,000
Market Value per SqFt	\$179.00	\$188.00	\$163.00
Distance from Cooperative in miles		0.95	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00510-0037	1-00771-0001	1-00844-0008
Address	129 CROSBY STREET	216 8 AVENUE	9 EAST 16 STREET
Neighborhood	LITTLE ITALY	CHELSEA	FLATIRON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	14	39	16
Year Built	1910	1910	1900
Gross SqFt	25,244	32,325	30,680
Estimated Gross Income	\$955,232	\$1,241,000	\$1,145,000
Gross Income per SqFt	\$37.80	\$38.40	\$37.30
Full Market Value	\$4,800,000	\$6,240,000	\$5,760,000
Market Value per SqFt	\$190.00	\$193.00	\$188.00
Distance from Cooperative in miles		1.30	0.90

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00513-0003	1-00570-0008	1-00844-0008
Address	132 GREENE STREET	6 EAST 13 STREET	9 EAST 16 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	52	54	16
Year Built	1885	1900	1900
Gross SqFt	61,999	49,408	30,680
Estimated Gross Income	\$2,282,803	\$1,794,668	\$1,145,000
Gross Income per SqFt	\$36.80	\$36.30	\$37.30
Full Market Value	\$11,500,000	\$9,020,000	\$5,760,000
Market Value per SqFt	\$185.00	\$183.00	\$188.00
Distance from Cooperative in miles		0.70	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00514-0010	1-00570-0008	1-00575-0077
Address	152 WOOSTER STREET	6 EAST 13 STREET	55 WEST 11 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	15	54	88
Year Built	1909	1900	1924
Gross SqFt	40,500	49,408	63,943
Estimated Gross Income	\$1,385,505	\$1,794,668	\$2,074,804
Gross Income per SqFt	\$34.20	\$36.30	\$32.40
Full Market Value	\$6,970,000	\$9,020,000	\$10,100,000
Market Value per SqFt	\$172.00	\$183.00	\$158.00
Distance from Cooperative in miles		0.70	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00514-0037	1-00488-0037	1-00514-0005
Address	113 PRINCE STREET	508 BROOME STREET	142 WOOSTER STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	26	14	12
Year Built	1895	1900	1920
Gross SqFt	49,170	21,598	17,845
Estimated Gross Income	\$1,627,527	\$580,285	\$717,255
Gross Income per SqFt	\$33.10	\$26.90	\$40.20
Full Market Value	\$7,890,000	\$2,810,000	\$3,610,000
Market Value per SqFt	\$160.00	\$130.00	\$202.00
Distance from Cooperative in miles		0.20	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00515-0001	1-00570-0008	1-00844-0008
Address	451 WEST BROADWAY	6 EAST 13 STREET	9 EAST 16 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	13	54	16
Year Built	1880	1900	1900
Gross SqFt	26,200	49,408	30,680
Estimated Gross Income	\$964,684	\$1,794,668	\$1,145,000
Gross Income per SqFt	\$36.80	\$36.30	\$37.30
Full Market Value	\$4,850,000	\$9,020,000	\$5,760,000
Market Value per SqFt	\$185.00	\$183.00	\$188.00
Distance from Cooperative in miles		0.70	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00515-0004	1-00897-0008	1-00918-0007
Address	459 WEST BROADWAY	207 EAST 15 STREET	207 EAST 37 STREET
Neighborhood	SOHO	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	61	35
Year Built	1920	1930	1925
Gross SqFt	40,180	29,088	36,020
Estimated Gross Income	\$1,214,239	\$894,859	\$1,069,133
Gross Income per SqFt	\$30.20	\$30.80	\$29.70
Full Market Value	\$5,880,000	\$4,340,000	\$5,180,000
Market Value per SqFt	\$146.00	\$149.00	\$144.00
Distance from Cooperative in miles		0.90	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00515-0008	1-00504-0031	1-00504-0036
Address	465 WEST BROADWAY	112 SULLIVAN STREET	100 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	60	70
Year Built	1900	1920	1920
Gross SqFt	40,130	38,880	53,200
Estimated Gross Income	\$890,484	\$966,771	\$1,037,766
Gross Income per SqFt	\$22.19	\$24.87	\$19.51
Full Market Value	\$3,980,000	\$4,320,000	\$4,640,000
Market Value per SqFt	\$99.00	\$111.00	\$87.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00515-0031	1-00771-0001	1-00844-0008
Address	141 WOOSTER STREET	216 8 AVENUE	9 EAST 16 STREET
Neighborhood	SOHO	CHELSEA	FLATIRON
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	33	39	16
Year Built	1910	1910	1900
Gross SqFt	54,600	32,325	30,680
Estimated Gross Income	\$2,066,064	\$1,241,000	\$1,145,000
Gross Income per SqFt	\$37.80	\$38.40	\$37.30
Full Market Value	\$10,400,000	\$6,240,000	\$5,760,000
Market Value per SqFt	\$190.00	\$193.00	\$188.00
Distance from Cooperative in miles		1.20	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00515-0037	1-00504-0031	1-00504-0036
Address	127 PRINCE STREET	112 SULLIVAN STREET	100 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	60	70
Year Built	1900	1920	1920
Gross SqFt	32,921	38,880	53,200
Estimated Gross Income	\$730,516	\$966,771	\$1,037,766
Gross Income per SqFt	\$22.19	\$24.87	\$19.51
Full Market Value	\$3,260,000	\$4,320,000	\$4,640,000
Market Value per SqFt	\$99.00	\$111.00	\$87.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00516-0001	1-00503-0012	1-00488-0010
Address	163 PRINCE STREET	119 SULLIVAN STREET	72 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	35	21	36
Year Built	1920	1900	1910
Gross SqFt	20,885	10,170	19,002
Estimated Gross Income	\$782,143	\$418,139	\$641,909
Gross Income per SqFt	\$37.40	\$41.10	\$33.80
Full Market Value	\$3,930,000	\$2,100,000	\$3,110,000
Market Value per SqFt	\$188.00	\$206.00	\$164.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00516-0007	1-00764-0051	1-00570-0008
Address	140 THOMPSON STREET	222 WEST 15 STREET	6 EAST 13 STREET
Neighborhood	SOHO	CHELSEA	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	33	64	54
Year Built	1903	1928	1900
Gross SqFt	86,018	38,330	49,408
Estimated Gross Income	\$2,942,675	\$1,339,000	\$1,794,668
Gross Income per SqFt	\$34.20	\$34.90	\$36.30
Full Market Value	\$14,800,000	\$6,730,000	\$9,020,000
Market Value per SqFt	\$172.00	\$176.00	\$183.00
Distance from Cooperative in miles		0.90	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00516-0026	1-00570-0008	1-00818-0019
Address	474 WEST BROADWAY	6 EAST 13 STREET	27 WEST 16 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	20	54	63
Year Built	1900	1900	1907
Gross SqFt	51,925	49,408	41,300
Estimated Gross Income	\$1,969,515	\$1,794,668	\$1,630,000
Gross Income per SqFt	\$37.90	\$36.30	\$39.50
Full Market Value	\$9,900,000	\$9,020,000	\$8,200,000
Market Value per SqFt	\$191.00	\$183.00	\$199.00
Distance from Cooperative in miles		0.70	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00517-0005	1-00517-0043	1-00489-0031
Address	141 SULLIVAN STREET	183 PRINCE STREET	71 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	25	20
Year Built	1900	1900	1900
Gross SqFt	9,392	20,274	9,760
Estimated Gross Income	\$323,366	\$754,460	\$308,909
Gross Income per SqFt	\$34.40	\$37.20	\$31.70
Full Market Value	\$1,630,000	\$3,790,000	\$1,500,000
Market Value per SqFt	\$174.00	\$187.00	\$154.00
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00517-0006	1-00517-0043	1-00489-0031
Address	143 SULLIVAN STREET	183 PRINCE STREET	71 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	25	20
Year Built	1900	1900	1900
Gross SqFt	9,398	20,274	9,760
Estimated Gross Income	\$323,573	\$754,460	\$308,909
Gross Income per SqFt	\$34.40	\$37.20	\$31.70
Full Market Value	\$1,630,000	\$3,790,000	\$1,500,000
Market Value per SqFt	\$173.00	\$187.00	\$154.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00517-0007	1-00517-0043	1-00489-0031
Address	145 SULLIVAN STREET	183 PRINCE STREET	71 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	25	20
Year Built	1910	1900	1900
Gross SqFt	9,398	20,274	9,760
Estimated Gross Income	\$323,573	\$754,460	\$308,909
Gross Income per SqFt	\$34.40	\$37.20	\$31.70
Full Market Value	\$1,630,000	\$3,790,000	\$1,500,000
Market Value per SqFt	\$173.00	\$187.00	\$154.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00517-0008	1-00517-0043	1-00489-0031
Address	147 SULLIVAN STREET	183 PRINCE STREET	71 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	22	25	20
Year Built	1920	1900	1900
Gross SqFt	9,433	20,274	9,760
Estimated Gross Income	\$324,778	\$754,460	\$308,909
Gross Income per SqFt	\$34.40	\$37.20	\$31.70
Full Market Value	\$1,630,000	\$3,790,000	\$1,500,000
Market Value per SqFt	\$173.00	\$187.00	\$154.00
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00517-0009	1-00517-0043	1-00527-0053
Address	149 SULLIVAN STREET	183 PRINCE STREET	54 CARMINE STREET
Neighborhood	SOHO	SOHO	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	25	33
Year Built	1900	1900	1903
Gross SqFt	22,513	20,274	18,024
Estimated Gross Income	\$775,122	\$754,460	\$650,561
Gross Income per SqFt	\$34.40	\$37.20	\$36.10
Full Market Value	\$3,900,000	\$3,790,000	\$3,270,000
Market Value per SqFt	\$173.00	\$187.00	\$181.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00518-0014	1-00503-0012	1-00488-0010
Address	64 MAC DOUGAL STREET	119 SULLIVAN STREET	72 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	19	21	36
Year Built	1920	1900	1910
Gross SqFt	13,786	10,170	19,002
Estimated Gross Income	\$516,285	\$418,139	\$641,909
Gross Income per SqFt	\$37.40	\$41.10	\$33.80
Full Market Value	\$2,600,000	\$2,100,000	\$3,110,000
Market Value per SqFt	\$189.00	\$206.00	\$164.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00518-0032	1-00503-0012	1-00488-0010
Address	150 SULLIVAN STREET	119 SULLIVAN STREET	72 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	41	21	36
Year Built	1900	1900	1910
Gross SqFt	20,190	10,170	19,002
Estimated Gross Income	\$756,115	\$418,139	\$641,909
Gross Income per SqFt	\$37.40	\$41.10	\$33.80
Full Market Value	\$3,800,000	\$2,100,000	\$3,110,000
Market Value per SqFt	\$188.00	\$206.00	\$164.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00519-0014	1-00872-0001	1-00927-0038
Address	46 KING STREET	36 UNION SQUARE	320 EAST 22 STREET
Neighborhood	SOHO	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	58	78	94
Year Built	1959	1963	1948
Gross SqFt	43,346	65,430	67,048
Estimated Gross Income	\$1,653,216	\$2,735,524	\$2,353,723
Gross Income per SqFt	\$38.10	\$41.80	\$35.10
Full Market Value	\$8,310,000	\$13,800,000	\$11,800,000
Market Value per SqFt	\$192.00	\$211.00	\$176.00
Distance from Cooperative in miles		1.00	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00519-0036	1-00559-0009	1-00816-0042
Address	2 KING STREET	92 PARK AVENUE SOUTH	92 5 AVENUE
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	41	220	223
Year Built	1963	1964	1962
Gross SqFt	33,100	184,645	180,000
Estimated Gross Income	\$1,043,312	\$7,631,569	\$3,910,000
Gross Income per SqFt	\$31.50	\$41.30	\$21.72
Full Market Value	\$5,050,000	\$38,400,000	\$17,500,000
Market Value per SqFt	\$153.00	\$208.00	\$97.00
Distance from Cooperative in miles		0.85	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00519-0044	1-00875-0079	1-00570-0008
Address	208 6 AVENUE	245 PARK AVENUE SOUTH	6 EAST 13 STREET
Neighborhood	SOHO	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	49	63	54
Year Built	1930	1940	1900
Gross SqFt	33,204	44,713	49,408
Estimated Gross Income	\$1,290,971	\$1,875,586	\$1,794,668
Gross Income per SqFt	\$38.90	\$41.90	\$36.30
Full Market Value	\$6,490,000	\$9,430,000	\$9,020,000
Market Value per SqFt	\$195.00	\$211.00	\$183.00
Distance from Cooperative in miles		1.10	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00519-0051	1-00918-0007	1-00897-0008
Address	11 CHARLTON STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	SOHO	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	35	61
Year Built	1910	1925	1930
Gross SqFt	14,700	36,020	29,088
Estimated Gross Income	\$444,234	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$2,150,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		2.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00520-0029	1-00559-0009	1-00816-0042
Address	185 WEST HOUSTON STREET	92 PARK AVENUE SOUTH	92 5 AVENUE
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	63	220	223
Year Built	1962	1964	1962
Gross SqFt	47,100	184,645	180,000
Estimated Gross Income	\$1,484,592	\$7,631,569	\$3,910,000
Gross Income per SqFt	\$31.50	\$41.30	\$21.72
Full Market Value	\$7,190,000	\$38,400,000	\$17,500,000
Market Value per SqFt	\$153.00	\$208.00	\$97.00
Distance from Cooperative in miles		0.90	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00520-0056	1-00504-0031	1-00504-0036
Address	47 KING STREET	112 SULLIVAN STREET	100 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	60	70
Year Built	1900	1920	1920
Gross SqFt	9,924	38,880	53,200
Estimated Gross Income	\$220,213	\$966,771	\$1,037,766
Gross Income per SqFt	\$22.19	\$24.87	\$19.51
Full Market Value	\$984,000	\$4,320,000	\$4,640,000
Market Value per SqFt	\$99.00	\$111.00	\$87.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00520-0085	1-00517-0043	1-00489-0031
Address	5 KING STREET	183 PRINCE STREET	71 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	22	25	20
Year Built	1925	1900	1900
Gross SqFt	7,283	20,274	9,760
Estimated Gross Income	\$250,753	\$754,460	\$308,909
Gross Income per SqFt	\$34.40	\$37.20	\$31.70
Full Market Value	\$1,260,000	\$3,790,000	\$1,500,000
Market Value per SqFt	\$173.00	\$187.00	\$154.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00521-0030	1-00526-0026	1-00525-0037
Address	308 MOTT STREET	83 MAC DOUGAL STREET	174 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	40	40	24
Year Built	1900	1910	1900
Gross SqFt	17,626	18,634	11,241
Estimated Gross Income	\$651,985	\$616,329	\$459,856
Gross Income per SqFt	\$37.00	\$33.10	\$40.90
Full Market Value	\$3,280,000	\$2,990,000	\$2,310,000
Market Value per SqFt	\$186.00	\$160.00	\$205.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00521-0034	1-00526-0026	1-00525-0037
Address	316 MOTT STREET	83 MAC DOUGAL STREET	174 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	40	24
Year Built	1900	1910	1900
Gross SqFt	10,985	18,634	11,241
Estimated Gross Income	\$406,335	\$616,329	\$459,856
Gross Income per SqFt	\$37.00	\$33.10	\$40.90
Full Market Value	\$2,040,000	\$2,990,000	\$2,310,000
Market Value per SqFt	\$186.00	\$160.00	\$205.00
Distance from Cooperative in miles		0.50	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00521-0071	1-00573-0019	1-00792-0020
Address	10 BLEECKER STREET	42 WEST 10 STREET	125 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	25	47	44
Year Built	1900	1917	1918
Gross SqFt	40,607	39,782	39,504
Estimated Gross Income	\$935,991	\$1,013,516	\$815,000
Gross Income per SqFt	\$23.05	\$25.50	\$20.63
Full Market Value	\$4,180,000	\$4,530,000	\$3,640,000
Market Value per SqFt	\$103.00	\$114.00	\$92.00
Distance from Cooperative in miles		0.65	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00522-0004	1-00573-0019	1-00792-0020
Address	620 BROADWAY	42 WEST 10 STREET	125 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	12	47	44
Year Built	1900	1917	1918
Gross SqFt	32,440	39,782	39,504
Estimated Gross Income	\$747,742	\$1,013,516	\$815,000
Gross Income per SqFt	\$23.05	\$25.50	\$20.63
Full Market Value	\$3,340,000	\$4,530,000	\$3,640,000
Market Value per SqFt	\$103.00	\$114.00	\$92.00
Distance from Cooperative in miles		0.55	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00522-0014	1-00791-0078	1-00891-0030
Address	640 BROADWAY	91 7 AVENUE	145 EAST 35 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	31	69	43
Year Built	1900	1920	1910
Gross SqFt	46,080	62,400	43,208
Estimated Gross Income	\$871,440	\$1,889,000	\$1,115,610
Gross Income per SqFt	\$18.91	\$30.30	\$25.80
Full Market Value	\$3,540,000	\$9,150,000	\$5,410,000
Market Value per SqFt	\$77.00	\$147.00	\$125.00
Distance from Cooperative in miles		0.90	1.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00523-0032	1-00575-0077	1-00791-0078
Address	200 MERCER STREET	55 WEST 11 STREET	91 7 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	88	69
Year Built	1940	1924	1920
Gross SqFt	52,000	63,943	62,400
Estimated Gross Income	\$1,630,200	\$2,074,804	\$1,889,000
Gross Income per SqFt	\$31.40	\$32.40	\$30.30
Full Market Value	\$7,900,000	\$10,100,000	\$9,150,000
Market Value per SqFt	\$152.00	\$158.00	\$147.00
Distance from Cooperative in miles		0.60	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00523-0038	1-00559-0009	1-00816-0042
Address	50 WEST 17 STREET	92 PARK AVENUE SOUTH	92 5 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	115	220	223
Year Built	1961	1964	1962
Gross SqFt	82,483	184,645	180,000
Estimated Gross Income	\$2,599,864	\$7,631,569	\$3,910,000
Gross Income per SqFt	\$31.50	\$41.30	\$21.72
Full Market Value	\$12,600,000	\$38,400,000	\$17,500,000
Market Value per SqFt	\$153.00	\$208.00	\$97.00
Distance from Cooperative in miles		0.65	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00524-0001	1-00913-0001	1-00928-0040
Address	501 LA GUARDIA PLACE	471 3 AVENUE	320 EAST 23 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	174	311	213
Year Built	1966	1972	1965
Gross SqFt	212,832	351,560	153,800
Estimated Gross Income	\$6,357,291	\$11,305,238	\$5,841,765
Gross Income per SqFt	\$29.90	\$32.20	\$38.00
Full Market Value	\$18,000,000	\$54,800,000	\$29,400,000
Market Value per SqFt	\$85.00	\$156.00	\$191.00
Distance from Cooperative in miles		1.60	1.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00525-0040	1-00570-0008	1-00575-0077
Address	180 THOMPSON STREET	6 EAST 13 STREET	55 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	64	54	88
Year Built	1920	1900	1924
Gross SqFt	27,000	49,408	63,943
Estimated Gross Income	\$928,260	\$1,794,668	\$2,074,804
Gross Income per SqFt	\$34.40	\$36.30	\$32.40
Full Market Value	\$4,670,000	\$9,020,000	\$10,100,000
Market Value per SqFt	\$173.00	\$183.00	\$158.00
Distance from Cooperative in miles		0.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00526-0022	1-00526-0026	1-00525-0037
Address	194 BLEECKER STREET	83 MAC DOUGAL STREET	174 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	40	24
Year Built	1900	1910	1900
Gross SqFt	11,210	18,634	11,241
Estimated Gross Income	\$414,657	\$616,329	\$459,856
Gross Income per SqFt	\$37.00	\$33.10	\$40.90
Full Market Value	\$2,080,000	\$2,990,000	\$2,310,000
Market Value per SqFt	\$186.00	\$160.00	\$205.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00526-0023	1-00526-0026	1-00525-0037
Address	192 BLEECKER STREET	83 MAC DOUGAL STREET	174 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	23	40	24
Year Built	1900	1910	1900
Gross SqFt	11,343	18,634	11,241
Estimated Gross Income	\$419,577	\$616,329	\$459,856
Gross Income per SqFt	\$37.00	\$33.10	\$40.90
Full Market Value	\$2,110,000	\$2,990,000	\$2,310,000
Market Value per SqFt	\$186.00	\$160.00	\$205.00
Distance from Cooperative in miles		0.00	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00527-0010	1-00771-0001	1-00844-0008
Address	32 BEDFORD STREET	216 8 AVENUE	9 EAST 16 STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	FLATIRON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	20	39	16
Year Built	1910	1910	1900
Gross SqFt	10,000	32,325	30,680
Estimated Gross Income	\$378,400	\$1,241,000	\$1,145,000
Gross Income per SqFt	\$37.80	\$38.40	\$37.30
Full Market Value	\$1,900,000	\$6,240,000	\$5,760,000
Market Value per SqFt	\$190.00	\$193.00	\$188.00
Distance from Cooperative in miles		1.05	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00527-0084	1-00528-0076	1-00527-0056
Address	13 DOWNING STREET	60 CARMINE STREET	52 CARMINE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	35	18
Year Built	1920	1900	1900
Gross SqFt	8,656	21,922	10,012
Estimated Gross Income	\$279,761	\$878,359	\$245,968
Gross Income per SqFt	\$32.30	\$40.10	\$24.57
Full Market Value	\$1,360,000	\$4,420,000	\$1,100,000
Market Value per SqFt	\$157.00	\$202.00	\$110.00
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00527-0094	1-00528-0076	1-00527-0056
Address	26 BEDFORD STREET	60 CARMINE STREET	52 CARMINE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	35	18
Year Built	1900	1900	1900
Gross SqFt	7,000	21,922	10,012
Estimated Gross Income	\$226,240	\$878,359	\$245,968
Gross Income per SqFt	\$32.30	\$40.10	\$24.57
Full Market Value	\$1,100,000	\$4,420,000	\$1,100,000
Market Value per SqFt	\$157.00	\$202.00	\$110.00
Distance from Cooperative in miles		0.10	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00528-0001	1-00925-0060	1-00927-0038
Address	182 WEST HOUSTON STREET	304 EAST 20 STREET	320 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-WEST	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	115	70	94
Year Built	1952	1948	1948
Gross SqFt	71,490	56,310	67,048
Estimated Gross Income	\$2,380,617	\$1,774,021	\$2,353,723
Gross Income per SqFt	\$33.30	\$31.50	\$35.10
Full Market Value	\$11,500,000	\$8,600,000	\$11,800,000
Market Value per SqFt	\$161.00	\$153.00	\$176.00
Distance from Cooperative in miles		1.25	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00528-0008	1-00573-0019	1-00792-0020
Address	204 WEST HOUSTON STREET	42 WEST 10 STREET	125 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	32	47	44
Year Built	1900	1917	1918
Gross SqFt	41,477	39,782	39,504
Estimated Gross Income	\$1,471,189	\$1,013,516	\$815,000
Gross Income per SqFt	\$35.50	\$25.50	\$20.63
Full Market Value	\$7,400,000	\$4,530,000	\$3,640,000
Market Value per SqFt	\$178.00	\$114.00	\$92.00
Distance from Cooperative in miles		0.50	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00528-0033	1-00539-0041	1-00525-0027
Address	44 DOWNING STREET	167 BLEECKER STREET	112 WEST HOUSTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	17	20
Year Built	1900	1900	1900
Gross SqFt	14,227	9,694	10,816
Estimated Gross Income	\$373,601	\$309,699	\$306,194
Gross Income per SqFt	\$26.30	\$31.90	\$28.30
Full Market Value	\$1,060,000	\$1,500,000	\$1,480,000
Market Value per SqFt	\$75.00	\$155.00	\$137.00
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00528-0035	1-00539-0041	1-00525-0027
Address	40 DOWNING STREET	167 BLEECKER STREET	112 WEST HOUSTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	17	20
Year Built	1900	1900	1900
Gross SqFt	36,850	9,694	10,816
Estimated Gross Income	\$1,110,290	\$309,699	\$306,194
Gross Income per SqFt	\$30.10	\$31.90	\$28.30
Full Market Value	\$3,140,000	\$1,500,000	\$1,480,000
Market Value per SqFt	\$85.00	\$155.00	\$137.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00528-0036	1-00525-0027	1-00539-0041
Address	38 DOWNING STREET	112 WEST HOUSTON STREET	167 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	20	17
Year Built	1900	1900	1900
Gross SqFt	8,375	10,816	9,694
Estimated Gross Income	\$219,927	\$306,194	\$309,699
Gross Income per SqFt	\$26.30	\$28.30	\$31.90
Full Market Value	\$621,000	\$1,480,000	\$1,500,000
Market Value per SqFt	\$74.00	\$137.00	\$155.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00528-0037	1-00539-0041	1-00525-0027
Address	29 BEDFORD STREET	167 BLEECKER STREET	112 WEST HOUSTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	14	17	20
Year Built	1910	1900	1900
Gross SqFt	8,735	9,694	10,816
Estimated Gross Income	\$263,185	\$309,699	\$306,194
Gross Income per SqFt	\$30.10	\$31.90	\$28.30
Full Market Value	\$1,280,000	\$1,500,000	\$1,480,000
Market Value per SqFt	\$147.00	\$155.00	\$137.00
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00528-0086	1-00528-0076	1-00527-0056
Address	55 1/2 DOWNING STREET	60 CARMINE STREET	52 CARMINE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	35	18
Year Built	1900	1900	1900
Gross SqFt	12,750	21,922	10,012
Estimated Gross Income	\$412,080	\$878,359	\$245,968
Gross Income per SqFt	\$32.30	\$40.10	\$24.57
Full Market Value	\$1,160,000	\$4,420,000	\$1,100,000
Market Value per SqFt	\$91.00	\$202.00	\$110.00
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00529-0001	1-00891-0030	1-00791-0078
Address	644 BROADWAY	145 EAST 35 STREET	91 7 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	CHELSEA
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	16	43	69
Year Built	1900	1910	1920
Gross SqFt	55,065	43,208	62,400
Estimated Gross Income	\$1,543,471	\$1,115,610	\$1,889,000
Gross Income per SqFt	\$28.00	\$25.80	\$30.30
Full Market Value	\$7,480,000	\$5,410,000	\$9,150,000
Market Value per SqFt	\$136.00	\$125.00	\$147.00
Distance from Cooperative in miles		1.65	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00529-0005	1-00902-0030	1-00875-0003
Address	652 BROADWAY	371 2 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GRAMERCY
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	18	94	46
Year Built	1908	1930	1911
Gross SqFt	45,240	77,640	51,122
Estimated Gross Income	\$1,242,742	\$2,326,827	\$1,289,921
Gross Income per SqFt	\$27.50	\$30.00	\$25.20
Full Market Value	\$6,020,000	\$11,300,000	\$5,760,000
Market Value per SqFt	\$133.00	\$146.00	\$113.00
Distance from Cooperative in miles		1.00	0.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00529-0027	1-00771-0001	1-00844-0008
Address	35 BOND STREET	216 8 AVENUE	9 EAST 16 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	FLATIRON
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	29	39	16
Year Built	1910	1910	1900
Gross SqFt	43,020	32,325	30,680
Estimated Gross Income	\$1,627,876	\$1,241,000	\$1,145,000
Gross Income per SqFt	\$37.80	\$38.40	\$37.30
Full Market Value	\$8,190,000	\$6,240,000	\$5,760,000
Market Value per SqFt	\$190.00	\$193.00	\$188.00
Distance from Cooperative in miles		1.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00529-0055	1-00918-0007	1-00897-0008
Address	27 BLEECKER STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	35	61
Year Built	1910	1925	1930
Gross SqFt	29,600	36,020	29,088
Estimated Gross Income	\$894,512	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$4,330,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		1.75	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00529-0057	1-00573-0019	1-00575-0077
Address	33 BLEECKER STREET	42 WEST 10 STREET	55 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	13	47	88
Year Built	1900	1917	1924
Gross SqFt	25,132	39,782	63,943
Estimated Gross Income	\$727,822	\$1,013,516	\$2,074,804
Gross Income per SqFt	\$29.00	\$25.50	\$32.40
Full Market Value	\$3,530,000	\$4,530,000	\$10,100,000
Market Value per SqFt	\$140.00	\$114.00	\$158.00
Distance from Cooperative in miles		0.50	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00530-0007	1-00912-0036	1-00875-0003
Address	682 BROADWAY	577 2 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	17	40	46
Year Built	1903	1915	1911
Gross SqFt	37,380	30,658	51,122
Estimated Gross Income	\$1,236,904	\$1,031,052	\$1,289,921
Gross Income per SqFt	\$33.10	\$33.60	\$25.20
Full Market Value	\$5,990,000	\$5,000,000	\$5,760,000
Market Value per SqFt	\$160.00	\$163.00	\$113.00
Distance from Cooperative in miles		1.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00531-0001	1-00575-0077	1-00875-0003
Address	684 BROADWAY	55 WEST 11 STREET	239 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	88	46
Year Built	1905	1924	1911
Gross SqFt	59,248	63,943	51,122
Estimated Gross Income	\$1,708,712	\$2,074,804	\$1,289,921
Gross Income per SqFt	\$28.80	\$32.40	\$25.20
Full Market Value	\$8,280,000	\$10,100,000	\$5,760,000
Market Value per SqFt	\$140.00	\$158.00	\$113.00
Distance from Cooperative in miles		0.50	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00531-0027	1-00573-0019	1-00575-0077
Address	28 EAST 4 STREET	42 WEST 10 STREET	55 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	15	47	88
Year Built	1902	1917	1924
Gross SqFt	35,960	39,782	63,943
Estimated Gross Income	\$1,041,401	\$1,013,516	\$2,074,804
Gross Income per SqFt	\$29.00	\$25.50	\$32.40
Full Market Value	\$5,050,000	\$4,530,000	\$10,100,000
Market Value per SqFt	\$140.00	\$114.00	\$158.00
Distance from Cooperative in miles		0.50	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00531-0045	1-00897-0008	1-00918-0007
Address	48 GREAT JONES STREET	207 EAST 15 STREET	207 EAST 37 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	61	35
Year Built	1920	1930	1925
Gross SqFt	36,389	29,088	36,020
Estimated Gross Income	\$1,099,675	\$894,859	\$1,069,133
Gross Income per SqFt	\$30.20	\$30.80	\$29.70
Full Market Value	\$5,330,000	\$4,340,000	\$5,180,000
Market Value per SqFt	\$146.00	\$149.00	\$144.00
Distance from Cooperative in miles		0.60	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00532-0020	1-00818-0019	1-00575-0077
Address	77 BLEECKER STREET	27 WEST 16 STREET	55 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	251	63	88
Year Built	1930	1907	1924
Gross SqFt	196,920	41,300	63,943
Estimated Gross Income	\$7,087,150	\$1,630,000	\$2,074,804
Gross Income per SqFt	\$36.00	\$39.50	\$32.40
Full Market Value	\$35,600,000	\$8,200,000	\$10,100,000
Market Value per SqFt	\$181.00	\$199.00	\$158.00
Distance from Cooperative in miles		0.75	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00537-0001	1-00526-0026	1-00525-0037
Address	208 THOMPSON STREET	83 MAC DOUGAL STREET	174 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	86	40	24
Year Built	1909	1910	1900
Gross SqFt	44,249	18,634	11,241
Estimated Gross Income	\$1,636,770	\$616,329	\$459,856
Gross Income per SqFt	\$37.00	\$33.10	\$40.90
Full Market Value	\$8,230,000	\$2,990,000	\$2,310,000
Market Value per SqFt	\$186.00	\$160.00	\$205.00
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00537-0026	1-00879-0017	1-00876-0021
Address	534 LA GUARDIA PLACE	131 EAST 23 STREET	36 GRAMERCY PARK
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	16	67	55
Year Built	1912	1925	1909
Gross SqFt	41,384	56,670	61,406
Estimated Gross Income	\$1,400,848	\$2,011,078	\$1,977,710
Gross Income per SqFt	\$33.80	\$35.50	\$32.20
Full Market Value	\$6,790,000	\$10,100,000	\$9,580,000
Market Value per SqFt	\$164.00	\$178.00	\$156.00
Distance from Cooperative in miles		1.05	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00537-0033	1-00818-0019	1-00558-0010
Address	520 LA GUARDIA PLACE	27 WEST 16 STREET	127 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	14	63	49
Year Built	1900	1907	1930
Gross SqFt	22,390	41,300	37,299
Estimated Gross Income	\$947,320	\$1,630,000	\$1,681,995
Gross Income per SqFt	\$42.30	\$39.50	\$45.10
Full Market Value	\$4,760,000	\$8,200,000	\$8,460,000
Market Value per SqFt	\$213.00	\$199.00	\$227.00
Distance from Cooperative in miles		0.70	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00539-0008	1-00526-0026	1-00525-0037
Address	223 SULLIVAN STREET	83 MAC DOUGAL STREET	174 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	40	24
Year Built	1900	1910	1900
Gross SqFt	9,580	18,634	11,241
Estimated Gross Income	\$354,364	\$616,329	\$459,856
Gross Income per SqFt	\$37.00	\$33.10	\$40.90
Full Market Value	\$1,780,000	\$2,990,000	\$2,310,000
Market Value per SqFt	\$186.00	\$160.00	\$205.00
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00539-0031	1-00818-0010	1-00875-0079
Address	211 THOMPSON STREET	43 WEST 16 STREET	245 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	97	95	63
Year Built	1930	1911	1940
Gross SqFt	55,800	64,049	44,713
Estimated Gross Income	\$2,283,336	\$2,588,000	\$1,875,586
Gross Income per SqFt	\$40.90	\$40.40	\$41.90
Full Market Value	\$11,500,000	\$13,000,000	\$9,430,000
Market Value per SqFt	\$206.00	\$203.00	\$211.00
Distance from Cooperative in miles		0.70	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00542-0011	1-00844-0008	1-00570-0008
Address	25 MINETTA LANE	9 EAST 16 STREET	6 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	65	16	54
Year Built	1940	1900	1900
Gross SqFt	45,720	30,680	49,408
Estimated Gross Income	\$1,685,696	\$1,145,000	\$1,794,668
Gross Income per SqFt	\$36.90	\$37.30	\$36.30
Full Market Value	\$8,480,000	\$5,760,000	\$9,020,000
Market Value per SqFt	\$185.00	\$188.00	\$183.00
Distance from Cooperative in miles		0.70	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00542-0025	1-00764-0007	1-00912-0036
Address	290 6 AVENUE	253 WEST 14 STREET	577 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	65	47	40
Year Built	1941	1930	1915
Gross SqFt	54,924	39,628	30,658
Estimated Gross Income	\$1,770,200	\$1,222,000	\$1,031,052
Gross Income per SqFt	\$32.20	\$30.80	\$33.60
Full Market Value	\$8,580,000	\$5,920,000	\$5,000,000
Market Value per SqFt	\$156.00	\$149.00	\$163.00
Distance from Cooperative in miles		0.65	1.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00543-0052	1-00553-0011	1-00540-0009
Address	141 MAC DOUGAL STREET	58 WEST 8 STREET	120 MAC DOUGAL STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	32	28
Year Built	1900	1900	1910
Gross SqFt	13,070	23,897	13,618
Estimated Gross Income	\$482,283	\$970,230	\$452,396
Gross Income per SqFt	\$36.90	\$40.60	\$33.20
Full Market Value	\$2,420,000	\$4,880,000	\$2,190,000
Market Value per SqFt	\$185.00	\$204.00	\$161.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00545-0007	1-00575-0077	1-00875-0003
Address	710 BROADWAY	55 WEST 11 STREET	239 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	88	46
Year Built	1900	1924	1911
Gross SqFt	29,351	63,943	51,122
Estimated Gross Income	\$846,482	\$2,074,804	\$1,289,921
Gross Income per SqFt	\$28.80	\$32.40	\$25.20
Full Market Value	\$4,100,000	\$10,100,000	\$5,760,000
Market Value per SqFt	\$140.00	\$158.00	\$113.00
Distance from Cooperative in miles		0.45	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00545-0008	1-00575-0077	1-00875-0003
Address	712 BROADWAY	55 WEST 11 STREET	239 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	88	46
Year Built	1895	1924	1911
Gross SqFt	64,326	63,943	51,122
Estimated Gross Income	\$1,855,161	\$2,074,804	\$1,289,921
Gross Income per SqFt	\$28.80	\$32.40	\$25.20
Full Market Value	\$8,990,000	\$10,100,000	\$5,760,000
Market Value per SqFt	\$140.00	\$158.00	\$113.00
Distance from Cooperative in miles		0.45	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00545-0011	1-00575-0077	1-00875-0003
Address	718 BROADWAY	55 WEST 11 STREET	239 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	42	88	46
Year Built	1908	1924	1911
Gross SqFt	75,165	63,943	51,122
Estimated Gross Income	\$2,167,758	\$2,074,804	\$1,289,921
Gross Income per SqFt	\$28.80	\$32.40	\$25.20
Full Market Value	\$10,500,000	\$10,100,000	\$5,760,000
Market Value per SqFt	\$140.00	\$158.00	\$113.00
Distance from Cooperative in miles		0.45	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00548-0024	1-00575-0077	1-00818-0019
Address	303 MERCER STREET	55 WEST 11 STREET	27 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	63	88	63
Year Built	1900	1924	1907
Gross SqFt	86,332	63,943	41,300
Estimated Gross Income	\$3,274,572	\$2,074,804	\$1,630,000
Gross Income per SqFt	\$37.90	\$32.40	\$39.50
Full Market Value	\$16,500,000	\$10,100,000	\$8,200,000
Market Value per SqFt	\$191.00	\$158.00	\$199.00
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00548-0028	1-00927-0038	1-00817-0001
Address	50 EAST 8 STREET	320 EAST 22 STREET	552 6 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	KIPS BAY	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	128	94	111
Year Built	1952	1948	1973
Gross SqFt	100,591	67,048	101,231
Estimated Gross Income	\$3,034,830	\$2,353,723	\$2,554,000
Gross Income per SqFt	\$30.20	\$35.10	\$25.20
Full Market Value	\$14,700,000	\$11,800,000	\$11,400,000
Market Value per SqFt	\$146.00	\$176.00	\$113.00
Distance from Cooperative in miles		0.80	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00548-0045	1-00818-0019	1-00575-0077
Address	15 WAVERLY PLACE	27 WEST 16 STREET	55 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	127	63	88
Year Built	1930	1907	1924
Gross SqFt	102,024	41,300	63,943
Estimated Gross Income	\$3,671,843	\$1,630,000	\$2,074,804
Gross Income per SqFt	\$36.00	\$39.50	\$32.40
Full Market Value	\$18,500,000	\$8,200,000	\$10,100,000
Market Value per SqFt	\$181.00	\$199.00	\$158.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00550-0022	1-00878-0004	1-00753-0056
Address	1 5 AVENUE	295 PARK AVENUE SOUTH	324 WEST 30 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	200	190	224
Year Built	1927	1900	1928
Gross SqFt	238,923	145,299	147,888
Estimated Gross Income	\$9,389,673	\$4,811,189	\$6,729,000
Gross Income per SqFt	\$39.30	\$33.10	\$45.50
Full Market Value	\$47,200,000	\$23,300,000	\$20,700,000
Market Value per SqFt	\$198.00	\$160.00	\$140.00
Distance from Cooperative in miles		0.75	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00550-0023	1-00550-0032	1-00550-0029
Address	4 EAST 8 STREET	22 EAST 8 STREET	16 EAST 8 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	14	12
Year Built	1930	1920	1930
Gross SqFt	11,472	22,083	6,850
Estimated Gross Income	\$322,019	\$274,943	\$214,062
Gross Income per SqFt	\$28.10	\$12.45	\$31.20
Full Market Value	\$1,560,000	\$1,030,000	\$1,040,000
Market Value per SqFt	\$136.00	\$47.00	\$152.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00551-0001	1-00883-0044	1-00889-0068
Address	2 5 AVENUE	376 3 AVENUE	120 EAST 34 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	350	179	282
Year Built	1952	1964	1962
Gross SqFt	469,263	175,110	310,860
Estimated Gross Income	\$13,852,643	\$4,938,566	\$9,589,498
Gross Income per SqFt	\$29.50	\$28.20	\$30.80
Full Market Value	\$67,100,000	\$23,900,000	\$46,500,000
Market Value per SqFt	\$143.00	\$136.00	\$150.00
Distance from Cooperative in miles		1.05	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00552-0062	1-00844-0017	1-00902-0030
Address	32 WASHINGTON SQUARE WEST	31 UNION SQUARE	371 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	31	88	94
Year Built	1925	1902	1930
Gross SqFt	60,583	118,067	77,640
Estimated Gross Income	\$1,772,052	\$3,369,000	\$2,326,827
Gross Income per SqFt	\$29.20	\$28.50	\$30.00
Full Market Value	\$8,590,000	\$16,300,000	\$11,300,000
Market Value per SqFt	\$142.00	\$138.00	\$146.00
Distance from Cooperative in miles		0.55	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00552-0068	1-00791-0050	1-00792-0038
Address	79 WEST WASHINGTON PLACE	114 WEST 16 STREET	585 6 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	15	41	19
Year Built	1916	1939	1920
Gross SqFt	22,170	32,736	34,500
Estimated Gross Income	\$405,932	\$607,000	\$624,000
Gross Income per SqFt	\$18.31	\$18.54	\$18.09
Full Market Value	\$1,650,000	\$2,470,000	\$2,540,000
Market Value per SqFt	\$74.00	\$75.00	\$74.00
Distance from Cooperative in miles		0.45	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00555-0001	1-00889-0068	1-00913-0001
Address	772 BROADWAY	120 EAST 34 STREET	471 3 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	372	282	311
Year Built	1960	1962	1972
Gross SqFt	651,391	310,860	351,560
Estimated Gross Income	\$20,518,816	\$9,589,498	\$11,305,238
Gross Income per SqFt	\$31.50	\$30.80	\$32.20
Full Market Value	\$99,400,000	\$46,500,000	\$54,800,000
Market Value per SqFt	\$153.00	\$150.00	\$156.00
Distance from Cooperative in miles		1.15	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00555-0011	1-00918-0007	1-00764-0007
Address	59 PARK AVENUE SOUTH	207 EAST 37 STREET	253 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	CHELSEA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	35	47
Year Built	1900	1925	1930
Gross SqFt	36,016	36,020	39,628
Estimated Gross Income	\$1,089,484	\$1,069,133	\$1,222,000
Gross Income per SqFt	\$30.30	\$29.70	\$30.80
Full Market Value	\$5,280,000	\$5,180,000	\$5,920,000
Market Value per SqFt	\$147.00	\$144.00	\$149.00
Distance from Cooperative in miles		1.40	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00555-0028	1-00883-0044	1-00889-0068
Address	30 3 AVENUE	376 3 AVENUE	120 EAST 34 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	269	179	282
Year Built	1965	1964	1962
Gross SqFt	261,940	175,110	310,860
Estimated Gross Income	\$7,732,468	\$4,938,566	\$9,589,498
Gross Income per SqFt	\$29.50	\$28.20	\$30.80
Full Market Value	\$37,500,000	\$23,900,000	\$46,500,000
Market Value per SqFt	\$143.00	\$136.00	\$150.00
Distance from Cooperative in miles		0.90	1.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00556-0044	1-00818-0010	1-00878-0004
Address	111 4 AVENUE	43 WEST 16 STREET	295 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	177	95	190
Year Built	1921	1911	1900
Gross SqFt	156,650	64,049	145,299
Estimated Gross Income	\$5,756,887	\$2,588,000	\$4,811,189
Gross Income per SqFt	\$36.70	\$40.40	\$33.10
Full Market Value	\$28,900,000	\$13,000,000	\$23,300,000
Market Value per SqFt	\$184.00	\$203.00	\$160.00
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00556-0052	1-00553-0011	1-00540-0009
Address	126 EAST 12 STREET	58 WEST 8 STREET	120 MAC DOUGAL STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	32	28
Year Built	1900	1900	1910
Gross SqFt	23,316	23,897	13,618
Estimated Gross Income	\$860,360	\$970,230	\$452,396
Gross Income per SqFt	\$36.90	\$40.60	\$33.20
Full Market Value	\$4,330,000	\$4,880,000	\$2,190,000
Market Value per SqFt	\$186.00	\$204.00	\$161.00
Distance from Cooperative in miles		0.50	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00561-0001	1-00879-0017	1-00850-0064
Address	41 UNIVERSITY PLACE	131 EAST 23 STREET	12 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	26	67	87
Year Built	1923	1925	1911
Gross SqFt	38,915	56,670	78,646
Estimated Gross Income	\$1,321,942	\$2,011,078	\$2,552,000
Gross Income per SqFt	\$34.00	\$35.50	\$32.40
Full Market Value	\$6,650,000	\$10,100,000	\$12,400,000
Market Value per SqFt	\$171.00	\$178.00	\$158.00
Distance from Cooperative in miles		0.70	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00561-0009	1-00876-0021	1-00850-0064
Address	30 EAST 10 STREET	36 GRAMERCY PARK	12 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	FLATIRON
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	24	55	87
Year Built	1909	1909	1911
Gross SqFt	43,010	61,406	78,646
Estimated Gross Income	\$1,390,513	\$1,977,710	\$2,552,000
Gross Income per SqFt	\$32.30	\$32.20	\$32.40
Full Market Value	\$6,740,000	\$9,580,000	\$12,400,000
Market Value per SqFt	\$157.00	\$156.00	\$158.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00561-0012	1-00876-0021	1-00850-0064
Address	34 EAST 10 STREET	36 GRAMERCY PARK	12 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	20	55	87
Year Built	1903	1909	1911
Gross SqFt	38,372	61,406	78,646
Estimated Gross Income	\$1,240,566	\$1,977,710	\$2,552,000
Gross Income per SqFt	\$32.30	\$32.20	\$32.40
Full Market Value	\$6,010,000	\$9,580,000	\$12,400,000
Market Value per SqFt	\$157.00	\$156.00	\$158.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00561-0014	1-00844-0017	1-00902-0030
Address	38 EAST 10 STREET	31 UNION SQUARE	371 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	114	88	94
Year Built	1929	1902	1930
Gross SqFt	160,896	118,067	77,640
Estimated Gross Income	\$4,706,208	\$3,369,000	\$2,326,827
Gross Income per SqFt	\$29.30	\$28.50	\$30.00
Full Market Value	\$22,800,000	\$16,300,000	\$11,300,000
Market Value per SqFt	\$142.00	\$138.00	\$146.00
Distance from Cooperative in miles		0.35	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00561-0037	1-00896-0048	1-00928-0040
Address	47 EAST 9 STREET	135 3 AVENUE	320 EAST 23 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	173	221	213
Year Built	1964	1962	1965
Gross SqFt	139,566	158,505	153,800
Estimated Gross Income	\$4,703,374	\$4,663,641	\$5,841,765
Gross Income per SqFt	\$33.70	\$29.40	\$38.00
Full Market Value	\$22,800,000	\$22,600,000	\$29,400,000
Market Value per SqFt	\$163.00	\$143.00	\$191.00
Distance from Cooperative in miles		0.40	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00561-0045	1-00918-0007	1-00897-0008
Address	35 EAST 9 STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	68	35	61
Year Built	1925	1925	1930
Gross SqFt	98,609	36,020	29,088
Estimated Gross Income	\$2,979,963	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$14,400,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		1.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00562-0001	1-00878-0004	1-00818-0010
Address	63 UNIVERSITY PLACE	295 PARK AVENUE SOUTH	43 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	FLATIRON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	215	190	95
Year Built	1923	1900	1911
Gross SqFt	182,200	145,299	64,049
Estimated Gross Income	\$6,695,850	\$4,811,189	\$2,588,000
Gross Income per SqFt	\$36.80	\$33.10	\$40.40
Full Market Value	\$33,700,000	\$23,300,000	\$13,000,000
Market Value per SqFt	\$185.00	\$160.00	\$203.00
Distance from Cooperative in miles		0.60	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00562-0011	1-00876-0021	1-00850-0064
Address	54 EAST 11 STREET	36 GRAMERCY PARK	12 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	FLATIRON
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	11	55	87
Year Built	1902	1909	1911
Gross SqFt	24,880	61,406	78,646
Estimated Gross Income	\$804,370	\$1,977,710	\$2,552,000
Gross Income per SqFt	\$32.30	\$32.20	\$32.40
Full Market Value	\$3,900,000	\$9,580,000	\$12,400,000
Market Value per SqFt	\$157.00	\$156.00	\$158.00
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00562-0036	1-00918-0007	1-00764-0007
Address	43 EAST 10 STREET	207 EAST 37 STREET	253 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	CHELSEA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	51	35	47
Year Built	1900	1925	1930
Gross SqFt	40,061	36,020	39,628
Estimated Gross Income	\$1,211,845	\$1,069,133	\$1,222,000
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$5,870,000	\$5,180,000	\$5,920,000
Market Value per SqFt	\$147.00	\$144.00	\$149.00
Distance from Cooperative in miles		1.35	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00562-0040	1-00918-0007	1-00764-0007
Address	35 EAST 10 STREET	207 EAST 37 STREET	253 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	64	35	47
Year Built	1900	1925	1930
Gross SqFt	38,981	36,020	39,628
Estimated Gross Income	\$1,179,175	\$1,069,133	\$1,222,000
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$5,710,000	\$5,180,000	\$5,920,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		1.35	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00563-0037	1-00818-0010	1-00575-0077
Address	801 BROADWAY	43 WEST 16 STREET	55 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	152	95	88
Year Built	1930	1911	1924
Gross SqFt	115,000	64,049	63,943
Estimated Gross Income	\$4,138,850	\$2,588,000	\$2,074,804
Gross Income per SqFt	\$36.00	\$40.40	\$32.40
Full Market Value	\$20,800,000	\$13,000,000	\$10,100,000
Market Value per SqFt	\$181.00	\$203.00	\$158.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00563-0048	1-00876-0021	1-00850-0064
Address	55 EAST 11 STREET	36 GRAMERCY PARK	12 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	FLATIRON
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	12	55	87
Year Built	1908	1909	1911
Gross SqFt	30,378	61,406	78,646
Estimated Gross Income	\$982,424	\$1,977,710	\$2,552,000
Gross Income per SqFt	\$32.30	\$32.20	\$32.40
Full Market Value	\$4,760,000	\$9,580,000	\$12,400,000
Market Value per SqFt	\$157.00	\$156.00	\$158.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00564-0001	1-00879-0017	1-00876-0021
Address	31 EAST 12 STREET	131 EAST 23 STREET	36 GRAMERCY PARK
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	86	67	55
Year Built	1929	1925	1909
Gross SqFt	65,926	56,670	61,406
Estimated Gross Income	\$2,231,595	\$2,011,078	\$1,977,710
Gross Income per SqFt	\$33.80	\$35.50	\$32.20
Full Market Value	\$10,800,000	\$10,100,000	\$9,580,000
Market Value per SqFt	\$164.00	\$178.00	\$156.00
Distance from Cooperative in miles		0.55	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00564-0020	1-00918-0007	1-00897-0008
Address	49 EAST 12 STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	43	35	61
Year Built	1910	1925	1930
Gross SqFt	33,923	36,020	29,088
Estimated Gross Income	\$1,025,153	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$4,970,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$147.00	\$144.00	\$149.00
Distance from Cooperative in miles		1.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00564-0026	1-00918-0007	1-00911-0001
Address	39 EAST 12 STREET	207 EAST 37 STREET	431 3 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	95	35	58
Year Built	1900	1925	1920
Gross SqFt	79,974	36,020	45,947
Estimated Gross Income	\$2,339,239	\$1,069,133	\$1,324,043
Gross Income per SqFt	\$29.20	\$29.70	\$28.80
Full Market Value	\$11,300,000	\$5,180,000	\$6,420,000
Market Value per SqFt	\$141.00	\$144.00	\$140.00
Distance from Cooperative in miles		1.25	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00564-0031	1-00882-0028	1-00918-0007
Address	35 EAST 12 STREET	95 LEXINGTON AVENUE	207 EAST 37 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	MURRAY HILL
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	77	35
Year Built	1900	1939	1925
Gross SqFt	64,377	52,092	36,020
Estimated Gross Income	\$1,840,538	\$1,432,945	\$1,069,133
Gross Income per SqFt	\$28.60	\$27.50	\$29.70
Full Market Value	\$8,920,000	\$6,940,000	\$5,180,000
Market Value per SqFt	\$139.00	\$133.00	\$144.00
Distance from Cooperative in miles		0.70	1.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00564-0036	1-00573-0019	1-00575-0077
Address	832 BROADWAY	42 WEST 10 STREET	55 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	21	47	88
Year Built	1896	1917	1924
Gross SqFt	74,859	39,782	63,943
Estimated Gross Income	\$2,167,916	\$1,013,516	\$2,074,804
Gross Income per SqFt	\$29.00	\$25.50	\$32.40
Full Market Value	\$10,500,000	\$4,530,000	\$10,100,000
Market Value per SqFt	\$140.00	\$114.00	\$158.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00564-0041	1-00575-0077	1-00850-0064
Address	840 BROADWAY	55 WEST 11 STREET	12 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	12	88	87
Year Built	1901	1924	1911
Gross SqFt	40,572	63,943	78,646
Estimated Gross Income	\$1,340,498	\$2,074,804	\$2,552,000
Gross Income per SqFt	\$33.00	\$32.40	\$32.40
Full Market Value	\$6,490,000	\$10,100,000	\$12,400,000
Market Value per SqFt	\$160.00	\$158.00	\$158.00
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00564-0054	1-00559-0009	1-00816-0042
Address	120 4 AVENUE	92 PARK AVENUE SOUTH	92 5 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	182	220	223
Year Built	1963	1964	1962
Gross SqFt	135,315	184,645	180,000
Estimated Gross Income	\$4,265,128	\$7,631,569	\$3,910,000
Gross Income per SqFt	\$31.50	\$41.30	\$21.72
Full Market Value	\$20,700,000	\$38,400,000	\$17,500,000
Market Value per SqFt	\$153.00	\$208.00	\$97.00
Distance from Cooperative in miles		0.10	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00566-0001	1-00939-0038	1-00889-0068
Address	9 5 AVENUE	340 EAST 34 STREET	120 EAST 34 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	273	201	282
Year Built	1955	1962	1962
Gross SqFt	392,071	142,260	310,860
Estimated Gross Income	\$14,314,512	\$6,000,627	\$9,589,498
Gross Income per SqFt	\$36.50	\$42.20	\$30.80
Full Market Value	\$72,000,000	\$30,200,000	\$46,500,000
Market Value per SqFt	\$184.00	\$212.00	\$150.00
Distance from Cooperative in miles		1.35	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00566-0018	1-00913-0001	1-00928-0040
Address	20 UNIVERSITY PLACE	471 3 AVENUE	320 EAST 23 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	330	311	213
Year Built	1964	1972	1965
Gross SqFt	419,400	351,560	153,800
Estimated Gross Income	\$14,708,358	\$11,305,238	\$5,841,765
Gross Income per SqFt	\$35.10	\$32.20	\$38.00
Full Market Value	\$74,000,000	\$54,800,000	\$29,400,000
Market Value per SqFt	\$176.00	\$156.00	\$191.00
Distance from Cooperative in miles		1.25	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00567-0007	1-00844-0017	1-00902-0030
Address	33 5 AVENUE	31 UNION SQUARE	371 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	63	88	94
Year Built	1924	1902	1930
Gross SqFt	65,028	118,067	77,640
Estimated Gross Income	\$1,902,069	\$3,369,000	\$2,326,827
Gross Income per SqFt	\$29.30	\$28.50	\$30.00
Full Market Value	\$9,220,000	\$16,300,000	\$11,300,000
Market Value per SqFt	\$142.00	\$138.00	\$146.00
Distance from Cooperative in miles		0.35	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00567-0019	1-00844-0017	1-00902-0030
Address	40 UNIVERSITY PLACE	31 UNION SQUARE	371 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	83	88	94
Year Built	1926	1902	1930
Gross SqFt	101,840	118,067	77,640
Estimated Gross Income	\$2,978,820	\$3,369,000	\$2,326,827
Gross Income per SqFt	\$29.30	\$28.50	\$30.00
Full Market Value	\$14,400,000	\$16,300,000	\$11,300,000
Market Value per SqFt	\$141.00	\$138.00	\$146.00
Distance from Cooperative in miles		0.35	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00568-0004	1-00879-0017	1-00850-0064
Address	39 5 AVENUE	131 EAST 23 STREET	12 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	60	67	87
Year Built	1922	1925	1911
Gross SqFt	62,409	56,670	78,646
Estimated Gross Income	\$2,120,033	\$2,011,078	\$2,552,000
Gross Income per SqFt	\$34.00	\$35.50	\$32.40
Full Market Value	\$10,700,000	\$10,100,000	\$12,400,000
Market Value per SqFt	\$171.00	\$178.00	\$158.00
Distance from Cooperative in miles		0.65	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00568-0006	1-00879-0017	1-00878-0004
Address	41 5 AVENUE	131 EAST 23 STREET	295 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	92	67	190
Year Built	1924	1925	1900
Gross SqFt	95,117	56,670	145,299
Estimated Gross Income	\$3,262,513	\$2,011,078	\$4,811,189
Gross Income per SqFt	\$34.30	\$35.50	\$33.10
Full Market Value	\$16,400,000	\$10,100,000	\$23,300,000
Market Value per SqFt	\$172.00	\$178.00	\$160.00
Distance from Cooperative in miles		0.65	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00568-0011	1-00488-0037	1-00514-0005
Address	16 EAST 11 STREET	508 BROOME STREET	142 WOOSTER STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	SOHO	SOHO
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	17	14	12
Year Built	1900	1900	1920
Gross SqFt	18,616	21,598	17,845
Estimated Gross Income	\$616,189	\$580,285	\$717,255
Gross Income per SqFt	\$33.10	\$26.90	\$40.20
Full Market Value	\$2,990,000	\$2,810,000	\$3,610,000
Market Value per SqFt	\$161.00	\$130.00	\$202.00
Distance from Cooperative in miles		0.75	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00568-0024	1-00818-0010	1-00879-0017
Address	60 UNIVERSITY PLACE	43 WEST 16 STREET	131 EAST 23 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	62	95	67
Year Built	1926	1911	1925
Gross SqFt	56,252	64,049	56,670
Estimated Gross Income	\$2,134,763	\$2,588,000	\$2,011,078
Gross Income per SqFt	\$37.90	\$40.40	\$35.50
Full Market Value	\$10,700,000	\$13,000,000	\$10,100,000
Market Value per SqFt	\$190.00	\$203.00	\$178.00
Distance from Cooperative in miles		0.35	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00568-0026	1-00918-0007	1-00897-0008
Address	15 EAST 10 STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	40	35	61
Year Built	1910	1925	1930
Gross SqFt	36,366	36,020	29,088
Estimated Gross Income	\$1,098,980	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$5,320,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		1.40	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00569-0001	1-00575-0077	1-00875-0003
Address	43 5 AVENUE	55 WEST 11 STREET	239 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	42	88	46
Year Built	1905	1924	1911
Gross SqFt	64,218	63,943	51,122
Estimated Gross Income	\$1,852,047	\$2,074,804	\$1,289,921
Gross Income per SqFt	\$28.80	\$32.40	\$25.20
Full Market Value	\$8,970,000	\$10,100,000	\$5,760,000
Market Value per SqFt	\$140.00	\$158.00	\$113.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00569-0003	1-00844-0017	1-00902-0030
Address	45 5 AVENUE	31 UNION SQUARE	371 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	65	88	94
Year Built	1925	1902	1930
Gross SqFt	45,248	118,067	77,640
Estimated Gross Income	\$1,323,504	\$3,369,000	\$2,326,827
Gross Income per SqFt	\$29.30	\$28.50	\$30.00
Full Market Value	\$6,410,000	\$16,300,000	\$11,300,000
Market Value per SqFt	\$142.00	\$138.00	\$146.00
Distance from Cooperative in miles		0.25	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00569-0005	1-00844-0017	1-00902-0030
Address	49 5 AVENUE	31 UNION SQUARE	371 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	89	88	94
Year Built	1929	1902	1930
Gross SqFt	121,128	118,067	77,640
Estimated Gross Income	\$3,540,571	\$3,369,000	\$2,326,827
Gross Income per SqFt	\$29.20	\$28.50	\$30.00
Full Market Value	\$17,200,000	\$16,300,000	\$11,300,000
Market Value per SqFt	\$142.00	\$138.00	\$146.00
Distance from Cooperative in miles		0.25	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00572-0017	1-00575-0077	1-00912-0036
Address	38 WEST 9 STREET	55 WEST 11 STREET	577 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	54	88	40
Year Built	1900	1924	1915
Gross SqFt	73,098	63,943	30,658
Estimated Gross Income	\$2,415,157	\$2,074,804	\$1,031,052
Gross Income per SqFt	\$33.00	\$32.40	\$33.60
Full Market Value	\$11,700,000	\$10,100,000	\$5,000,000
Market Value per SqFt	\$160.00	\$158.00	\$163.00
Distance from Cooperative in miles		0.15	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00573-0039	1-00878-0004	1-00818-0010
Address	28 5 AVENUE	295 PARK AVENUE SOUTH	43 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	153	190	95
Year Built	1923	1900	1911
Gross SqFt	168,806	145,299	64,049
Estimated Gross Income	\$6,203,620	\$4,811,189	\$2,588,000
Gross Income per SqFt	\$36.70	\$33.10	\$40.40
Full Market Value	\$31,200,000	\$23,300,000	\$13,000,000
Market Value per SqFt	\$185.00	\$160.00	\$203.00
Distance from Cooperative in miles		0.70	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00573-0043	1-00879-0017	1-00878-0004
Address	24 5 AVENUE	131 EAST 23 STREET	295 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	426	67	190
Year Built	1926	1925	1900
Gross SqFt	269,119	56,670	145,299
Estimated Gross Income	\$9,230,781	\$2,011,078	\$4,811,189
Gross Income per SqFt	\$34.30	\$35.50	\$33.10
Full Market Value	\$46,400,000	\$10,100,000	\$23,300,000
Market Value per SqFt	\$172.00	\$178.00	\$160.00
Distance from Cooperative in miles		0.75	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00573-0054	1-00553-0011	1-00540-0009
Address	23 WEST 9 STREET	58 WEST 8 STREET	120 MAC DOUGAL STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	32	28
Year Built	1870	1900	1910
Gross SqFt	12,632	23,897	13,618
Estimated Gross Income	\$466,120	\$970,230	\$452,396
Gross Income per SqFt	\$36.90	\$40.60	\$33.20
Full Market Value	\$2,340,000	\$4,880,000	\$2,190,000
Market Value per SqFt	\$185.00	\$204.00	\$161.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00573-0062	1-00918-0007	1-00897-0008
Address	35 WEST 9 STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	35	61
Year Built	1926	1925	1930
Gross SqFt	41,412	36,020	29,088
Estimated Gross Income	\$1,251,470	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$6,060,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		1.45	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00573-0075	1-00918-0007	1-00897-0008
Address	61 WEST 9 STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	61	35	61
Year Built	1926	1925	1930
Gross SqFt	56,527	36,020	29,088
Estimated Gross Income	\$1,708,245	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$8,280,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		1.45	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00574-0011	1-00526-0026	1-00525-0037
Address	64 WEST 11 STREET	83 MAC DOUGAL STREET	174 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	15	40	24
Year Built	1900	1910	1900
Gross SqFt	14,196	18,634	11,241
Estimated Gross Income	\$525,110	\$616,329	\$459,856
Gross Income per SqFt	\$37.00	\$33.10	\$40.90
Full Market Value	\$2,640,000	\$2,990,000	\$2,310,000
Market Value per SqFt	\$186.00	\$160.00	\$205.00
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00574-0039	1-00902-0030	1-00844-0017
Address	40 5 AVENUE	371 2 AVENUE	31 UNION SQUARE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	76	94	88
Year Built	1929	1930	1902
Gross SqFt	141,877	77,640	118,067
Estimated Gross Income	\$4,149,902	\$2,326,827	\$3,369,000
Gross Income per SqFt	\$29.20	\$30.00	\$28.50
Full Market Value	\$20,100,000	\$11,300,000	\$16,300,000
Market Value per SqFt	\$142.00	\$146.00	\$138.00
Distance from Cooperative in miles		0.75	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00574-0067	1-00910-0061	1-00891-0039
Address	45 WEST 10 STREET	425 3 AVENUE	165 EAST 35 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	90	105	131
Year Built	1957	1967	1955
Gross SqFt	77,829	66,403	96,102
Estimated Gross Income	\$2,039,898	\$1,646,492	\$2,654,646
Gross Income per SqFt	\$26.20	\$24.80	\$27.60
Full Market Value	\$9,880,000	\$7,360,000	\$12,900,000
Market Value per SqFt	\$127.00	\$111.00	\$134.00
Distance from Cooperative in miles		1.05	1.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00575-0057	1-00764-0051	1-00575-0077
Address	13 WEST 11 STREET	222 WEST 15 STREET	55 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	48	64	88
Year Built	1923	1928	1924
Gross SqFt	51,113	38,330	63,943
Estimated Gross Income	\$1,721,996	\$1,339,000	\$2,074,804
Gross Income per SqFt	\$33.70	\$34.90	\$32.40
Full Market Value	\$8,340,000	\$6,730,000	\$10,100,000
Market Value per SqFt	\$163.00	\$176.00	\$158.00
Distance from Cooperative in miles		0.40	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00575-0072	1-00553-0011	1-00540-0009
Address	45 WEST 11 STREET	58 WEST 8 STREET	120 MAC DOUGAL STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	34	32	28
Year Built	1846	1900	1910
Gross SqFt	27,308	23,897	13,618
Estimated Gross Income	\$1,007,665	\$970,230	\$452,396
Gross Income per SqFt	\$36.90	\$40.60	\$33.20
Full Market Value	\$5,070,000	\$4,880,000	\$2,190,000
Market Value per SqFt	\$186.00	\$204.00	\$161.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00576-0001	1-00889-0068	1-00928-0040
Address	486 6 AVENUE	120 EAST 34 STREET	320 EAST 23 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	113	282	213
Year Built	1960	1962	1965
Gross SqFt	131,126	310,860	153,800
Estimated Gross Income	\$4,512,045	\$9,589,498	\$5,841,765
Gross Income per SqFt	\$34.40	\$30.80	\$38.00
Full Market Value	\$22,700,000	\$46,500,000	\$29,400,000
Market Value per SqFt	\$173.00	\$150.00	\$191.00
Distance from Cooperative in miles		1.05	0.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00576-0016	1-00872-0001	1-00927-0038
Address	42 WEST 13 STREET	36 UNION SQUARE	320 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	40	78	94
Year Built	1960	1963	1948
Gross SqFt	31,540	65,430	67,048
Estimated Gross Income	\$1,202,935	\$2,735,524	\$2,353,723
Gross Income per SqFt	\$38.10	\$41.80	\$35.10
Full Market Value	\$6,050,000	\$13,800,000	\$11,800,000
Market Value per SqFt	\$192.00	\$211.00	\$176.00
Distance from Cooperative in miles		0.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00576-0022	1-00891-0030	1-00791-0078
Address	30 WEST 13 STREET	145 EAST 35 STREET	91 7 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	30	43	69
Year Built	1900	1910	1920
Gross SqFt	60,692	43,208	62,400
Estimated Gross Income	\$1,701,196	\$1,115,610	\$1,889,000
Gross Income per SqFt	\$28.00	\$25.80	\$30.30
Full Market Value	\$8,240,000	\$5,410,000	\$9,150,000
Market Value per SqFt	\$136.00	\$125.00	\$147.00
Distance from Cooperative in miles		1.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00576-0025	1-00883-0044	1-00928-0040
Address	37 WEST 12 STREET	376 3 AVENUE	320 EAST 23 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	106	179	213
Year Built	1961	1964	1965
Gross SqFt	235,875	175,110	153,800
Estimated Gross Income	\$7,805,103	\$4,938,566	\$5,841,765
Gross Income per SqFt	\$33.10	\$28.20	\$38.00
Full Market Value	\$37,800,000	\$23,900,000	\$29,400,000
Market Value per SqFt	\$160.00	\$136.00	\$191.00
Distance from Cooperative in miles		0.85	0.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00576-0049	1-00872-0001	1-00927-0038
Address	13 WEST 12 STREET	36 UNION SQUARE	320 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	82	78	94
Year Built	1959	1963	1948
Gross SqFt	71,215	65,430	67,048
Estimated Gross Income	\$2,716,140	\$2,735,524	\$2,353,723
Gross Income per SqFt	\$38.10	\$41.80	\$35.10
Full Market Value	\$13,700,000	\$13,800,000	\$11,800,000
Market Value per SqFt	\$192.00	\$211.00	\$176.00
Distance from Cooperative in miles		0.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00576-0056	1-00575-0077	1-00875-0003
Address	31 WEST 12 STREET	55 WEST 11 STREET	239 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	23	88	46
Year Built	1900	1924	1911
Gross SqFt	44,586	63,943	51,122
Estimated Gross Income	\$1,285,860	\$2,074,804	\$1,289,921
Gross Income per SqFt	\$28.80	\$32.40	\$25.20
Full Market Value	\$6,230,000	\$10,100,000	\$5,760,000
Market Value per SqFt	\$140.00	\$158.00	\$113.00
Distance from Cooperative in miles		0.05	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00576-0066	1-00925-0060	1-00927-0038
Address	49 WEST 12 STREET	304 EAST 20 STREET	320 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	80	70	94
Year Built	1952	1948	1948
Gross SqFt	67,421	56,310	67,048
Estimated Gross Income	\$2,245,119	\$1,774,021	\$2,353,723
Gross Income per SqFt	\$33.30	\$31.50	\$35.10
Full Market Value	\$10,900,000	\$8,600,000	\$11,800,000
Market Value per SqFt	\$162.00	\$153.00	\$176.00
Distance from Cooperative in miles		0.75	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00577-0024	1-00889-0068	1-00928-0040
Address	22 WEST 14 STREET	120 EAST 34 STREET	320 EAST 23 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	186	282	213
Year Built	1960	1962	1965
Gross SqFt	151,500	310,860	153,800
Estimated Gross Income	\$5,213,115	\$9,589,498	\$5,841,765
Gross Income per SqFt	\$34.40	\$30.80	\$38.00
Full Market Value	\$26,200,000	\$46,500,000	\$29,400,000
Market Value per SqFt	\$173.00	\$150.00	\$191.00
Distance from Cooperative in miles		1.05	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00577-0030	1-00925-0060	1-00891-0039
Address	18 WEST 14 STREET	304 EAST 20 STREET	165 EAST 35 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	86	70	131
Year Built	1962	1948	1955
Gross SqFt	100,315	56,310	96,102
Estimated Gross Income	\$2,965,311	\$1,774,021	\$2,654,646
Gross Income per SqFt	\$29.60	\$31.50	\$27.60
Full Market Value	\$14,400,000	\$8,600,000	\$12,900,000
Market Value per SqFt	\$144.00	\$153.00	\$134.00
Distance from Cooperative in miles		0.75	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00577-0042	1-00876-0021	1-00879-0017
Address	74 5 AVENUE	36 GRAMERCY PARK	131 EAST 23 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GRAMERCY
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	38	55	67
Year Built	1910	1909	1925
Gross SqFt	93,396	61,406	56,670
Estimated Gross Income	\$3,161,454	\$1,977,710	\$2,011,078
Gross Income per SqFt	\$33.80	\$32.20	\$35.50
Full Market Value	\$15,300,000	\$9,580,000	\$10,100,000
Market Value per SqFt	\$164.00	\$156.00	\$178.00
Distance from Cooperative in miles		0.55	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00577-0066	1-00918-0007	1-00911-0001
Address	43 WEST 13 STREET	207 EAST 37 STREET	431 3 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	35	58
Year Built	1906	1925	1920
Gross SqFt	46,350	36,020	45,947
Estimated Gross Income	\$1,355,737	\$1,069,133	\$1,324,043
Gross Income per SqFt	\$29.20	\$29.70	\$28.80
Full Market Value	\$6,570,000	\$5,180,000	\$6,420,000
Market Value per SqFt	\$142.00	\$144.00	\$140.00
Distance from Cooperative in miles		1.30	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00583-0029	1-00558-0010	1-00629-0029
Address	59 BEDFORD STREET	127 PARK AVENUE SOUTH	304 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D5-ELEVATOR	C7-WALK-UP
Total Units	25	49	73
Year Built	1920	1930	1905
Gross SqFt	47,846	37,299	38,376
Estimated Gross Income	\$1,534,421	\$1,681,995	\$1,422,003
Gross Income per SqFt	\$32.10	\$45.10	\$37.10
Full Market Value	\$7,430,000	\$8,460,000	\$7,150,000
Market Value per SqFt	\$155.00	\$227.00	\$186.00
Distance from Cooperative in miles		0.90	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00584-0018	1-00582-0020	1-00582-0032
Address	79 BARROW STREET	60 LEROY STREET	41 BEDFORD STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	37	25
Year Built	1920	1941	1929
Gross SqFt	13,484	22,242	11,740
Estimated Gross Income	\$362,719	\$598,303	\$348,641
Gross Income per SqFt	\$26.90	\$26.90	\$29.70
Full Market Value	\$1,760,000	\$2,900,000	\$1,690,000
Market Value per SqFt	\$131.00	\$130.00	\$144.00
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00584-0043	1-00582-0020	1-00582-0032
Address	47 MORTON STREET	60 LEROY STREET	41 BEDFORD STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	37	25
Year Built	1926	1941	1929
Gross SqFt	13,664	22,242	11,740
Estimated Gross Income	\$367,561	\$598,303	\$348,641
Gross Income per SqFt	\$26.90	\$26.90	\$29.70
Full Market Value	\$1,780,000	\$2,900,000	\$1,690,000
Market Value per SqFt	\$130.00	\$130.00	\$144.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00584-0045	1-00592-0029	1-00613-0044
Address	51 MORTON STREET	165 WEST 4 STREET	227 WAVERLY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	34	32
Year Built	1900	1900	1910
Gross SqFt	10,105	20,670	14,817
Estimated Gross Income	\$276,877	\$831,653	\$469,464
Gross Income per SqFt	\$27.40	\$40.20	\$31.70
Full Market Value	\$1,340,000	\$4,180,000	\$2,270,000
Market Value per SqFt	\$133.00	\$202.00	\$153.00
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00584-0046	1-00590-0022	1-01472-0034
Address	53 MORTON STREET	12 JONES STREET	440 EAST 78 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	59	47
Year Built	1900	1920	1936
Gross SqFt	40,180	56,700	44,856
Estimated Gross Income	\$963,918	\$1,468,535	\$1,252,216
Gross Income per SqFt	\$23.99	\$25.90	\$27.90
Full Market Value	\$4,310,000	\$7,120,000	\$6,070,000
Market Value per SqFt	\$107.00	\$126.00	\$135.00
Distance from Cooperative in miles		0.20	3.90

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00584-0059	1-00592-0029	1-00613-0044
Address	71 BARROW STREET	165 WEST 4 STREET	227 WAVERLY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	34	32
Year Built	1910	1900	1910
Gross SqFt	13,056	20,670	14,817
Estimated Gross Income	\$357,734	\$831,653	\$469,464
Gross Income per SqFt	\$27.40	\$40.20	\$31.70
Full Market Value	\$1,730,000	\$4,180,000	\$2,270,000
Market Value per SqFt	\$133.00	\$202.00	\$153.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00584-0061	1-01418-0045	1-01429-0103
Address	79 BEDFORD STREET	1081 3 AVENUE	203 EAST 74 STREET
Neighborhood	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	36	116	26
Year Built	1954	1968	1973
Gross SqFt	24,635	174,273	16,231
Estimated Gross Income	\$752,106	\$6,575,475	\$481,328
Gross Income per SqFt	\$30.50	\$37.70	\$29.70
Full Market Value	\$3,640,000	\$33,100,000	\$2,330,000
Market Value per SqFt	\$148.00	\$190.00	\$144.00
Distance from Cooperative in miles		3.10	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00585-0012	1-00590-0022	1-01437-0022
Address	482 HUDSON STREET	12 JONES STREET	359 EAST 62 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	35	59	54
Year Built	1940	1920	1930
Gross SqFt	24,192	56,700	46,356
Estimated Gross Income	\$650,764	\$1,468,535	\$1,294,745
Gross Income per SqFt	\$26.90	\$25.90	\$27.90
Full Market Value	\$3,150,000	\$7,120,000	\$6,270,000
Market Value per SqFt	\$130.00	\$126.00	\$135.00
Distance from Cooperative in miles		0.20	3.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00586-0011	1-00590-0026	1-00619-0081
Address	22 LEROY STREET	6 JONES STREET	85 CHRISTOPHER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	24	24	22
Year Built	1910	1900	1905
Gross SqFt	14,166	10,902	10,950
Estimated Gross Income	\$478,669	\$380,203	\$373,258
Gross Income per SqFt	\$33.80	\$34.90	\$34.10
Full Market Value	\$2,320,000	\$1,910,000	\$1,880,000
Market Value per SqFt	\$164.00	\$175.00	\$172.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00586-0081	1-00586-0009	1-00615-0057
Address	25 LEROY STREET	26 LEROY STREET	325 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	20	24	20
Year Built	1910	1907	1910
Gross SqFt	9,415	11,934	9,797
Estimated Gross Income	\$318,133	\$342,221	\$274,177
Gross Income per SqFt	\$33.80	\$28.70	\$28.00
Full Market Value	\$1,540,000	\$1,660,000	\$1,330,000
Market Value per SqFt	\$164.00	\$139.00	\$136.00
Distance from Cooperative in miles		0.04	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00588-0007	1-00582-0020	1-00618-0042
Address	22 GROVE STREET	60 LEROY STREET	205 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	37	55
Year Built	1930	1941	1962
Gross SqFt	20,370	22,242	26,700
Estimated Gross Income	\$547,953	\$598,303	\$815,280
Gross Income per SqFt	\$26.90	\$26.90	\$30.50
Full Market Value	\$2,650,000	\$2,900,000	\$3,950,000
Market Value per SqFt	\$130.00	\$130.00	\$148.00
Distance from Cooperative in miles		0.20	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00588-0043	1-00588-0079	1-00588-0071
Address	104 BEDFORD STREET	19 GROVE STREET	33 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	27	65
Year Built	1890	1900	1920
Gross SqFt	14,328	12,168	31,460
Estimated Gross Income	\$329,973	\$333,984	\$1,658,336
Gross Income per SqFt	\$23.03	\$27.40	\$53.00
Full Market Value	\$1,470,000	\$1,620,000	\$8,340,000
Market Value per SqFt	\$103.00	\$133.00	\$265.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00588-0048	1-00587-0026	1-00588-0018
Address	114 CHRISTOPHER STREET	272 BLEECKER STREET	42 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	28	33
Year Built	1908	1900	1910
Gross SqFt	23,039	20,797	17,603
Estimated Gross Income	\$808,439	\$821,553	\$763,598
Gross Income per SqFt	\$35.10	\$39.50	\$43.40
Full Market Value	\$4,060,000	\$4,130,000	\$3,840,000
Market Value per SqFt	\$176.00	\$199.00	\$218.00
Distance from Cooperative in miles		0.10	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00589-0014	1-00615-0057	1-00588-0039
Address	26 CORNELIA STREET	325 WEST 4 STREET	52 BARROW STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	60	20	20
Year Built	1920	1910	1910
Gross SqFt	26,110	9,797	10,105
Estimated Gross Income	\$715,414	\$274,177	\$291,650
Gross Income per SqFt	\$27.40	\$28.00	\$28.90
Full Market Value	\$3,470,000	\$1,330,000	\$1,410,000
Market Value per SqFt	\$133.00	\$136.00	\$140.00
Distance from Cooperative in miles		0.50	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00590-0011	1-00587-0001	1-00590-0026
Address	277 BLEECKER STREET	60 BEDFORD STREET	6 JONES 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	24	24
Year Built	1930	1910	1900
Gross SqFt	11,578	13,976	10,902
Estimated Gross Income	\$391,220	\$574,752	\$380,203
Gross Income per SqFt	\$33.80	\$41.10	\$34.90
Full Market Value	\$1,900,000	\$2,890,000	\$1,910,000
Market Value per SqFt	\$164.00	\$207.00	\$175.00
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00590-0045	1-00634-0032	1-00527-0069
Address	29 CORNELIA STREET	752 GREENWICH STREET	26 CARMINE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	30	34	28
Year Built	1910	1910	1900
Gross SqFt	17,217	17,332	16,977
Estimated Gross Income	\$581,762	\$518,539	\$616,813
Gross Income per SqFt	\$33.80	\$29.90	\$36.30
Full Market Value	\$2,820,000	\$2,510,000	\$3,100,000
Market Value per SqFt	\$164.00	\$145.00	\$183.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00590-0079	1-00612-0033	1-00618-0042
Address	13 JONES STREET	29 CHARLES STREET	205 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	48	37	55
Year Built	1930	1914	1962
Gross SqFt	36,760	27,108	26,700
Estimated Gross Income	\$830,040	\$612,181	\$815,280
Gross Income per SqFt	\$22.58	\$22.58	\$30.50
Full Market Value	\$3,710,000	\$2,740,000	\$3,950,000
Market Value per SqFt	\$101.00	\$101.00	\$148.00
Distance from Cooperative in miles		0.20	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00591-0026	1-01410-0033	1-01447-0023
Address	194 WEST 4 STREET	1308 3 AVENUE	1347 1 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	162	114	145
Year Built	1961	1962	1962
Gross SqFt	168,332	181,549	165,527
Estimated Gross Income	\$4,420,398	\$5,539,920	\$4,347,079
Gross Income per SqFt	\$26.30	\$30.50	\$26.30
Full Market Value	\$21,400,000	\$26,800,000	\$21,100,000
Market Value per SqFt	\$127.00	\$148.00	\$127.00
Distance from Cooperative in miles		3.50	3.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00592-0066	1-00585-0001	1-00602-0010
Address	375 6 AVENUE	464 HUDSON STREET	600 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	81	137	137
Year Built	1929	1900	2003
Gross SqFt	93,291	97,290	109,060
Estimated Gross Income	\$2,806,193	\$2,926,217	\$4,487,209
Gross Income per SqFt	\$30.10	\$30.10	\$41.10
Full Market Value	\$13,600,000	\$14,200,000	\$22,600,000
Market Value per SqFt	\$146.00	\$146.00	\$207.00
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00593-0003	1-00582-0035	1-00590-0033
Address	141 WAVERLY PLACE	51 CARMINE STREET	5 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	16	16
Year Built	1900	1900	1900
Gross SqFt	6,300	9,450	7,855
Estimated Gross Income	\$172,620	\$311,898	\$303,920
Gross Income per SqFt	\$27.40	\$33.00	\$38.70
Full Market Value	\$836,000	\$1,510,000	\$1,530,000
Market Value per SqFt	\$133.00	\$160.00	\$195.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00595-0006	1-00575-0066	1-01053-0018
Address	288 WEST STREET	31 WEST 11 STREET	433 WEST 43 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	CLINTON
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	16	32	34
Year Built	1920	1912	1900
Gross SqFt	37,904	34,118	26,009
Estimated Gross Income	\$855,945	\$751,253	\$639,124
Gross Income per SqFt	\$22.58	\$22.02	\$24.57
Full Market Value	\$3,830,000	\$3,360,000	\$2,860,000
Market Value per SqFt	\$101.00	\$98.00	\$110.00
Distance from Cooperative in miles		1.00	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00595-0011	1-00874-0060	1-01001-0059
Address	530 CANAL STREET	78 IRVING PLACE	152 WEST 49 STREET
Neighborhood	SOHO	GRAMERCY	MIDTOWN WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	12	15	31
Year Built	1900	1920	1930
Gross SqFt	28,158	16,069	22,645
Estimated Gross Income	\$612,720	\$390,600	\$619,901
Gross Income per SqFt	\$21.76	\$24.31	\$27.40
Full Market Value	\$2,740,000	\$1,750,000	\$3,000,000
Market Value per SqFt	\$97.00	\$109.00	\$132.00
Distance from Cooperative in miles		1.50	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00595-0016	1-00773-0056	1-00875-0003
Address	466 WASHINGTON STREET	220 WEST 24 STREET	239 PARK AVENUE SOUTH
Neighborhood	SOHO	CHELSEA	GRAMERCY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	20	118	46
Year Built	1926	1930	1911
Gross SqFt	55,352	57,207	51,122
Estimated Gross Income	\$1,205,000	\$1,348,000	\$1,289,921
Gross Income per SqFt	\$21.77	\$23.56	\$25.20
Full Market Value	\$5,390,000	\$6,020,000	\$5,760,000
Market Value per SqFt	\$97.00	\$105.00	\$113.00
Distance from Cooperative in miles		1.55	1.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00595-0041	1-00614-0027	1-00583-0040
Address	474 GREENWICH STREET	217 WEST 11 STREET	51 LEROY STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	36	40
Year Built	1900	1916	1900
Gross SqFt	25,159	22,050	16,595
Estimated Gross Income	\$588,972	\$644,112	\$509,678
Gross Income per SqFt	\$23.41	\$29.20	\$30.70
Full Market Value	\$2,630,000	\$3,120,000	\$2,470,000
Market Value per SqFt	\$105.00	\$141.00	\$149.00
Distance from Cooperative in miles		0.90	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00597-0045	1-00585-0025	1-00558-0013
Address	547 GREENWICH STREET	91 BEDFORD STREET	110 EAST 13 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	C4-WALK-UP	D5-ELEVATOR
Total Units	11	39	21
Year Built	1920	1900	1900
Gross SqFt	20,068	19,925	25,850
Estimated Gross Income	\$539,829	\$582,427	\$740,193
Gross Income per SqFt	\$26.90	\$29.20	\$28.60
Full Market Value	\$2,620,000	\$2,820,000	\$3,590,000
Market Value per SqFt	\$131.00	\$142.00	\$139.00
Distance from Cooperative in miles		0.35	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00602-0030	1-00631-0001	1-01406-0054
Address	603 WASHINGTON STREET	669 WASHINGTON STREET	993 LEXINGTON AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	34	144	39
Year Built	1880	1930	1914
Gross SqFt	70,342	137,589	73,396
Estimated Gross Income	\$2,052,579	\$4,015,491	\$2,431,171
Gross Income per SqFt	\$29.20	\$29.20	\$33.10
Full Market Value	\$9,940,000	\$19,500,000	\$11,800,000
Market Value per SqFt	\$141.00	\$142.00	\$161.00
Distance from Cooperative in miles		0.20	3.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00603-0001	1-01459-0030	1-01551-0019
Address	371 WEST STREET	410 EAST 65 STREET	333 EAST 88 STREET
Neighborhood	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	184	235	11
Year Built	1960	1920	1957
Gross SqFt	215,890	124,902	8,740
Estimated Gross Income	\$3,950,000	\$2,730,909	\$185,978
Gross Income per SqFt	\$18.30	\$21.86	\$21.28
Full Market Value	\$11,200,000	\$12,200,000	\$831,000
Market Value per SqFt	\$52.00	\$98.00	\$95.00
Distance from Cooperative in miles		3.40	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00603-0037	1-00585-0001	1-01406-0054
Address	644 GREENWICH STREET	464 HUDSON STREET	993 LEXINGTON AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	39	137	39
Year Built	1920	1900	1914
Gross SqFt	81,040	97,290	73,396
Estimated Gross Income	\$2,437,683	\$2,926,217	\$2,431,171
Gross Income per SqFt	\$30.10	\$30.10	\$33.10
Full Market Value	\$11,800,000	\$14,200,000	\$11,800,000
Market Value per SqFt	\$146.00	\$146.00	\$161.00
Distance from Cooperative in miles		0.15	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00606-0047	1-00612-0051	1-00622-0056
Address	126 WEST 11 STREET	159 1/2 7 AVENUE SOUTH	53 PERRY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	28	26	72
Year Built	1930	1940	1930
Gross SqFt	29,624	17,826	34,140
Estimated Gross Income	\$848,135	\$540,084	\$1,171,926
Gross Income per SqFt	\$28.60	\$30.30	\$34.30
Full Market Value	\$4,110,000	\$2,620,000	\$5,890,000
Market Value per SqFt	\$139.00	\$147.00	\$173.00
Distance from Cooperative in miles		0.05	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00607-0038	1-01406-0054	1-00615-0036
Address	475 6 AVENUE	993 LEXINGTON AVENUE	87 GREENWICH AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	85	39	81
Year Built	1959	1914	1930
Gross SqFt	62,772	73,396	64,840
Estimated Gross Income	\$1,987,989	\$2,431,171	\$2,053,272
Gross Income per SqFt	\$31.70	\$33.10	\$31.70
Full Market Value	\$9,630,000	\$11,800,000	\$9,950,000
Market Value per SqFt	\$153.00	\$161.00	\$153.00
Distance from Cooperative in miles		3.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00607-0051	1-00586-0009	1-00615-0057
Address	111 WEST 11 STREET	26 LEROY STREET	325 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	20	24	20
Year Built	1900	1907	1910
Gross SqFt	12,962	11,934	9,797
Estimated Gross Income	\$355,159	\$342,221	\$274,177
Gross Income per SqFt	\$27.40	\$28.70	\$28.00
Full Market Value	\$1,720,000	\$1,660,000	\$1,330,000
Market Value per SqFt	\$133.00	\$139.00	\$136.00
Distance from Cooperative in miles		0.45	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00608-0021	1-00588-0079	1-00590-0022
Address	136 WEST 13 STREET	19 GROVE STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	27	59
Year Built	1880	1900	1920
Gross SqFt	5,732	12,168	56,700
Estimated Gross Income	\$157,057	\$333,984	\$1,468,535
Gross Income per SqFt	\$27.40	\$27.40	\$25.90
Full Market Value	\$761,000	\$1,620,000	\$7,120,000
Market Value per SqFt	\$133.00	\$133.00	\$126.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00608-0039	1-01406-0001	1-01449-0003
Address	101 WEST 12 STREET	737 PARK AVENUE	1424 2 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	425	120	479
Year Built	1961	1940	1979
Gross SqFt	364,679	215,600	454,248
Estimated Gross Income	\$10,163,603	\$6,008,692	\$22,001,350
Gross Income per SqFt	\$27.90	\$27.90	\$48.40
Full Market Value	\$49,200,000	\$29,100,000	\$111,000,000
Market Value per SqFt	\$135.00	\$135.00	\$244.00
Distance from Cooperative in miles		2.95	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00608-0053	1-00631-0001	1-00585-0001
Address	125 WEST 12 STREET	669 WASHINGTON STREET	464 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	34	144	137
Year Built	1918	1930	1900
Gross SqFt	31,128	137,589	97,290
Estimated Gross Income	\$908,315	\$4,015,491	\$2,926,217
Gross Income per SqFt	\$29.20	\$29.20	\$30.10
Full Market Value	\$4,400,000	\$19,500,000	\$14,200,000
Market Value per SqFt	\$141.00	\$142.00	\$146.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00608-0060	1-00590-0022	1-00615-0036
Address	137 WEST 12 STREET	12 JONES STREET	87 GREENWICH AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	105	59	81
Year Built	1900	1920	1930
Gross SqFt	52,200	56,700	64,840
Estimated Gross Income	\$1,351,980	\$1,468,535	\$2,053,272
Gross Income per SqFt	\$25.90	\$25.90	\$31.70
Full Market Value	\$6,550,000	\$7,120,000	\$9,950,000
Market Value per SqFt	\$125.00	\$126.00	\$153.00
Distance from Cooperative in miles		0.40	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00608-0074	1-00615-0036	1-00631-0001
Address	169 WEST 12 STREET	87 GREENWICH AVENUE	669 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	25	81	144
Year Built	1922	1930	1930
Gross SqFt	31,750	64,840	137,589
Estimated Gross Income	\$926,465	\$2,053,272	\$4,015,491
Gross Income per SqFt	\$29.20	\$31.70	\$29.20
Full Market Value	\$4,490,000	\$9,950,000	\$19,500,000
Market Value per SqFt	\$141.00	\$153.00	\$142.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00609-0001	1-00631-0001	1-00610-0060
Address	41 7 AVENUE	669 WASHINGTON STREET	1 CHRISTOPHER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	139	144	134
Year Built	1961	1930	1931
Gross SqFt	137,882	137,589	102,354
Estimated Gross Income	\$3,885,514	\$4,015,491	\$3,835,244
Gross Income per SqFt	\$28.20	\$29.20	\$37.50
Full Market Value	\$18,800,000	\$19,500,000	\$19,300,000
Market Value per SqFt	\$136.00	\$142.00	\$189.00
Distance from Cooperative in miles		0.55	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00609-0047	1-00585-0001	1-00610-0060
Address	509 6 AVENUE	464 HUDSON STREET	1 CHRISTOPHER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	102	137	134
Year Built	1961	1900	1931
Gross SqFt	94,144	97,290	102,354
Estimated Gross Income	\$2,831,851	\$2,926,217	\$3,835,244
Gross Income per SqFt	\$30.10	\$30.10	\$37.50
Full Market Value	\$13,700,000	\$14,200,000	\$19,300,000
Market Value per SqFt	\$146.00	\$146.00	\$189.00
Distance from Cooperative in miles		0.55	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00609-0065	1-00592-0050	1-00592-0052
Address	141 WEST 13 STREET	164 WAVERLY PLACE	160 WAVERLY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	26	26
Year Built	1910	1900	1900
Gross SqFt	28,200	18,024	17,117
Estimated Gross Income	\$772,680	\$579,805	\$593,724
Gross Income per SqFt	\$27.40	\$32.20	\$34.70
Full Market Value	\$3,740,000	\$2,810,000	\$2,990,000
Market Value per SqFt	\$133.00	\$156.00	\$175.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00610-0048	1-00592-0050	1-00592-0052
Address	140 WEST 10 STREET	164 WAVERLY PLACE	160 WAVERLY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	26	26
Year Built	1900	1900	1900
Gross SqFt	19,725	18,024	17,117
Estimated Gross Income	\$666,508	\$579,805	\$593,724
Gross Income per SqFt	\$33.80	\$32.20	\$34.70
Full Market Value	\$3,230,000	\$2,810,000	\$2,990,000
Market Value per SqFt	\$164.00	\$156.00	\$175.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00611-0065	1-01410-0033	1-00615-0036
Address	23 GREENWICH AVENUE	1308 3 AVENUE	87 GREENWICH AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	156	114	81
Year Built	1961	1962	1930
Gross SqFt	142,941	181,549	64,840
Estimated Gross Income	\$4,361,129	\$5,539,920	\$2,053,272
Gross Income per SqFt	\$30.50	\$30.50	\$31.70
Full Market Value	\$21,100,000	\$26,800,000	\$9,950,000
Market Value per SqFt	\$148.00	\$148.00	\$153.00
Distance from Cooperative in miles		3.35	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00612-0066	1-00583-0023	1-00583-0024
Address	5 CHARLES STREET	42 MORTON STREET	40 MORTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	23	16	15
Year Built	1900	1900	1900
Gross SqFt	10,956	9,055	9,145
Estimated Gross Income	\$370,203	\$353,900	\$352,186
Gross Income per SqFt	\$33.80	\$39.10	\$38.50
Full Market Value	\$1,790,000	\$1,780,000	\$1,770,000
Market Value per SqFt	\$163.00	\$197.00	\$194.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00613-0040	1-00590-0050	1-00592-0029
Address	41 PERRY STREET	283 BLEECKER STREET	165 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	18	34
Year Built	1910	1875	1900
Gross SqFt	10,500	8,125	20,670
Estimated Gross Income	\$354,795	\$380,925	\$831,653
Gross Income per SqFt	\$33.80	\$46.90	\$40.20
Full Market Value	\$1,720,000	\$1,920,000	\$4,180,000
Market Value per SqFt	\$164.00	\$236.00	\$202.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00613-0042	1-00590-0050	1-00592-0029
Address	45 PERRY STREET	283 BLEECKER STREET	165 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	19	18	34
Year Built	1910	1875	1900
Gross SqFt	11,405	8,125	20,670
Estimated Gross Income	\$385,375	\$380,925	\$831,653
Gross Income per SqFt	\$33.80	\$46.90	\$40.20
Full Market Value	\$1,870,000	\$1,920,000	\$4,180,000
Market Value per SqFt	\$164.00	\$236.00	\$202.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00614-0032	1-00626-0001	1-00588-0006
Address	227 WEST 11 STREET	809 GREENWICH STREET	90 BEDFORD STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	30	27	24
Year Built	1915	1901	1900
Gross SqFt	15,798	15,250	15,586
Estimated Gross Income	\$533,814	\$519,209	\$546,841
Gross Income per SqFt	\$33.80	\$34.00	\$35.10
Full Market Value	\$2,590,000	\$2,610,000	\$2,750,000
Market Value per SqFt	\$164.00	\$171.00	\$176.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00614-0037	1-00615-0051	1-00588-0039
Address	237 WEST 11 STREET	31 BANK STREET	52 BARROW STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	16	20
Year Built	1915	1910	1910
Gross SqFt	13,968	9,490	10,105
Estimated Gross Income	\$471,979	\$316,560	\$291,650
Gross Income per SqFt	\$33.80	\$33.40	\$28.90
Full Market Value	\$2,290,000	\$1,530,000	\$1,410,000
Market Value per SqFt	\$164.00	\$161.00	\$140.00
Distance from Cooperative in miles		0.04	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00615-0067	1-00583-0023	1-00583-0024
Address	20 JANE STREET	42 MORTON STREET	40 MORTON 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	16	15
Year Built	1946	1900	1900
Gross SqFt	7,470	9,055	9,145
Estimated Gross Income	\$252,411	\$353,900	\$352,186
Gross Income per SqFt	\$33.80	\$39.10	\$38.50
Full Market Value	\$1,220,000	\$1,780,000	\$1,770,000
Market Value per SqFt	\$163.00	\$197.00	\$194.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00615-0076	1-00587-0001	1-00588-0026
Address	111 GREENWICH AVENUE	60 BEDFORD STREET	300 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	24	11
Year Built	1910	1910	1900
Gross SqFt	12,363	13,976	8,596
Estimated Gross Income	\$417,746	\$574,752	\$439,849
Gross Income per SqFt	\$33.80	\$41.10	\$51.00
Full Market Value	\$2,020,000	\$2,890,000	\$2,210,000
Market Value per SqFt	\$163.00	\$207.00	\$257.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00615-0086	1-00590-0022	1-01472-0034
Address	245 WEST 12 STREET	12 JONES STREET	440 EAST 78 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	59	47
Year Built	1920	1920	1936
Gross SqFt	58,565	56,700	44,856
Estimated Gross Income	\$1,516,833	\$1,468,535	\$1,252,216
Gross Income per SqFt	\$25.90	\$25.90	\$27.90
Full Market Value	\$7,350,000	\$7,120,000	\$6,070,000
Market Value per SqFt	\$126.00	\$126.00	\$135.00
Distance from Cooperative in miles		0.45	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00616-0001	1-00585-0001	1-00610-0060
Address	42 8 AVENUE	464 HUDSON STREET	1 CHRISTOPHER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	129	137	134
Year Built	1962	1900	1931
Gross SqFt	91,500	97,290	102,354
Estimated Gross Income	\$2,752,320	\$2,926,217	\$3,835,244
Gross Income per SqFt	\$30.10	\$30.10	\$37.50
Full Market Value	\$13,300,000	\$14,200,000	\$19,300,000
Market Value per SqFt	\$145.00	\$146.00	\$189.00
Distance from Cooperative in miles		0.45	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00616-0011	1-00585-0001	1-00610-0060
Address	54 8 AVENUE	464 HUDSON STREET	1 CHRISTOPHER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	163	137	134
Year Built	1960	1900	1931
Gross SqFt	127,072	97,290	102,354
Estimated Gross Income	\$3,822,325	\$2,926,217	\$3,835,244
Gross Income per SqFt	\$30.10	\$30.10	\$37.50
Full Market Value	\$18,500,000	\$14,200,000	\$19,300,000
Market Value per SqFt	\$146.00	\$146.00	\$189.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00618-0060	1-00592-0052	1-00592-0050
Address	241 WEST 13 STREET	160 WAVERLY PLACE	164 WAVERLY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	26	26
Year Built	1904	1900	1900
Gross SqFt	18,468	17,117	18,024
Estimated Gross Income	\$506,023	\$593,724	\$579,805
Gross Income per SqFt	\$27.40	\$34.70	\$32.20
Full Market Value	\$2,450,000	\$2,990,000	\$2,810,000
Market Value per SqFt	\$133.00	\$175.00	\$156.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00619-0038	1-00635-0039	1-00619-0069
Address	105 CHRISTOPHER STREET	117 BANK STREET	228 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	12	20	17
Year Built	1900	1901	1905
Gross SqFt	6,450	9,620	10,437
Estimated Gross Income	\$219,300	\$333,282	\$432,212
Gross Income per SqFt	\$34.00	\$34.60	\$41.40
Full Market Value	\$1,100,000	\$1,680,000	\$2,170,000
Market Value per SqFt	\$171.00	\$175.00	\$208.00
Distance from Cooperative in miles		0.25	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00620-0019	1-00619-0033	1-00643-0001
Address	350 BLEECKER STREET	330 BLEECKER STREET	521 WEST STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	133	207	279
Year Built	1962	1930	1930
Gross SqFt	92,998	136,785	389,376
Estimated Gross Income	\$2,975,936	\$5,903,287	\$13,833,908
Gross Income per SqFt	\$32.00	\$43.20	\$35.50
Full Market Value	\$14,400,000	\$29,700,000	\$69,600,000
Market Value per SqFt	\$155.00	\$217.00	\$179.00
Distance from Cooperative in miles		0.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00620-0053	1-00635-0039	1-00583-0023
Address	88 CHARLES STREET	117 BANK STREET	42 MORTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	16
Year Built	1900	1901	1900
Gross SqFt	9,700	9,620	9,055
Estimated Gross Income	\$329,800	\$333,282	\$353,900
Gross Income per SqFt	\$34.00	\$34.60	\$39.10
Full Market Value	\$1,660,000	\$1,680,000	\$1,780,000
Market Value per SqFt	\$171.00	\$175.00	\$197.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00620-0054	1-00622-0001	1-00619-0069
Address	84 CHARLES STREET	552 HUDSON STREET	228 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	36	17
Year Built	1900	1949	1905
Gross SqFt	13,685	15,594	10,437
Estimated Gross Income	\$437,920	\$631,417	\$432,212
Gross Income per SqFt	\$32.00	\$40.50	\$41.40
Full Market Value	\$2,120,000	\$3,170,000	\$2,170,000
Market Value per SqFt	\$155.00	\$203.00	\$208.00
Distance from Cooperative in miles		0.10	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00620-0056	1-00611-0067	1-00591-0043
Address	82 CHARLES STREET	135 WEST 10 STREET	323 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	30	25	22
Year Built	1900	1900	1900
Gross SqFt	19,210	16,968	12,418
Estimated Gross Income	\$614,720	\$574,171	\$415,035
Gross Income per SqFt	\$32.00	\$33.80	\$33.40
Full Market Value	\$2,980,000	\$2,780,000	\$2,010,000
Market Value per SqFt	\$155.00	\$164.00	\$162.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00620-0058	1-00635-0039	1-00619-0069
Address	78 CHARLES STREET	117 BANK STREET	228 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	15	20	17
Year Built	1900	1901	1905
Gross SqFt	9,900	9,620	10,437
Estimated Gross Income	\$336,600	\$333,282	\$432,212
Gross Income per SqFt	\$34.00	\$34.60	\$41.40
Full Market Value	\$1,690,000	\$1,680,000	\$2,170,000
Market Value per SqFt	\$171.00	\$175.00	\$208.00
Distance from Cooperative in miles		0.25	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00620-0066	1-00588-0017	1-00635-0040
Address	244 WEST 4 STREET	40 GROVE STREET	119 BANK STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	15	19	20
Year Built	1920	1950	1901
Gross SqFt	7,100	7,050	9,505
Estimated Gross Income	\$241,400	\$247,047	\$373,010
Gross Income per SqFt	\$34.00	\$35.00	\$39.20
Full Market Value	\$1,210,000	\$1,240,000	\$1,880,000
Market Value per SqFt	\$170.00	\$176.00	\$198.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00620-0067	1-00635-0039	1-00619-0069
Address	242 WEST 4 STREET	117 BANK STREET	228 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	11	20	17
Year Built	1900	1901	1905
Gross SqFt	6,730	9,620	10,437
Estimated Gross Income	\$228,820	\$333,282	\$432,212
Gross Income per SqFt	\$34.00	\$34.60	\$41.40
Full Market Value	\$1,150,000	\$1,680,000	\$2,170,000
Market Value per SqFt	\$171.00	\$175.00	\$208.00
Distance from Cooperative in miles		0.25	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00620-0082	1-00622-0001	1-00619-0069
Address	211 WEST 10 STREET	552 HUDSON STREET	228 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	36	17
Year Built	1920	1949	1905
Gross SqFt	18,126	15,594	10,437
Estimated Gross Income	\$580,032	\$631,417	\$432,212
Gross Income per SqFt	\$32.00	\$40.50	\$41.40
Full Market Value	\$2,810,000	\$3,170,000	\$2,170,000
Market Value per SqFt	\$155.00	\$203.00	\$208.00
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00621-0013	1-00612-0051	1-00618-0042
Address	96 PERRY STREET	159 1/2 7 AVENUE SOUTH	205 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	36	26	55
Year Built	1930	1940	1962
Gross SqFt	16,986	17,826	26,700
Estimated Gross Income	\$509,580	\$540,084	\$815,280
Gross Income per SqFt	\$30.00	\$30.30	\$30.50
Full Market Value	\$2,470,000	\$2,620,000	\$3,950,000
Market Value per SqFt	\$145.00	\$147.00	\$148.00
Distance from Cooperative in miles		0.25	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00621-0035	1-00635-0040	1-00588-0017
Address	371 BLEECKER STREET	119 BANK STREET	40 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	19
Year Built	1910	1901	1950
Gross SqFt	9,270	9,505	7,050
Estimated Gross Income	\$315,180	\$373,010	\$247,047
Gross Income per SqFt	\$34.00	\$39.20	\$35.00
Full Market Value	\$1,580,000	\$1,880,000	\$1,240,000
Market Value per SqFt	\$170.00	\$198.00	\$176.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00622-0014	1-00635-0040	1-00583-0023
Address	290 WEST 11 STREET	119 BANK STREET	42 MORTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	19	20	16
Year Built	1910	1901	1900
Gross SqFt	8,617	9,505	9,055
Estimated Gross Income	\$292,978	\$373,010	\$353,900
Gross Income per SqFt	\$34.00	\$39.20	\$39.10
Full Market Value	\$1,470,000	\$1,880,000	\$1,780,000
Market Value per SqFt	\$171.00	\$198.00	\$197.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00622-0017	1-00582-0035	1-00635-0040
Address	398 BLEECKER STREET	51 CARMINE STREET	119 BANK STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	18	16	20
Year Built	1910	1900	1901
Gross SqFt	5,984	9,450	9,505
Estimated Gross Income	\$203,456	\$311,898	\$373,010
Gross Income per SqFt	\$34.00	\$33.00	\$39.20
Full Market Value	\$1,020,000	\$1,510,000	\$1,880,000
Market Value per SqFt	\$170.00	\$160.00	\$198.00
Distance from Cooperative in miles		0.40	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00622-0041	1-00590-0016	1-00620-0078
Address	268 WEST 11 STREET	22 JONES STREET	203 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	48	38	30
Year Built	1915	1940	1920
Gross SqFt	29,725	28,656	15,084
Estimated Gross Income	\$951,200	\$951,668	\$486,431
Gross Income per SqFt	\$32.00	\$33.20	\$32.20
Full Market Value	\$4,610,000	\$4,610,000	\$2,360,000
Market Value per SqFt	\$155.00	\$161.00	\$156.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00622-0065	1-00622-0001	1-00619-0041
Address	77 PERRY STREET	552 HUDSON STREET	111 CHRISTOPHER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	36	18
Year Built	1900	1949	1901
Gross SqFt	12,271	15,594	9,550
Estimated Gross Income	\$392,672	\$631,417	\$415,753
Gross Income per SqFt	\$32.00	\$40.50	\$43.50
Full Market Value	\$1,900,000	\$3,170,000	\$2,090,000
Market Value per SqFt	\$155.00	\$203.00	\$219.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00622-0066	1-00635-0040	1-00588-0017
Address	79 PERRY STREET	119 BANK STREET	40 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	11	20	19
Year Built	1910	1901	1950
Gross SqFt	8,555	9,505	7,050
Estimated Gross Income	\$290,870	\$373,010	\$247,047
Gross Income per SqFt	\$34.00	\$39.20	\$35.00
Full Market Value	\$1,460,000	\$1,880,000	\$1,240,000
Market Value per SqFt	\$171.00	\$198.00	\$176.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00623-0055	1-00619-0069	1-00635-0040
Address	281 WEST 11 STREET	228 WEST 4 STREET	119 BANK STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	17	20
Year Built	1910	1905	1901
Gross SqFt	11,592	10,437	9,505
Estimated Gross Income	\$394,128	\$432,212	\$373,010
Gross Income per SqFt	\$34.00	\$41.40	\$39.20
Full Market Value	\$1,980,000	\$2,170,000	\$1,880,000
Market Value per SqFt	\$171.00	\$208.00	\$198.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00624-0001	1-00619-0033	1-00643-0001
Address	771 GREENWICH STREET	330 BLEECKER STREET	521 WEST STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	114	207	279
Year Built	1968	1930	1930
Gross SqFt	90,450	136,785	389,376
Estimated Gross Income	\$2,894,400	\$5,903,287	\$13,833,908
Gross Income per SqFt	\$32.00	\$43.20	\$35.50
Full Market Value	\$14,000,000	\$29,700,000	\$69,600,000
Market Value per SqFt	\$155.00	\$217.00	\$179.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00624-0008	1-00618-0046	1-00603-0065
Address	791 GREENWICH STREET	213 WEST 13 STREET	455 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	37	24	41
Year Built	1915	1910	1920
Gross SqFt	24,116	13,000	21,732
Estimated Gross Income	\$675,248	\$394,195	\$595,513
Gross Income per SqFt	\$28.00	\$30.30	\$27.40
Full Market Value	\$3,270,000	\$1,910,000	\$2,890,000
Market Value per SqFt	\$136.00	\$147.00	\$133.00
Distance from Cooperative in miles		0.25	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00624-0052	1-00635-0039	1-00619-0069
Address	306 WEST 4 STREET	117 BANK STREET	228 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	16	20	17
Year Built	1910	1901	1905
Gross SqFt	9,885	9,620	10,437
Estimated Gross Income	\$336,090	\$333,282	\$432,212
Gross Income per SqFt	\$34.00	\$34.60	\$41.40
Full Market Value	\$1,690,000	\$1,680,000	\$2,170,000
Market Value per SqFt	\$171.00	\$175.00	\$208.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00625-0021	1-00622-0001	1-00619-0069
Address	799 GREENWICH STREET	552 HUDSON STREET	228 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	36	17
Year Built	1900	1949	1905
Gross SqFt	16,026	15,594	10,437
Estimated Gross Income	\$512,832	\$631,417	\$432,212
Gross Income per SqFt	\$32.00	\$40.50	\$41.40
Full Market Value	\$2,480,000	\$3,170,000	\$2,170,000
Market Value per SqFt	\$155.00	\$203.00	\$208.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00625-0026	1-00620-0078	1-00590-0016
Address	622 HUDSON STREET	203 WEST 10 STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	31	30	38
Year Built	1940	1920	1940
Gross SqFt	15,084	15,084	28,656
Estimated Gross Income	\$482,688	\$486,431	\$951,668
Gross Income per SqFt	\$32.00	\$32.20	\$33.20
Full Market Value	\$2,340,000	\$2,360,000	\$4,610,000
Market Value per SqFt	\$155.00	\$156.00	\$161.00
Distance from Cooperative in miles		0.25	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00626-0004	1-00635-0040	1-00588-0017
Address	815 GREENWICH STREET	119 BANK STREET	40 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	19
Year Built	1947	1901	1950
Gross SqFt	10,000	9,505	7,050
Estimated Gross Income	\$340,000	\$373,010	\$247,047
Gross Income per SqFt	\$34.00	\$39.20	\$35.00
Full Market Value	\$1,710,000	\$1,880,000	\$1,240,000
Market Value per SqFt	\$171.00	\$198.00	\$176.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00626-0012	1-00643-0001	1-00610-0060
Address	631 HUDSON STREET	521 WEST STREET	1 CHRISTOPHER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	261	279	134
Year Built	1963	1930	1931
Gross SqFt	262,297	389,376	102,354
Estimated Gross Income	\$8,393,504	\$13,833,908	\$3,835,244
Gross Income per SqFt	\$32.00	\$35.50	\$37.50
Full Market Value	\$40,700,000	\$69,600,000	\$19,300,000
Market Value per SqFt	\$155.00	\$179.00	\$189.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00626-0050	1-00635-0040	1-00588-0017
Address	41 JANE STREET	119 BANK STREET	40 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	18	20	19
Year Built	1915	1901	1950
Gross SqFt	9,190	9,505	7,050
Estimated Gross Income	\$312,460	\$373,010	\$247,047
Gross Income per SqFt	\$34.00	\$39.20	\$35.00
Full Market Value	\$1,570,000	\$1,880,000	\$1,240,000
Market Value per SqFt	\$171.00	\$198.00	\$176.00
Distance from Cooperative in miles		0.20	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00626-0054	1-00583-0023	1-00635-0040
Address	51 JANE STREET	42 MORTON STREET	119 BANK 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	16	20
Year Built	1915	1900	1901
Gross SqFt	7,650	9,055	9,505
Estimated Gross Income	\$260,100	\$353,900	\$373,010
Gross Income per SqFt	\$34.00	\$39.10	\$39.20
Full Market Value	\$1,310,000	\$1,780,000	\$1,880,000
Market Value per SqFt	\$171.00	\$197.00	\$198.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00628-0017	1-00629-0044	1-00615-0036
Address	652 HUDSON STREET	305 WEST 13 STREET	87 GREENWICH AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	17	77	81
Year Built	1900	1964	1930
Gross SqFt	50,962	56,508	64,840
Estimated Gross Income	\$1,630,784	\$2,048,337	\$2,053,272
Gross Income per SqFt	\$32.00	\$36.20	\$31.70
Full Market Value	\$7,900,000	\$10,300,000	\$9,950,000
Market Value per SqFt	\$155.00	\$182.00	\$153.00
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00629-0040	1-00635-0040	1-00619-0069
Address	69 8 AVENUE	119 BANK STREET	228 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	20	17
Year Built	1910	1901	1905
Gross SqFt	10,055	9,505	10,437
Estimated Gross Income	\$341,870	\$373,010	\$432,212
Gross Income per SqFt	\$34.00	\$39.20	\$41.40
Full Market Value	\$1,720,000	\$1,880,000	\$2,170,000
Market Value per SqFt	\$171.00	\$198.00	\$208.00
Distance from Cooperative in miles		0.30	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00629-0041	1-00635-0040	1-00619-0069
Address	67 8 AVENUE	119 BANK STREET	228 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	20	17
Year Built	1910	1901	1905
Gross SqFt	10,105	9,505	10,437
Estimated Gross Income	\$343,570	\$373,010	\$432,212
Gross Income per SqFt	\$34.00	\$39.20	\$41.40
Full Market Value	\$1,730,000	\$1,880,000	\$2,170,000
Market Value per SqFt	\$171.00	\$198.00	\$208.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00630-0043	1-00622-0001	1-00619-0069
Address	511 HUDSON STREET	552 HUDSON STREET	228 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	30	36	17
Year Built	1911	1949	1905
Gross SqFt	40,320	15,594	10,437
Estimated Gross Income	\$1,290,240	\$631,417	\$432,212
Gross Income per SqFt	\$32.00	\$40.50	\$41.40
Full Market Value	\$6,250,000	\$3,170,000	\$2,170,000
Market Value per SqFt	\$155.00	\$203.00	\$208.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00632-0017	1-00610-0060	1-00643-0001
Address	726 GREENWICH STREET	1 CHRISTOPHER STREET	521 WEST STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	158	134	279
Year Built	1930	1931	1930
Gross SqFt	141,000	102,354	389,376
Estimated Gross Income	\$4,512,000	\$3,835,244	\$13,833,908
Gross Income per SqFt	\$32.00	\$37.50	\$35.50
Full Market Value	\$21,900,000	\$19,300,000	\$69,600,000
Market Value per SqFt	\$155.00	\$189.00	\$179.00
Distance from Cooperative in miles		0.35	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00632-0039	1-00618-0042	1-00634-0060
Address	719 GREENWICH STREET	205 WEST 13 STREET	581 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	14	55	25
Year Built	1915	1962	1930
Gross SqFt	25,746	26,700	16,700
Estimated Gross Income	\$772,380	\$815,280	\$491,187
Gross Income per SqFt	\$30.00	\$30.50	\$29.40
Full Market Value	\$3,740,000	\$3,950,000	\$2,380,000
Market Value per SqFt	\$145.00	\$148.00	\$143.00
Distance from Cooperative in miles		0.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00632-0045	1-00622-0001	1-00619-0069
Address	731 GREENWICH STREET	552 HUDSON STREET	228 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	56	36	17
Year Built	1911	1949	1905
Gross SqFt	23,398	15,594	10,437
Estimated Gross Income	\$748,736	\$631,417	\$432,212
Gross Income per SqFt	\$32.00	\$40.50	\$41.40
Full Market Value	\$3,630,000	\$3,170,000	\$2,170,000
Market Value per SqFt	\$155.00	\$203.00	\$208.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00632-0056	1-00635-0039	1-00635-0040
Address	115 CHARLES STREET	117 BANK STREET	119 BANK STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	20
Year Built	1911	1901	1901
Gross SqFt	9,515	9,620	9,505
Estimated Gross Income	\$323,510	\$333,282	\$373,010
Gross Income per SqFt	\$34.00	\$34.60	\$39.20
Full Market Value	\$1,630,000	\$1,680,000	\$1,880,000
Market Value per SqFt	\$171.00	\$175.00	\$198.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00633-0006	1-00606-0019	1-00622-0001
Address	717 WASHINGTON STREET	48 GREENWICH AVENUE	552 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	45	39	36
Year Built	1900	1900	1949
Gross SqFt	25,281	15,000	15,594
Estimated Gross Income	\$808,992	\$546,995	\$631,417
Gross Income per SqFt	\$32.00	\$36.50	\$40.50
Full Market Value	\$3,920,000	\$2,750,000	\$3,170,000
Market Value per SqFt	\$155.00	\$183.00	\$203.00
Distance from Cooperative in miles		0.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00633-0028	1-00618-0042	1-00606-0009
Address	131 PERRY STREET	205 WEST 13 STREET	30 GREENWICH AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	14	55	51
Year Built	1905	1962	1920
Gross SqFt	32,000	26,700	37,736
Estimated Gross Income	\$960,000	\$815,280	\$1,336,341
Gross Income per SqFt	\$30.00	\$30.50	\$35.40
Full Market Value	\$4,650,000	\$3,950,000	\$6,720,000
Market Value per SqFt	\$145.00	\$148.00	\$178.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00633-0030	1-00635-0039	1-00588-0017
Address	135 PERRY STREET	117 BANK STREET	40 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	16	20	19
Year Built	1900	1901	1950
Gross SqFt	9,600	9,620	7,050
Estimated Gross Income	\$326,400	\$333,282	\$247,047
Gross Income per SqFt	\$34.00	\$34.60	\$35.00
Full Market Value	\$1,640,000	\$1,680,000	\$1,240,000
Market Value per SqFt	\$171.00	\$175.00	\$176.00
Distance from Cooperative in miles		0.10	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00634-0023	1-00615-0036	1-00629-0044
Address	760 GREENWICH STREET	87 GREENWICH AVENUE	305 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	55	81	77
Year Built	1956	1930	1964
Gross SqFt	45,426	64,840	56,508
Estimated Gross Income	\$1,453,632	\$2,053,272	\$2,048,337
Gross Income per SqFt	\$32.00	\$31.70	\$36.20
Full Market Value	\$7,040,000	\$9,950,000	\$10,300,000
Market Value per SqFt	\$155.00	\$153.00	\$182.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00634-0036	1-00606-0019	1-00591-0043
Address	323 WEST 11 STREET	48 GREENWICH AVENUE	323 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	39	22
Year Built	1900	1900	1900
Gross SqFt	31,206	15,000	12,418
Estimated Gross Income	\$998,592	\$546,995	\$415,035
Gross Income per SqFt	\$32.00	\$36.50	\$33.40
Full Market Value	\$4,840,000	\$2,750,000	\$2,010,000
Market Value per SqFt	\$155.00	\$183.00	\$162.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00634-0065	1-00618-0042	1-00634-0060
Address	571 HUDSON STREET	205 WEST 13 STREET	581 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	17	55	25
Year Built	1911	1962	1930
Gross SqFt	22,671	26,700	16,700
Estimated Gross Income	\$680,130	\$815,280	\$491,187
Gross Income per SqFt	\$30.00	\$30.50	\$29.40
Full Market Value	\$3,300,000	\$3,950,000	\$2,380,000
Market Value per SqFt	\$146.00	\$148.00	\$143.00
Distance from Cooperative in miles		0.30	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00636-0013	1-00640-0038	1-00582-0042
Address	1 WEEHAWKEN STREET	763 WASHINGTON STREET	65 CARMINE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	14	20	15
Year Built	1910	1911	1910
Gross SqFt	5,610	7,560	8,350
Estimated Gross Income	\$134,640	\$212,054	\$202,778
Gross Income per SqFt	\$24.00	\$28.00	\$24.28
Full Market Value	\$602,000	\$1,030,000	\$906,000
Market Value per SqFt	\$107.00	\$136.00	\$109.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00636-0022	1-00643-0001	1-00610-0060
Address	650 WASHINGTON STREET	521 WEST STREET	1 CHRISTOPHER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	214	279	134
Year Built	1964	1930	1931
Gross SqFt	165,436	389,376	102,354
Estimated Gross Income	\$5,293,952	\$13,833,908	\$3,835,244
Gross Income per SqFt	\$32.00	\$35.50	\$37.50
Full Market Value	\$25,600,000	\$69,600,000	\$19,300,000
Market Value per SqFt	\$155.00	\$179.00	\$189.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00637-0036	1-00622-0001	1-00611-0067
Address	151 CHARLES STREET	552 HUDSON STREET	135 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	36	25
Year Built	1979	1949	1900
Gross SqFt	13,156	15,594	16,968
Estimated Gross Income	\$420,992	\$631,417	\$574,171
Gross Income per SqFt	\$32.00	\$40.50	\$33.80
Full Market Value	\$2,040,000	\$3,170,000	\$2,780,000
Market Value per SqFt	\$155.00	\$203.00	\$164.00
Distance from Cooperative in miles		0.20	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00637-0077	1-00592-0082	1-00615-0036
Address	161 PERRY STREET	129 WEST WASHINGTON PLACE	87 GREENWICH AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	22	52	81
Year Built	1911	1924	1930
Gross SqFt	39,750	38,214	64,840
Estimated Gross Income	\$1,272,000	\$1,289,744	\$2,053,272
Gross Income per SqFt	\$32.00	\$33.80	\$31.70
Full Market Value	\$6,160,000	\$6,250,000	\$9,950,000
Market Value per SqFt	\$155.00	\$164.00	\$153.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00637-0081	1-00642-0004	1-00631-0030
Address	167 PERRY STREET	509 WEST STREET	697 GREENWICH STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	75	121	53
Year Built	1987	1987	1979
Gross SqFt	60,000	85,030	51,200
Estimated Gross Income	\$2,100,000	\$3,993,189	\$2,323,320
Gross Income per SqFt	\$35.00	\$47.00	\$45.40
Full Market Value	\$10,600,000	\$20,100,000	\$11,700,000
Market Value per SqFt	\$177.00	\$236.00	\$229.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00638-0001	1-00629-0044	1-00642-0004
Address	427 WEST STREET	305 WEST 13 STREET	509 WEST STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	38	77	121
Year Built	1930	1964	1987
Gross SqFt	69,755	56,508	85,030
Estimated Gross Income	\$2,232,160	\$2,048,337	\$3,993,189
Gross Income per SqFt	\$32.00	\$36.20	\$47.00
Full Market Value	\$10,800,000	\$10,300,000	\$20,100,000
Market Value per SqFt	\$155.00	\$182.00	\$236.00
Distance from Cooperative in miles		0.40	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00638-0004	1-00642-0004	1-00629-0044
Address	433 WEST STREET	509 WEST STREET	305 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	34	121	77
Year Built	1920	1987	1964
Gross SqFt	63,000	85,030	56,508
Estimated Gross Income	\$2,016,000	\$3,993,189	\$2,048,337
Gross Income per SqFt	\$32.00	\$47.00	\$36.20
Full Market Value	\$9,770,000	\$20,100,000	\$10,300,000
Market Value per SqFt	\$155.00	\$236.00	\$182.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00640-0012	1-00643-0001	1-00610-0060
Address	380 WEST 12 STREET	521 WEST STREET	1 CHRISTOPHER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	53	279	134
Year Built	1939	1930	1931
Gross SqFt	100,320	389,376	102,354
Estimated Gross Income	\$3,210,240	\$13,833,908	\$3,835,244
Gross Income per SqFt	\$32.00	\$35.50	\$37.50
Full Market Value	\$15,600,000	\$69,600,000	\$19,300,000
Market Value per SqFt	\$156.00	\$179.00	\$189.00
Distance from Cooperative in miles		0.10	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00640-0044	1-00591-0043	1-00611-0067
Address	354 WEST 12 STREET	323 BLEECKER STREET	135 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	49	22	25
Year Built	1915	1900	1900
Gross SqFt	23,720	12,418	16,968
Estimated Gross Income	\$759,040	\$415,035	\$574,171
Gross Income per SqFt	\$32.00	\$33.40	\$33.80
Full Market Value	\$3,680,000	\$2,010,000	\$2,780,000
Market Value per SqFt	\$155.00	\$162.00	\$164.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00640-0047	1-00586-0045	1-00618-0042
Address	344 WEST 12 STREET	29 7 AVENUE SOUTH	205 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	47	15	55
Year Built	1925	1998	1962
Gross SqFt	22,530	25,542	26,700
Estimated Gross Income	\$675,900	\$772,100	\$815,280
Gross Income per SqFt	\$30.00	\$30.20	\$30.50
Full Market Value	\$3,270,000	\$3,740,000	\$3,950,000
Market Value per SqFt	\$145.00	\$146.00	\$148.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00640-0064	1-00591-0043	1-00619-0069
Address	20 BETHUNE STREET	323 BLEECKER STREET	228 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	22	17
Year Built	1920	1900	1905
Gross SqFt	12,290	12,418	10,437
Estimated Gross Income	\$393,280	\$415,035	\$432,212
Gross Income per SqFt	\$32.00	\$33.40	\$41.40
Full Market Value	\$1,910,000	\$2,010,000	\$2,170,000
Market Value per SqFt	\$155.00	\$162.00	\$208.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00641-0010	1-00592-0082	1-00629-0044
Address	128 JANE STREET	129 WEST WASHINGTON PLACE	305 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	50	52	77
Year Built	1930	1924	1964
Gross SqFt	50,820	38,214	56,508
Estimated Gross Income	\$1,626,240	\$1,289,744	\$2,048,337
Gross Income per SqFt	\$32.00	\$33.80	\$36.20
Full Market Value	\$7,880,000	\$6,250,000	\$10,300,000
Market Value per SqFt	\$155.00	\$164.00	\$182.00
Distance from Cooperative in miles		0.50	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00641-0052	1-00620-0078	1-00590-0016
Address	812 GREENWICH STREET	203 WEST 10 STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	14	30	38
Year Built	1900	1920	1940
Gross SqFt	30,345	15,084	28,656
Estimated Gross Income	\$971,040	\$486,431	\$951,668
Gross Income per SqFt	\$32.00	\$32.20	\$33.20
Full Market Value	\$4,700,000	\$2,360,000	\$4,610,000
Market Value per SqFt	\$155.00	\$156.00	\$161.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00641-0062	1-00635-0039	1-00619-0069
Address	343 WEST 12 STREET	117 BANK STREET	228 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	11	20	17
Year Built	1900	1901	1905
Gross SqFt	6,160	9,620	10,437
Estimated Gross Income	\$209,440	\$333,282	\$432,212
Gross Income per SqFt	\$34.00	\$34.60	\$41.40
Full Market Value	\$1,050,000	\$1,680,000	\$2,170,000
Market Value per SqFt	\$170.00	\$175.00	\$208.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00642-0042	1-00592-0082	1-00615-0036
Address	92 HORATIO STREET	129 WEST WASHINGTON PLACE	87 GREENWICH AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	76	52	81
Year Built	1920	1924	1930
Gross SqFt	44,385	38,214	64,840
Estimated Gross Income	\$1,420,320	\$1,289,744	\$2,053,272
Gross Income per SqFt	\$32.00	\$33.80	\$31.70
Full Market Value	\$6,880,000	\$6,250,000	\$9,950,000
Market Value per SqFt	\$155.00	\$164.00	\$153.00
Distance from Cooperative in miles		0.50	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00642-0045	1-00635-0039	1-00583-0023
Address	88 HORATIO STREET	117 BANK STREET	42 MORTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	16
Year Built	1920	1901	1900
Gross SqFt	8,125	9,620	9,055
Estimated Gross Income	\$276,250	\$333,282	\$353,900
Gross Income per SqFt	\$34.00	\$34.60	\$39.10
Full Market Value	\$1,390,000	\$1,680,000	\$1,780,000
Market Value per SqFt	\$171.00	\$175.00	\$197.00
Distance from Cooperative in miles		0.10	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00642-0046	1-00635-0039	1-00588-0017
Address	86 HORATIO STREET	117 BANK STREET	40 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	19
Year Built	1915	1901	1950
Gross SqFt	8,125	9,620	7,050
Estimated Gross Income	\$276,250	\$333,282	\$247,047
Gross Income per SqFt	\$34.00	\$34.60	\$35.00
Full Market Value	\$1,390,000	\$1,680,000	\$1,240,000
Market Value per SqFt	\$171.00	\$175.00	\$176.00
Distance from Cooperative in miles		0.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00642-0047	1-00635-0039	1-00583-0023
Address	84 HORATIO STREET	117 BANK STREET	42 MORTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	16
Year Built	1915	1901	1900
Gross SqFt	8,125	9,620	9,055
Estimated Gross Income	\$276,250	\$333,282	\$353,900
Gross Income per SqFt	\$34.00	\$34.60	\$39.10
Full Market Value	\$1,390,000	\$1,680,000	\$1,780,000
Market Value per SqFt	\$171.00	\$175.00	\$197.00
Distance from Cooperative in miles		0.10	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00642-0048	1-00635-0040	1-00588-0017
Address	82 HORATIO STREET	119 BANK STREET	40 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	11	20	19
Year Built	1915	1901	1950
Gross SqFt	5,960	9,505	7,050
Estimated Gross Income	\$202,640	\$373,010	\$247,047
Gross Income per SqFt	\$34.00	\$39.20	\$35.00
Full Market Value	\$1,020,000	\$1,880,000	\$1,240,000
Market Value per SqFt	\$171.00	\$198.00	\$176.00
Distance from Cooperative in miles		0.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00642-0057	1-00618-0042	1-00634-0060
Address	822 GREENWICH STREET	205 WEST 13 STREET	581 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	24	55	25
Year Built	1920	1962	1930
Gross SqFt	19,032	26,700	16,700
Estimated Gross Income	\$570,960	\$815,280	\$491,187
Gross Income per SqFt	\$30.00	\$30.50	\$29.40
Full Market Value	\$2,770,000	\$3,950,000	\$2,380,000
Market Value per SqFt	\$146.00	\$148.00	\$143.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00643-0057	1-00620-0078	1-00590-0016
Address	838 GREENWICH STREET	203 WEST 10 STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	29	30	38
Year Built	1900	1920	1940
Gross SqFt	18,969	15,084	28,656
Estimated Gross Income	\$607,008	\$486,431	\$951,668
Gross Income per SqFt	\$32.00	\$32.20	\$33.20
Full Market Value	\$2,940,000	\$2,360,000	\$4,610,000
Market Value per SqFt	\$155.00	\$156.00	\$161.00
Distance from Cooperative in miles		0.35	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00643-0059	1-00590-0016	1-00620-0078
Address	832 GREENWICH STREET	22 JONES STREET	203 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	35	38	30
Year Built	1925	1940	1920
Gross SqFt	19,700	28,656	15,084
Estimated Gross Income	\$630,400	\$951,668	\$486,431
Gross Income per SqFt	\$32.00	\$33.20	\$32.20
Full Market Value	\$3,050,000	\$4,610,000	\$2,360,000
Market Value per SqFt	\$155.00	\$161.00	\$156.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00694-0042	1-01041-0011	1-01496-0021
Address	520 WEST 23 STREET	335 WEST 50 STREET	1125 MADISON AVENUE
Neighborhood	CHELSEA	MIDTOWN WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	110	151	41
Year Built	2003	1930	1922
Gross SqFt	95,656	150,000	113,052
Estimated Gross Income	\$2,700,000	\$5,028,000	\$4,215,336
Gross Income per SqFt	\$28.20	\$33.50	\$37.30
Full Market Value	\$13,100,000	\$14,200,000	\$21,200,000
Market Value per SqFt	\$137.00	\$95.00	\$188.00
Distance from Cooperative in miles		1.45	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00717-0009	1-00770-0033	1-00722-0030
Address	453 WEST 19 STREET	209 WEST 20 STREET	411 WEST 24 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	12	12	20
Year Built	1983	2004	1986
Gross SqFt	9,552	8,525	11,650
Estimated Gross Income	\$274,811	\$197,000	\$354,395
Gross Income per SqFt	\$28.80	\$23.11	\$30.40
Full Market Value	\$1,330,000	\$880,000	\$1,720,000
Market Value per SqFt	\$139.00	\$103.00	\$148.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00717-0073	1-00740-0011	1-00764-0070
Address	458 WEST 20 STREET	345 WEST 16 STREET	260 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	C4-WALK-UP	C1-WALK-UP
Total Units	19	15	11
Year Built	1900	1900	1901
Gross SqFt	6,680	8,590	6,300
Estimated Gross Income	\$164,328	\$216,000	\$155,000
Gross Income per SqFt	\$24.60	\$25.10	\$24.60
Full Market Value	\$734,000	\$965,000	\$693,000
Market Value per SqFt	\$110.00	\$112.00	\$110.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00719-0036	1-00753-0012	1-00753-0030
Address	405 WEST 21 STREET	347 WEST 29 STREET	311 WEST 29 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	12	15	19
Year Built	1900	1910	1900
Gross SqFt	6,072	7,030	6,555
Estimated Gross Income	\$159,754	\$140,000	\$151,000
Gross Income per SqFt	\$26.30	\$19.91	\$23.04
Full Market Value	\$774,000	\$626,000	\$675,000
Market Value per SqFt	\$127.00	\$89.00	\$103.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00720-0047	1-00768-0077	1-00766-0071
Address	400 WEST 23 STREET	274 WEST 19 STREET	248 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	25	48
Year Built	1920	1920	1920
Gross SqFt	27,755	22,506	25,362
Estimated Gross Income	\$657,793	\$538,000	\$601,000
Gross Income per SqFt	\$23.70	\$23.90	\$23.70
Full Market Value	\$2,940,000	\$2,400,000	\$2,740,000
Market Value per SqFt	\$106.00	\$107.00	\$108.00
Distance from Cooperative in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00720-0049	1-00722-0026	1-00792-0020
Address	410 WEST 23 STREET	415 WEST 24 STREET	125 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	46	65	44
Year Built	1920	1926	1918
Gross SqFt	42,532	42,204	39,504
Estimated Gross Income	\$950,164	\$943,036	\$815,000
Gross Income per SqFt	\$22.34	\$22.34	\$20.63
Full Market Value	\$4,250,000	\$4,210,000	\$3,640,000
Market Value per SqFt	\$100.00	\$100.00	\$92.00
Distance from Cooperative in miles		0.10	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00720-0077	1-00764-0070	1-00753-0030
Address	460 WEST 23 STREET	260 WEST 15 STREET	311 WEST 29 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	11	11	19
Year Built	1900	1901	1900
Gross SqFt	6,135	6,300	6,555
Estimated Gross Income	\$150,798	\$155,000	\$151,000
Gross Income per SqFt	\$24.58	\$24.60	\$23.04
Full Market Value	\$674,000	\$693,000	\$675,000
Market Value per SqFt	\$110.00	\$110.00	\$103.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00722-0018	1-00768-0077	1-00743-0053
Address	433 WEST 24 STREET	274 WEST 19 STREET	312 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	32	25	25
Year Built	1920	1920	1906
Gross SqFt	18,700	22,506	18,828
Estimated Gross Income	\$446,930	\$538,000	\$377,000
Gross Income per SqFt	\$23.90	\$23.90	\$20.02
Full Market Value	\$2,000,000	\$2,400,000	\$1,680,000
Market Value per SqFt	\$107.00	\$107.00	\$89.00
Distance from Cooperative in miles		0.45	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00722-0020	1-00768-0077	1-00743-0053
Address	429 WEST 24 STREET	274 WEST 19 STREET	312 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	32	25	25
Year Built	1920	1920	1906
Gross SqFt	18,700	22,506	18,828
Estimated Gross Income	\$446,930	\$538,000	\$377,000
Gross Income per SqFt	\$23.90	\$23.90	\$20.02
Full Market Value	\$2,000,000	\$2,400,000	\$1,680,000
Market Value per SqFt	\$107.00	\$107.00	\$89.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00722-0022	1-00768-0077	1-00743-0053
Address	425 WEST 24 STREET	274 WEST 19 STREET	312 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	32	25	25
Year Built	1900	1920	1906
Gross SqFt	18,700	22,506	18,828
Estimated Gross Income	\$446,930	\$538,000	\$377,000
Gross Income per SqFt	\$23.90	\$23.90	\$20.02
Full Market Value	\$2,000,000	\$2,400,000	\$1,680,000
Market Value per SqFt	\$107.00	\$107.00	\$89.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00722-0046	1-00740-0051	1-00740-0011
Address	408 WEST 25 STREET	336 WEST 17 STREET	345 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	15	15
Year Built	1910	1910	1900
Gross SqFt	9,580	8,525	8,590
Estimated Gross Income	\$230,590	\$196,000	\$216,000
Gross Income per SqFt	\$24.07	\$22.99	\$25.10
Full Market Value	\$651,000	\$876,000	\$965,000
Market Value per SqFt	\$68.00	\$103.00	\$112.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00722-0047	1-00740-0011	1-00740-0051
Address	410 WEST 25 STREET	345 WEST 16 STREET	336 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	15	15
Year Built	1910	1900	1910
Gross SqFt	7,992	8,590	8,525
Estimated Gross Income	\$192,367	\$216,000	\$196,000
Gross Income per SqFt	\$24.07	\$25.10	\$22.99
Full Market Value	\$860,000	\$965,000	\$876,000
Market Value per SqFt	\$108.00	\$112.00	\$103.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00731-0050	1-00790-0028	1-00767-0043
Address	408 WEST 34 STREET	103 WEST 14 STREET	128 7 AVENUE
Neighborhood	JAVITS CENTER	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	68	58	65
Year Built	1960	1950	1959
Gross SqFt	46,500	55,233	46,812
Estimated Gross Income	\$1,327,575	\$1,411,000	\$1,476,000
Gross Income per SqFt	\$28.60	\$25.50	\$31.50
Full Market Value	\$6,430,000	\$6,840,000	\$7,150,000
Market Value per SqFt	\$138.00	\$124.00	\$153.00
Distance from Cooperative in miles		1.05	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00731-0060	1-00817-0001	1-00816-0042
Address	430 WEST 34 STREET	552 6 AVENUE	92 5 AVENUE
Neighborhood	JAVITS CENTER	FLATIRON	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	178	111	223
Year Built	1963	1973	1962
Gross SqFt	108,402	101,231	180,000
Estimated Gross Income	\$2,734,982	\$2,554,000	\$3,910,000
Gross Income per SqFt	\$25.20	\$25.20	\$21.72
Full Market Value	\$12,200,000	\$11,400,000	\$17,500,000
Market Value per SqFt	\$113.00	\$113.00	\$97.00
Distance from Cooperative in miles		1.10	1.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00732-0016	1-00765-0035	1-00765-0041
Address	433 WEST 34 STREET	78 7 AVENUE	90 7 AVENUE
Neighborhood	JAVITS CENTER	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	213	121	180
Year Built	1930	1940	1930
Gross SqFt	142,971	128,350	141,491
Estimated Gross Income	\$3,176,815	\$2,796,000	\$3,144,000
Gross Income per SqFt	\$22.22	\$21.78	\$22.22
Full Market Value	\$14,200,000	\$12,500,000	\$14,100,000
Market Value per SqFt	\$99.00	\$97.00	\$100.00
Distance from Cooperative in miles		0.95	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00733-0005	1-00761-0004	1-00837-0012
Address	455 WEST 35 STREET	492 9 AVENUE	55 WEST 35 STREET
Neighborhood	JAVITS CENTER	FASHION	FASHION
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	17	30
Year Built	1905	1901	1920
Gross SqFt	28,512	16,773	36,109
Estimated Gross Income	\$661,193	\$288,000	\$837,000
Gross Income per SqFt	\$23.19	\$17.17	\$23.18
Full Market Value	\$2,950,000	\$1,170,000	\$3,740,000
Market Value per SqFt	\$103.00	\$70.00	\$104.00
Distance from Cooperative in miles		0.20	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00735-0010	1-00735-0058	1-00734-0006
Address	445 WEST 37 STREET	434 WEST 38 STREET	451 WEST 36 STREET
Neighborhood	JAVITS CENTER	JAVITS CENTER	JAVITS CENTER
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	12	20
Year Built	1910	1910	1900
Gross SqFt	9,060	7,175	9,560
Estimated Gross Income	\$208,198	\$160,533	\$225,194
Gross Income per SqFt	\$22.98	\$22.37	\$23.56
Full Market Value	\$588,000	\$717,000	\$1,010,000
Market Value per SqFt	\$65.00	\$100.00	\$106.00
Distance from Cooperative in miles		0.00	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00738-0018	1-00875-0040	1-01424-0029
Address	331 WEST 14 STREET	226 3 AVENUE	226 EAST 70 STREET
Neighborhood	CHELSEA	GRAMERCY	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	22	50
Year Built	1900	1912	1921
Gross SqFt	13,550	12,816	41,898
Estimated Gross Income	\$430,000	\$457,501	\$1,639,187
Gross Income per SqFt	\$31.70	\$35.70	\$39.10
Full Market Value	\$2,080,000	\$2,300,000	\$8,240,000
Market Value per SqFt	\$154.00	\$179.00	\$197.00
Distance from Cooperative in miles		0.95	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00738-0051	1-00765-0056	1-00745-0044
Address	318 WEST 15 STREET	222 WEST 16 STREET	310 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	12	14	12
Year Built	1900	1890	1900
Gross SqFt	6,500	6,649	4,540
Estimated Gross Income	\$195,000	\$227,000	\$128,000
Gross Income per SqFt	\$30.00	\$34.10	\$28.20
Full Market Value	\$945,000	\$1,140,000	\$620,000
Market Value per SqFt	\$145.00	\$171.00	\$137.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00738-0056	1-00770-0041	1-00791-0022
Address	328 WEST 15 STREET	180 7 AVENUE	131 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	14	16	67
Year Built	1900	1920	1910
Gross SqFt	5,224	6,880	8,320
Estimated Gross Income	\$240,000	\$307,000	\$339,000
Gross Income per SqFt	\$45.90	\$44.60	\$40.70
Full Market Value	\$1,210,000	\$1,540,000	\$1,700,000
Market Value per SqFt	\$232.00	\$224.00	\$204.00
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00740-0019	1-00851-0060	1-00786-0042
Address	323 WEST 16 STREET	18 EAST 23 STREET	488 7 AVENUE
Neighborhood	CHELSEA	FLATIRON	FASHION
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	12	18	108
Year Built	1902	1900	1902
Gross SqFt	23,650	10,889	88,872
Estimated Gross Income	\$670,000	\$335,000	\$2,889,000
Gross Income per SqFt	\$28.30	\$30.80	\$32.50
Full Market Value	\$3,250,000	\$1,620,000	\$14,000,000
Market Value per SqFt	\$137.00	\$149.00	\$158.00
Distance from Cooperative in miles		0.75	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00740-0037	1-00173-0020	1-00220-0027
Address	139 8 AVENUE	80 LEONARD STREET	36 LAIGHT STREET
Neighborhood	CHELSEA	CIVIC CENTER	TRIBECA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	33	11	13
Year Built	1900	1910	1900
Gross SqFt	32,930	26,815	26,712
Estimated Gross Income	\$825,000	\$687,607	\$728,076
Gross Income per SqFt	\$25.10	\$25.60	\$27.30
Full Market Value	\$3,690,000	\$3,330,000	\$3,530,000
Market Value per SqFt	\$112.00	\$124.00	\$132.00
Distance from Cooperative in miles		1.70	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00740-0043	1-00776-0009	1-00771-0063
Address	320 WEST 17 STREET	251 WEST 26 STREET	246 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	17	24
Year Built	1920	1901	1920
Gross SqFt	11,680	10,025	11,130
Estimated Gross Income	\$400,000	\$332,000	\$357,000
Gross Income per SqFt	\$34.20	\$33.10	\$32.10
Full Market Value	\$2,010,000	\$1,610,000	\$1,730,000
Market Value per SqFt	\$172.00	\$161.00	\$155.00
Distance from Cooperative in miles		0.50	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00740-0044	1-00776-0009	1-00771-0063
Address	322 WEST 17 STREET	251 WEST 26 STREET	246 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	17	24
Year Built	1910	1901	1920
Gross SqFt	10,800	10,025	11,130
Estimated Gross Income	\$365,000	\$332,000	\$357,000
Gross Income per SqFt	\$33.80	\$33.10	\$32.10
Full Market Value	\$1,770,000	\$1,610,000	\$1,730,000
Market Value per SqFt	\$164.00	\$161.00	\$155.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00740-0045	1-00776-0009	1-00771-0063
Address	324 WEST 17 STREET	251 WEST 26 STREET	246 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	17	24
Year Built	1910	1901	1920
Gross SqFt	10,800	10,025	11,130
Estimated Gross Income	\$360,000	\$332,000	\$357,000
Gross Income per SqFt	\$33.30	\$33.10	\$32.10
Full Market Value	\$1,740,000	\$1,610,000	\$1,730,000
Market Value per SqFt	\$161.00	\$161.00	\$155.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00740-0046	1-00776-0009	1-00771-0063
Address	326 WEST 17 STREET	251 WEST 26 STREET	246 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	17	24
Year Built	1910	1901	1920
Gross SqFt	10,800	10,025	11,130
Estimated Gross Income	\$360,000	\$332,000	\$357,000
Gross Income per SqFt	\$33.30	\$33.10	\$32.10
Full Market Value	\$1,740,000	\$1,610,000	\$1,730,000
Market Value per SqFt	\$161.00	\$161.00	\$155.00
Distance from Cooperative in miles		0.50	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00740-0047	1-00776-0009	1-00771-0063
Address	328 WEST 17 STREET	251 WEST 26 STREET	246 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	18	17	24
Year Built	1900	1901	1920
Gross SqFt	12,475	10,025	11,130
Estimated Gross Income	\$370,000	\$332,000	\$357,000
Gross Income per SqFt	\$29.70	\$33.10	\$32.10
Full Market Value	\$1,790,000	\$1,610,000	\$1,730,000
Market Value per SqFt	\$143.00	\$161.00	\$155.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00740-0048	1-00765-0014	1-00771-0062
Address	330 WEST 17 STREET	241 WEST 15 STREET	244 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	20
Year Built	1900	1901	1901
Gross SqFt	8,525	9,890	9,620
Estimated Gross Income	\$285,000	\$324,000	\$325,000
Gross Income per SqFt	\$33.40	\$32.80	\$33.80
Full Market Value	\$1,380,000	\$1,570,000	\$1,570,000
Market Value per SqFt	\$162.00	\$159.00	\$163.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00740-0049	1-00765-0014	1-00771-0062
Address	332 WEST 17 STREET	241 WEST 15 STREET	244 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	20
Year Built	1900	1901	1901
Gross SqFt	8,525	9,890	9,620
Estimated Gross Income	\$280,000	\$324,000	\$325,000
Gross Income per SqFt	\$32.80	\$32.80	\$33.80
Full Market Value	\$1,360,000	\$1,570,000	\$1,570,000
Market Value per SqFt	\$160.00	\$159.00	\$163.00
Distance from Cooperative in miles		0.15	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00740-0050	1-00765-0014	1-00771-0062
Address	334 WEST 17 STREET	241 WEST 15 STREET	244 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	20
Year Built	1900	1901	1901
Gross SqFt	8,525	9,890	9,620
Estimated Gross Income	\$280,000	\$324,000	\$325,000
Gross Income per SqFt	\$32.80	\$32.80	\$33.80
Full Market Value	\$1,360,000	\$1,570,000	\$1,570,000
Market Value per SqFt	\$160.00	\$159.00	\$163.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00741-0041	1-00765-0014	1-00771-0062
Address	310 WEST 18 STREET	241 WEST 15 STREET	244 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	17	20	20
Year Built	1900	1901	1901
Gross SqFt	7,700	9,890	9,620
Estimated Gross Income	\$250,000	\$324,000	\$325,000
Gross Income per SqFt	\$32.50	\$32.80	\$33.80
Full Market Value	\$1,210,000	\$1,570,000	\$1,570,000
Market Value per SqFt	\$157.00	\$159.00	\$163.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00742-0022	1-00173-0020	1-00220-0027
Address	319 WEST 18 STREET	80 LEONARD STREET	36 LAIGHT STREET
Neighborhood	CHELSEA	CIVIC CENTER	TRIBECA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	60	11	13
Year Built	1928	1910	1900
Gross SqFt	33,900	26,815	26,712
Estimated Gross Income	\$850,000	\$687,607	\$728,076
Gross Income per SqFt	\$25.10	\$25.60	\$27.30
Full Market Value	\$3,800,000	\$3,330,000	\$3,530,000
Market Value per SqFt	\$112.00	\$124.00	\$132.00
Distance from Cooperative in miles		1.80	1.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00742-0049	1-00220-0027	1-01041-0038
Address	318 WEST 19 STREET	36 LAIGHT STREET	306 WEST 51 STREET
Neighborhood	CHELSEA	TRIBECA	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	34	13	38
Year Built	1900	1900	1945
Gross SqFt	22,700	26,712	25,482
Estimated Gross Income	\$640,000	\$728,076	\$818,760
Gross Income per SqFt	\$28.20	\$27.30	\$32.10
Full Market Value	\$3,100,000	\$3,530,000	\$3,970,000
Market Value per SqFt	\$137.00	\$132.00	\$156.00
Distance from Cooperative in miles		1.45	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00742-0059	1-00700-0029	1-00771-0063
Address	338 WEST 19 STREET	313 10 AVENUE	246 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	15	24
Year Built	1920	1901	1920
Gross SqFt	11,150	12,209	11,130
Estimated Gross Income	\$360,000	\$387,000	\$357,000
Gross Income per SqFt	\$32.30	\$31.70	\$32.10
Full Market Value	\$1,740,000	\$1,880,000	\$1,730,000
Market Value per SqFt	\$156.00	\$154.00	\$155.00
Distance from Cooperative in miles		0.60	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00742-0060	1-00746-0038	1-00799-0030
Address	340 WEST 19 STREET	237 8 AVENUE	115 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	50	19
Year Built	1920	1910	1920
Gross SqFt	19,438	38,802	27,122
Estimated Gross Income	\$630,000	\$1,420,000	\$976,000
Gross Income per SqFt	\$32.40	\$36.60	\$36.00
Full Market Value	\$3,050,000	\$7,140,000	\$4,910,000
Market Value per SqFt	\$157.00	\$184.00	\$181.00
Distance from Cooperative in miles		0.20	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00743-0080	1-00767-0002	1-00799-0030
Address	160 9 AVENUE	146 8 AVENUE	115 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	36	89	19
Year Built	1920	1920	1920
Gross SqFt	21,304	19,615	27,122
Estimated Gross Income	\$590,000	\$574,000	\$976,000
Gross Income per SqFt	\$27.70	\$29.30	\$36.00
Full Market Value	\$2,860,000	\$2,570,000	\$4,910,000
Market Value per SqFt	\$134.00	\$131.00	\$181.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00744-0001	1-00053-0033	1-00557-0039
Address	363 WEST 20 STREET	110 GREENWICH STREET	80 4 AVENUE
Neighborhood	CHELSEA	FINANCIAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	76	60	12
Year Built	1928	1929	1928
Gross SqFt	62,638	57,941	33,450
Estimated Gross Income	\$1,900,000	\$2,046,603	\$1,085,595
Gross Income per SqFt	\$30.30	\$35.30	\$32.50
Full Market Value	\$9,210,000	\$10,300,000	\$5,260,000
Market Value per SqFt	\$147.00	\$178.00	\$157.00
Distance from Cooperative in miles		2.55	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00744-0003	1-00738-0048	1-00745-0014
Address	170 9 AVENUE	312 WEST 15 STREET	337 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	62	35	31
Year Built	1940	1900	1930
Gross SqFt	37,887	28,078	20,737
Estimated Gross Income	\$875,000	\$583,000	\$516,000
Gross Income per SqFt	\$23.09	\$20.76	\$24.88
Full Market Value	\$3,910,000	\$2,610,000	\$2,310,000
Market Value per SqFt	\$103.00	\$93.00	\$111.00
Distance from Cooperative in miles		0.25	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00744-0018	1-00744-0046	1-00765-0013
Address	337 WEST 20 STREET	308 WEST 21 STREET	243 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	24	22
Year Built	1850	1900	1901
Gross SqFt	6,900	10,000	9,920
Estimated Gross Income	\$200,000	\$291,000	\$282,000
Gross Income per SqFt	\$29.00	\$29.10	\$28.40
Full Market Value	\$969,000	\$1,410,000	\$1,370,000
Market Value per SqFt	\$140.00	\$141.00	\$138.00
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00744-0019	1-00744-0046	1-00765-0013
Address	335 WEST 20 STREET	308 WEST 21 STREET	243 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	24	22
Year Built	1900	1900	1901
Gross SqFt	5,500	10,000	9,920
Estimated Gross Income	\$175,000	\$291,000	\$282,000
Gross Income per SqFt	\$31.80	\$29.10	\$28.40
Full Market Value	\$848,000	\$1,410,000	\$1,370,000
Market Value per SqFt	\$154.00	\$141.00	\$138.00
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00744-0032	1-00769-0051	1-00774-0075
Address	307 WEST 20 STREET	222 WEST 20 STREET	266 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	18	15
Year Built	1850	1901	1925
Gross SqFt	13,200	10,320	11,660
Estimated Gross Income	\$370,000	\$284,000	\$334,000
Gross Income per SqFt	\$28.00	\$27.50	\$28.60
Full Market Value	\$1,790,000	\$1,380,000	\$1,620,000
Market Value per SqFt	\$136.00	\$134.00	\$139.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00744-0063	1-00799-0030	1-00738-0008
Address	342 WEST 21 STREET	115 WEST 23 STREET	351 WEST 14 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	31	19	71
Year Built	1940	1920	1885
Gross SqFt	19,440	27,122	28,023
Estimated Gross Income	\$600,000	\$976,000	\$1,111,936
Gross Income per SqFt	\$30.90	\$36.00	\$39.70
Full Market Value	\$2,910,000	\$4,910,000	\$5,590,000
Market Value per SqFt	\$150.00	\$181.00	\$199.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00745-0012	1-00700-0029	1-00764-0020
Address	345 WEST 21 STREET	313 10 AVENUE	235 WEST 14 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	15	33
Year Built	1920	1901	1920
Gross SqFt	9,735	12,209	9,950
Estimated Gross Income	\$280,000	\$387,000	\$299,000
Gross Income per SqFt	\$28.80	\$31.70	\$30.10
Full Market Value	\$1,360,000	\$1,880,000	\$1,450,000
Market Value per SqFt	\$140.00	\$154.00	\$146.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00745-0016	1-00740-0011	1-00766-0029
Address	335 WEST 21 STREET	345 WEST 16 STREET	221 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	15	17
Year Built	1920	1900	1915
Gross SqFt	10,250	8,590	10,788
Estimated Gross Income	\$250,000	\$216,000	\$256,000
Gross Income per SqFt	\$24.39	\$25.10	\$23.73
Full Market Value	\$1,120,000	\$965,000	\$1,140,000
Market Value per SqFt	\$109.00	\$112.00	\$106.00
Distance from Cooperative in miles		0.20	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00745-0017	1-00740-0011	1-00766-0029
Address	333 WEST 21 STREET	345 WEST 16 STREET	221 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	22	15	17
Year Built	1900	1900	1915
Gross SqFt	10,250	8,590	10,788
Estimated Gross Income	\$250,000	\$216,000	\$256,000
Gross Income per SqFt	\$24.39	\$25.10	\$23.73
Full Market Value	\$1,120,000	\$965,000	\$1,140,000
Market Value per SqFt	\$109.00	\$112.00	\$106.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00745-0018	1-00740-0011	1-00766-0029
Address	331 WEST 21 STREET	345 WEST 16 STREET	221 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	15	15	17
Year Built	1900	1900	1915
Gross SqFt	10,500	8,590	10,788
Estimated Gross Income	\$260,000	\$216,000	\$256,000
Gross Income per SqFt	\$24.76	\$25.10	\$23.73
Full Market Value	\$1,160,000	\$965,000	\$1,140,000
Market Value per SqFt	\$110.00	\$112.00	\$106.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00745-0019	1-00765-0014	1-00818-0037
Address	329 WEST 21 STREET	241 WEST 15 STREET	5 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	11	20	16
Year Built	1900	1901	1925
Gross SqFt	7,400	9,890	8,469
Estimated Gross Income	\$230,000	\$324,000	\$283,000
Gross Income per SqFt	\$31.10	\$32.80	\$33.40
Full Market Value	\$1,110,000	\$1,570,000	\$1,370,000
Market Value per SqFt	\$150.00	\$159.00	\$162.00
Distance from Cooperative in miles		0.30	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00745-0021	1-00765-0014	1-00818-0037
Address	325 WEST 21 STREET	241 WEST 15 STREET	5 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	20	16
Year Built	1920	1901	1925
Gross SqFt	9,645	9,890	8,469
Estimated Gross Income	\$280,000	\$324,000	\$283,000
Gross Income per SqFt	\$29.00	\$32.80	\$33.40
Full Market Value	\$1,360,000	\$1,570,000	\$1,370,000
Market Value per SqFt	\$141.00	\$159.00	\$162.00
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00745-0056	1-00745-0014	1-00745-0023
Address	334 WEST 22 STREET	337 WEST 21 STREET	321 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	27	31	20
Year Built	1925	1930	1900
Gross SqFt	18,612	20,737	13,050
Estimated Gross Income	\$410,000	\$516,000	\$294,000
Gross Income per SqFt	\$22.03	\$24.88	\$22.53
Full Market Value	\$1,830,000	\$2,310,000	\$1,310,000
Market Value per SqFt	\$98.00	\$111.00	\$100.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00746-0012	1-00776-0009	1-00778-0028
Address	347 WEST 22 STREET	251 WEST 26 STREET	221 WEST 28 STREET
Neighborhood	CHELSEA	CHELSEA	FASHION
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	11	17	24
Year Built	1910	1901	1920
Gross SqFt	13,830	10,025	11,538
Estimated Gross Income	\$440,000	\$332,000	\$361,000
Gross Income per SqFt	\$31.80	\$33.10	\$31.30
Full Market Value	\$2,130,000	\$1,610,000	\$1,750,000
Market Value per SqFt	\$154.00	\$161.00	\$152.00
Distance from Cooperative in miles		0.25	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00746-0018	1-00882-0035	1-01502-0052
Address	333 WEST 22 STREET	145 EAST 26 STREET	46 EAST 91 STREET
Neighborhood	CHELSEA	GRAMERCY	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	16	19	28
Year Built	1910	1910	1930
Gross SqFt	11,165	9,500	46,718
Estimated Gross Income	\$350,000	\$334,051	\$1,699,090
Gross Income per SqFt	\$31.30	\$35.20	\$36.40
Full Market Value	\$1,700,000	\$1,680,000	\$8,540,000
Market Value per SqFt	\$152.00	\$177.00	\$183.00
Distance from Cooperative in miles		0.95	3.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00746-0071	1-00765-0014	1-00818-0037
Address	354 WEST 23 STREET	241 WEST 15 STREET	5 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	13	20	16
Year Built	1900	1901	1925
Gross SqFt	7,500	9,890	8,469
Estimated Gross Income	\$220,000	\$324,000	\$283,000
Gross Income per SqFt	\$29.30	\$32.80	\$33.40
Full Market Value	\$1,070,000	\$1,570,000	\$1,370,000
Market Value per SqFt	\$143.00	\$159.00	\$162.00
Distance from Cooperative in miles		0.35	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00746-0072	1-00765-0014	1-00818-0037
Address	356 WEST 23 STREET	241 WEST 15 STREET	5 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	14	20	16
Year Built	1910	1901	1925
Gross SqFt	8,445	9,890	8,469
Estimated Gross Income	\$270,000	\$324,000	\$283,000
Gross Income per SqFt	\$32.00	\$32.80	\$33.40
Full Market Value	\$1,310,000	\$1,570,000	\$1,370,000
Market Value per SqFt	\$155.00	\$159.00	\$162.00
Distance from Cooperative in miles		0.35	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00747-0001	1-00878-0004	1-00879-0027
Address	212 9 AVENUE	295 PARK AVENUE SOUTH	143 EAST 23 STREET
Neighborhood	CHELSEA	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	197	190	327
Year Built	1963	1900	1928
Gross SqFt	247,986	145,299	101,857
Estimated Gross Income	\$6,283,000	\$4,811,189	\$3,039,895
Gross Income per SqFt	\$25.30	\$33.10	\$29.80
Full Market Value	\$17,700,000	\$23,300,000	\$8,580,000
Market Value per SqFt	\$71.00	\$160.00	\$84.00
Distance from Cooperative in miles		0.85	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00747-0028	1-01421-0005	1-01150-0048
Address	323 WEST 23 STREET	205 EAST 66 STREET	140 WEST 79 STREET
Neighborhood	CHELSEA	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	76	257	74
Year Built	1926	1880	1914
Gross SqFt	120,010	170,424	75,240
Estimated Gross Income	\$2,600,000	\$4,319,084	\$1,863,787
Gross Income per SqFt	\$21.66	\$25.30	\$24.77
Full Market Value	\$11,600,000	\$19,300,000	\$8,330,000
Market Value per SqFt	\$97.00	\$113.00	\$111.00
Distance from Cooperative in miles		2.40	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00748-0001	1-01234-0019	1-00721-0007
Address	311 WEST 24 STREET	2360 BROADWAY	415 WEST 23 STREET
Neighborhood	CHELSEA	UPPER WEST SIDE (79-96)	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	763	218	959
Year Built	1963	1920	1934
Gross SqFt	817,041	665,741	950,200
Estimated Gross Income	\$17,377,000	\$17,605,074	\$25,920,077
Gross Income per SqFt	\$21.27	\$26.40	\$27.30
Full Market Value	\$49,100,000	\$85,300,000	\$126,000,000
Market Value per SqFt	\$60.00	\$128.00	\$133.00
Distance from Cooperative in miles		3.10	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00749-0001	1-00055-0014	1-01421-0005
Address	250 9 AVENUE	71 WEST STREET	205 EAST 66 STREET
Neighborhood	CHELSEA	FINANCIAL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	186	192	257
Year Built	1963	1926	1880
Gross SqFt	201,369	250,471	170,424
Estimated Gross Income	\$4,217,000	\$6,322,259	\$4,319,084
Gross Income per SqFt	\$20.94	\$25.20	\$25.30
Full Market Value	\$11,900,000	\$28,300,000	\$19,300,000
Market Value per SqFt	\$59.00	\$113.00	\$113.00
Distance from Cooperative in miles		2.75	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00749-0024	1-00055-0014	1-01421-0005
Address	313 8 AVENUE	71 WEST STREET	205 EAST 66 STREET
Neighborhood	CHELSEA	FINANCIAL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	189	192	257
Year Built	1963	1926	1880
Gross SqFt	233,429	250,471	170,424
Estimated Gross Income	\$4,395,000	\$6,322,259	\$4,319,084
Gross Income per SqFt	\$18.83	\$25.20	\$25.30
Full Market Value	\$12,400,000	\$28,300,000	\$19,300,000
Market Value per SqFt	\$53.00	\$113.00	\$113.00
Distance from Cooperative in miles		2.75	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00751-0001	1-00835-0001	1-01561-0021
Address	270 9 AVENUE	1282 BROADWAY	1533 YORK AVENUE
Neighborhood	CHELSEA	FASHION	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	1,521	697	415
Year Built	1960	1912	1966
Gross SqFt	1,467,268	886,042	502,595
Estimated Gross Income	\$26,624,000	\$27,751,000	\$10,871,216
Gross Income per SqFt	\$18.15	\$31.30	\$21.63
Full Market Value	\$75,200,000	\$134,000,000	\$48,600,000
Market Value per SqFt	\$51.00	\$151.00	\$97.00
Distance from Cooperative in miles		0.60	3.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00752-0001	1-00055-0014	1-01421-0005
Address	305 9 AVENUE	71 WEST STREET	205 EAST 66 STREET
Neighborhood	CHELSEA	FINANCIAL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	567	192	257
Year Built	1963	1926	1880
Gross SqFt	399,932	250,471	170,424
Estimated Gross Income	\$8,422,000	\$6,322,259	\$4,319,084
Gross Income per SqFt	\$21.06	\$25.20	\$25.30
Full Market Value	\$23,800,000	\$28,300,000	\$19,300,000
Market Value per SqFt	\$60.00	\$113.00	\$113.00
Distance from Cooperative in miles		2.90	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00753-0006	1-00741-0001	1-00767-0057
Address	359 WEST 29 STREET	108 9 AVENUE	228 WEST 18 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	23	19	25
Year Built	1921	1910	1915
Gross SqFt	13,004	12,197	14,220
Estimated Gross Income	\$365,000	\$327,000	\$415,000
Gross Income per SqFt	\$28.10	\$26.80	\$29.20
Full Market Value	\$1,770,000	\$1,580,000	\$2,010,000
Market Value per SqFt	\$136.00	\$130.00	\$141.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00753-0008	1-00741-0001	1-00767-0057
Address	355 WEST 29 STREET	108 9 AVENUE	228 WEST 18 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	13	19	25
Year Built	1900	1910	1915
Gross SqFt	14,626	12,197	14,220
Estimated Gross Income	\$385,000	\$327,000	\$415,000
Gross Income per SqFt	\$26.30	\$26.80	\$29.20
Full Market Value	\$1,870,000	\$1,580,000	\$2,010,000
Market Value per SqFt	\$128.00	\$130.00	\$141.00
Distance from Cooperative in miles		0.55	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00759-0053	1-00763-0005	1-00766-0029
Address	316 WEST 36 STREET	532 9 AVENUE	221 WEST 16 STREET
Neighborhood	FASHION	FASHION	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	14	20	17
Year Built	1920	1901	1915
Gross SqFt	9,455	9,575	10,788
Estimated Gross Income	\$235,000	\$238,000	\$256,000
Gross Income per SqFt	\$24.85	\$24.86	\$23.73
Full Market Value	\$664,000	\$1,060,000	\$1,140,000
Market Value per SqFt	\$70.00	\$111.00	\$106.00
Distance from Cooperative in miles		0.20	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00759-0054	1-00763-0005	1-00766-0029
Address	318 WEST 36 STREET	532 9 AVENUE	221 WEST 16 STREET
Neighborhood	FASHION	FASHION	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	14	20	17
Year Built	1920	1901	1915
Gross SqFt	9,435	9,575	10,788
Estimated Gross Income	\$235,000	\$238,000	\$256,000
Gross Income per SqFt	\$24.91	\$24.86	\$23.73
Full Market Value	\$664,000	\$1,060,000	\$1,140,000
Market Value per SqFt	\$70.00	\$111.00	\$106.00
Distance from Cooperative in miles		0.20	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00759-0068	1-00851-0060	1-00786-0042
Address	348 WEST 36 STREET	18 EAST 23 STREET	488 7 AVENUE
Neighborhood	FASHION	FLATIRON	FASHION
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	20	18	108
Year Built	1936	1900	1902
Gross SqFt	24,292	10,889	88,872
Estimated Gross Income	\$730,000	\$335,000	\$2,889,000
Gross Income per SqFt	\$30.10	\$30.80	\$32.50
Full Market Value	\$3,540,000	\$1,620,000	\$14,000,000
Market Value per SqFt	\$146.00	\$149.00	\$158.00
Distance from Cooperative in miles		0.95	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00759-0072	1-00772-0018	1-00786-0042
Address	356 WEST 36 STREET	235 WEST 22 STREET	488 7 AVENUE
Neighborhood	FASHION	CHELSEA	FASHION
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	27	150	108
Year Built	1926	1974	1902
Gross SqFt	74,368	116,586	88,872
Estimated Gross Income	\$2,200,000	\$3,136,000	\$2,889,000
Gross Income per SqFt	\$29.60	\$26.90	\$32.50
Full Market Value	\$10,700,000	\$15,200,000	\$14,000,000
Market Value per SqFt	\$144.00	\$130.00	\$158.00
Distance from Cooperative in miles		0.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00760-0007	1-00865-0032	1-00860-0022
Address	361 WEST 36 STREET	20 PARK AVENUE	119 MADISON AVENUE
Neighborhood	FASHION	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	19	102	112
Year Built	1925	1939	1938
Gross SqFt	56,513	101,306	111,457
Estimated Gross Income	\$1,600,000	\$2,535,000	\$3,151,000
Gross Income per SqFt	\$28.30	\$25.00	\$28.30
Full Market Value	\$7,750,000	\$11,300,000	\$15,300,000
Market Value per SqFt	\$137.00	\$112.00	\$137.00
Distance from Cooperative in miles		0.75	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00761-0059	1-00861-0027	1-00792-0020
Address	344 WEST 38 STREET	31 EAST 31 STREET	125 WEST 16 STREET
Neighborhood	FASHION	MURRAY HILL	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	27	93	44
Year Built	1915	1914	1918
Gross SqFt	95,402	91,500	39,504
Estimated Gross Income	\$1,900,000	\$1,906,000	\$815,000
Gross Income per SqFt	\$19.92	\$20.83	\$20.63
Full Market Value	\$8,490,000	\$8,520,000	\$3,640,000
Market Value per SqFt	\$89.00	\$93.00	\$92.00
Distance from Cooperative in miles		0.80	1.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00762-0014	1-00865-0032	1-00860-0022
Address	335 WEST 38 STREET	20 PARK AVENUE	119 MADISON AVENUE
Neighborhood	FASHION	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	13	102	112
Year Built	1925	1939	1938
Gross SqFt	50,968	101,306	111,457
Estimated Gross Income	\$1,350,000	\$2,535,000	\$3,151,000
Gross Income per SqFt	\$26.50	\$25.00	\$28.30
Full Market Value	\$6,540,000	\$11,300,000	\$15,300,000
Market Value per SqFt	\$128.00	\$112.00	\$137.00
Distance from Cooperative in miles		0.75	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00763-0077	1-00765-0014	1-00771-0034
Address	534 9 AVENUE	241 WEST 15 STREET	209 WEST 21 STREET
Neighborhood	FASHION	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	20	20
Year Built	1901	1901	1920
Gross SqFt	9,575	9,890	9,620
Estimated Gross Income	\$250,000	\$324,000	\$275,000
Gross Income per SqFt	\$26.10	\$32.80	\$28.60
Full Market Value	\$706,000	\$1,570,000	\$1,330,000
Market Value per SqFt	\$74.00	\$159.00	\$138.00
Distance from Cooperative in miles		1.15	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00763-9008	1-00865-0032	1-00860-0022
Address	353 WEST 39 STREET	20 PARK AVENUE	119 MADISON AVENUE
Neighborhood	FASHION	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	30	102	112
Year Built	1929	1939	1938
Gross SqFt	72,877	101,306	111,457
Estimated Gross Income	\$2,000,000	\$2,535,000	\$3,151,000
Gross Income per SqFt	\$27.40	\$25.00	\$28.30
Full Market Value	\$9,690,000	\$11,300,000	\$15,300,000
Market Value per SqFt	\$133.00	\$112.00	\$137.00
Distance from Cooperative in miles		0.80	0.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00764-0062	1-01424-0029	1-01490-0122
Address	244 WEST 15 STREET	226 EAST 70 STREET	555 EAST 78 STREET
Neighborhood	CHELSEA	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	59	50	87
Year Built	1930	1921	1940
Gross SqFt	44,800	41,898	75,854
Estimated Gross Income	\$1,520,000	\$1,639,187	\$2,586,123
Gross Income per SqFt	\$33.90	\$39.10	\$34.10
Full Market Value	\$7,640,000	\$8,240,000	\$13,000,000
Market Value per SqFt	\$171.00	\$197.00	\$171.00
Distance from Cooperative in miles		2.85	3.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00765-0016	1-00753-0018	1-00764-0020
Address	237 WEST 15 STREET	335 WEST 29 STREET	235 WEST 14 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	15	19	33
Year Built	1905	1900	1920
Gross SqFt	7,100	6,852	9,950
Estimated Gross Income	\$220,000	\$203,000	\$299,000
Gross Income per SqFt	\$31.00	\$29.60	\$30.10
Full Market Value	\$1,070,000	\$984,000	\$1,450,000
Market Value per SqFt	\$151.00	\$144.00	\$146.00
Distance from Cooperative in miles		0.70	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00765-0052	1-00700-0029	1-00768-0016
Address	214 WEST 16 STREET	313 10 AVENUE	237 WEST 18 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	15	22
Year Built	1901	1901	1930
Gross SqFt	11,330	12,209	10,524
Estimated Gross Income	\$350,000	\$387,000	\$327,000
Gross Income per SqFt	\$30.90	\$31.70	\$31.10
Full Market Value	\$1,700,000	\$1,880,000	\$1,580,000
Market Value per SqFt	\$150.00	\$154.00	\$150.00
Distance from Cooperative in miles		0.80	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00765-0059	1-00771-0034	1-00745-0029
Address	228 WEST 16 STREET	209 WEST 21 STREET	309 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	17	20	16
Year Built	1901	1920	1900
Gross SqFt	9,985	9,620	9,250
Estimated Gross Income	\$300,000	\$275,000	\$276,000
Gross Income per SqFt	\$30.00	\$28.60	\$29.80
Full Market Value	\$1,450,000	\$1,330,000	\$1,340,000
Market Value per SqFt	\$145.00	\$138.00	\$145.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00765-0062	1-00700-0029	1-00768-0016
Address	234 WEST 16 STREET	313 10 AVENUE	237 WEST 18 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	15	22
Year Built	1915	1901	1930
Gross SqFt	12,080	12,209	10,524
Estimated Gross Income	\$340,000	\$387,000	\$327,000
Gross Income per SqFt	\$28.10	\$31.70	\$31.10
Full Market Value	\$1,650,000	\$1,880,000	\$1,580,000
Market Value per SqFt	\$137.00	\$154.00	\$150.00
Distance from Cooperative in miles		0.80	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00765-0070	1-00909-0043	1-01406-0054
Address	248 WEST 16 STREET	220 EAST 29 STREET	993 LEXINGTON AVENUE
Neighborhood	CHELSEA	MURRAY HILL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	46	82	39
Year Built	1930	1910	1914
Gross SqFt	49,816	41,094	73,396
Estimated Gross Income	\$1,400,000	\$1,288,032	\$2,431,171
Gross Income per SqFt	\$28.10	\$31.30	\$33.10
Full Market Value	\$6,780,000	\$6,240,000	\$11,800,000
Market Value per SqFt	\$136.00	\$152.00	\$161.00
Distance from Cooperative in miles		1.10	2.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00766-0009	1-01437-0022	1-01437-0029
Address	253 WEST 16 STREET	359 EAST 62 STREET	1147 1 AVENUE
Neighborhood	CHELSEA	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	53	54	77
Year Built	1930	1930	1900
Gross SqFt	37,782	46,356	67,880
Estimated Gross Income	\$900,000	\$1,294,745	\$1,619,309
Gross Income per SqFt	\$23.82	\$27.90	\$23.86
Full Market Value	\$4,020,000	\$6,270,000	\$7,240,000
Market Value per SqFt	\$106.00	\$135.00	\$107.00
Distance from Cooperative in miles		2.50	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00766-0023	1-00738-0072	1-00743-0020
Address	227 WEST 16 STREET	358 WEST 15 STREET	335 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	51	36	44
Year Built	1910	1911	1938
Gross SqFt	31,715	22,318	14,540
Estimated Gross Income	\$830,000	\$651,000	\$431,000
Gross Income per SqFt	\$26.20	\$29.20	\$29.60
Full Market Value	\$4,020,000	\$3,150,000	\$2,090,000
Market Value per SqFt	\$127.00	\$141.00	\$144.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00766-0039	1-00572-0062	1-00572-0038
Address	100 7 AVENUE	39 WEST 8 STREET	20 5 AVENUE
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	115	37	113
Year Built	1930	1923	1940
Gross SqFt	101,221	16,777	132,420
Estimated Gross Income	\$2,600,000	\$629,194	\$2,947,501
Gross Income per SqFt	\$25.70	\$37.50	\$22.26
Full Market Value	\$12,600,000	\$3,160,000	\$13,200,000
Market Value per SqFt	\$124.00	\$188.00	\$100.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00766-0053	1-01061-0060	1-00909-0043
Address	214 WEST 17 STREET	458 WEST 52 STREET	220 EAST 29 STREET
Neighborhood	CHELSEA	CLINTON	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	26	82
Year Built	1900	1910	1910
Gross SqFt	26,400	21,000	41,094
Estimated Gross Income	\$730,000	\$591,563	\$1,288,032
Gross Income per SqFt	\$27.70	\$28.20	\$31.30
Full Market Value	\$3,540,000	\$2,870,000	\$6,240,000
Market Value per SqFt	\$134.00	\$137.00	\$152.00
Distance from Cooperative in miles		1.75	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00769-0031	1-00865-0032	1-00860-0022
Address	205 WEST 19 STREET	20 PARK AVENUE	119 MADISON AVENUE
Neighborhood	CHELSEA	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	20	102	112
Year Built	1913	1939	1938
Gross SqFt	77,615	101,306	111,457
Estimated Gross Income	\$2,100,000	\$2,535,000	\$3,151,000
Gross Income per SqFt	\$27.10	\$25.00	\$28.30
Full Market Value	\$10,200,000	\$11,300,000	\$15,300,000
Market Value per SqFt	\$131.00	\$112.00	\$137.00
Distance from Cooperative in miles		1.00	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00769-0050	1-00765-0014	1-00818-0037
Address	220 WEST 20 STREET	241 WEST 15 STREET	5 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	13	20	16
Year Built	1920	1901	1925
Gross SqFt	8,020	9,890	8,469
Estimated Gross Income	\$260,000	\$324,000	\$283,000
Gross Income per SqFt	\$32.40	\$32.80	\$33.40
Full Market Value	\$1,260,000	\$1,570,000	\$1,370,000
Market Value per SqFt	\$157.00	\$159.00	\$162.00
Distance from Cooperative in miles		0.20	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00769-0066	1-00097-0001	1-01579-0002
Address	252 WEST 20 STREET	119 SOUTH STREET	1556 YORK AVENUE
Neighborhood	CHELSEA	SOUTHBRIDGE	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	20	19	30
Year Built	1901	1900	1920
Gross SqFt	11,000	14,053	18,852
Estimated Gross Income	\$335,000	\$522,919	\$718,359
Gross Income per SqFt	\$30.50	\$37.20	\$38.10
Full Market Value	\$1,620,000	\$2,630,000	\$3,610,000
Market Value per SqFt	\$147.00	\$187.00	\$191.00
Distance from Cooperative in miles		2.45	3.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00770-0048	1-00909-0043	1-01406-0054
Address	210 WEST 21 STREET	220 EAST 29 STREET	993 LEXINGTON AVENUE
Neighborhood	CHELSEA	MURRAY HILL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	28	82	39
Year Built	1902	1910	1914
Gross SqFt	25,123	41,094	73,396
Estimated Gross Income	\$720,000	\$1,288,032	\$2,431,171
Gross Income per SqFt	\$28.70	\$31.30	\$33.10
Full Market Value	\$3,490,000	\$6,240,000	\$11,800,000
Market Value per SqFt	\$139.00	\$152.00	\$161.00
Distance from Cooperative in miles		1.00	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00770-0059	1-00909-0043	1-01406-0054
Address	234 WEST 21 STREET	220 EAST 29 STREET	993 LEXINGTON AVENUE
Neighborhood	CHELSEA	MURRAY HILL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	35	82	39
Year Built	1913	1910	1914
Gross SqFt	32,718	41,094	73,396
Estimated Gross Income	\$830,000	\$1,288,032	\$2,431,171
Gross Income per SqFt	\$25.40	\$31.30	\$33.10
Full Market Value	\$3,710,000	\$6,240,000	\$11,800,000
Market Value per SqFt	\$113.00	\$152.00	\$161.00
Distance from Cooperative in miles		1.00	2.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00770-0070	1-00767-0002	1-00799-0030
Address	256 WEST 21 STREET	146 8 AVENUE	115 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	35	89	19
Year Built	1900	1920	1920
Gross SqFt	22,000	19,615	27,122
Estimated Gross Income	\$615,000	\$574,000	\$976,000
Gross Income per SqFt	\$28.00	\$29.30	\$36.00
Full Market Value	\$2,980,000	\$2,570,000	\$4,910,000
Market Value per SqFt	\$135.00	\$131.00	\$181.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00771-0020	1-00909-0043	1-01406-0054
Address	233 WEST 21 STREET	220 EAST 29 STREET	993 LEXINGTON AVENUE
Neighborhood	CHELSEA	MURRAY HILL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	31	82	39
Year Built	1920	1910	1914
Gross SqFt	20,748	41,094	73,396
Estimated Gross Income	\$525,000	\$1,288,032	\$2,431,171
Gross Income per SqFt	\$25.30	\$31.30	\$33.10
Full Market Value	\$2,350,000	\$6,240,000	\$11,800,000
Market Value per SqFt	\$113.00	\$152.00	\$161.00
Distance from Cooperative in miles		0.95	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00771-0023	1-00909-0043	1-01406-0054
Address	223 WEST 21 STREET	220 EAST 29 STREET	993 LEXINGTON AVENUE
Neighborhood	CHELSEA	MURRAY HILL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	64	82	39
Year Built	1889	1910	1914
Gross SqFt	46,620	41,094	73,396
Estimated Gross Income	\$1,260,000	\$1,288,032	\$2,431,171
Gross Income per SqFt	\$27.00	\$31.30	\$33.10
Full Market Value	\$6,100,000	\$6,240,000	\$11,800,000
Market Value per SqFt	\$131.00	\$152.00	\$161.00
Distance from Cooperative in miles		0.95	2.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00771-0028	1-00097-0001	1-00394-0063
Address	221 WEST 21 STREET	119 SOUTH STREET	611 EAST 11 STREET
Neighborhood	CHELSEA	SOUTHBRIDGE	ALPHABET CITY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	20	19	28
Year Built	1920	1900	1910
Gross SqFt	10,015	14,053	14,252
Estimated Gross Income	\$350,000	\$522,919	\$310,826
Gross Income per SqFt	\$34.90	\$37.20	\$21.81
Full Market Value	\$1,760,000	\$2,630,000	\$1,390,000
Market Value per SqFt	\$176.00	\$187.00	\$98.00
Distance from Cooperative in miles		2.50	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00771-0038	1-00453-0011	1-01492-0015
Address	188 7 AVENUE	304 EAST 12 STREET	1058 MADISON AVENUE
Neighborhood	CHELSEA	EAST VILLAGE	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	133	89	72
Year Built	1963	1940	1938
Gross SqFt	80,977	101,800	104,209
Estimated Gross Income	\$2,900,000	\$1,696,812	\$4,027,321
Gross Income per SqFt	\$35.80	\$16.67	\$38.60
Full Market Value	\$14,600,000	\$6,900,000	\$20,200,000
Market Value per SqFt	\$180.00	\$68.00	\$194.00
Distance from Cooperative in miles		1.15	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00771-0065	1-01431-0029	1-01503-0056
Address	250 WEST 22 STREET	250 EAST 77 STREET	1290 MADISON AVENUE
Neighborhood	CHELSEA	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	23	12	13
Year Built	1920	1910	1912
Gross SqFt	19,470	10,500	20,095
Estimated Gross Income	\$820,000	\$453,534	\$836,350
Gross Income per SqFt	\$42.10	\$43.20	\$41.60
Full Market Value	\$4,120,000	\$2,280,000	\$4,210,000
Market Value per SqFt	\$212.00	\$217.00	\$210.00
Distance from Cooperative in miles		2.85	3.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00771-0073	1-00745-0029	1-00765-0013
Address	264 WEST 22 STREET	309 WEST 21 STREET	243 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	16	22
Year Built	1920	1900	1901
Gross SqFt	9,700	9,250	9,920
Estimated Gross Income	\$285,000	\$276,000	\$282,000
Gross Income per SqFt	\$29.40	\$29.80	\$28.40
Full Market Value	\$1,380,000	\$1,340,000	\$1,370,000
Market Value per SqFt	\$142.00	\$145.00	\$138.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00772-0012	1-00799-0030	1-00746-0038
Address	261 WEST 22 STREET	115 WEST 23 STREET	237 8 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	19	50
Year Built	1917	1920	1910
Gross SqFt	24,462	27,122	38,802
Estimated Gross Income	\$725,000	\$976,000	\$1,420,000
Gross Income per SqFt	\$29.60	\$36.00	\$36.60
Full Market Value	\$3,510,000	\$4,910,000	\$7,140,000
Market Value per SqFt	\$143.00	\$181.00	\$184.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00772-0067	1-00173-0020	1-00220-0027
Address	240 WEST 23 STREET	80 LEONARD STREET	36 LAIGHT STREET
Neighborhood	CHELSEA	CIVIC CENTER	TRIBECA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	19	11	13
Year Built	1920	1910	1900
Gross SqFt	24,378	26,815	26,712
Estimated Gross Income	\$700,000	\$687,607	\$728,076
Gross Income per SqFt	\$28.70	\$25.60	\$27.30
Full Market Value	\$3,390,000	\$3,330,000	\$3,530,000
Market Value per SqFt	\$139.00	\$124.00	\$132.00
Distance from Cooperative in miles		1.90	1.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00772-0069	1-00173-0020	1-00220-0027
Address	244 WEST 23 STREET	80 LEONARD STREET	36 LAIGHT STREET
Neighborhood	CHELSEA	CIVIC CENTER	TRIBECA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	13	11	13
Year Built	1900	1910	1900
Gross SqFt	23,882	26,815	26,712
Estimated Gross Income	\$700,000	\$687,607	\$728,076
Gross Income per SqFt	\$29.30	\$25.60	\$27.30
Full Market Value	\$3,390,000	\$3,330,000	\$3,530,000
Market Value per SqFt	\$142.00	\$124.00	\$132.00
Distance from Cooperative in miles		1.90	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00773-0012	1-00878-0004	1-00849-0036
Address	255 WEST 23 STREET	295 PARK AVENUE SOUTH	254 PARK AVENUE SOUTH
Neighborhood	CHELSEA	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	159	190	216
Year Built	1940	1900	1913
Gross SqFt	159,090	145,299	154,658
Estimated Gross Income	\$5,200,000	\$4,811,189	\$5,900,000
Gross Income per SqFt	\$32.70	\$33.10	\$38.10
Full Market Value	\$25,200,000	\$23,300,000	\$29,700,000
Market Value per SqFt	\$158.00	\$160.00	\$192.00
Distance from Cooperative in miles		0.70	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00773-0022	1-00860-0015	1-00802-0001
Address	241 WEST 23 STREET	118 MADISON AVENUE	283 7 AVENUE
Neighborhood	CHELSEA	MURRAY HILL	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	12	13	18
Year Built	1898	1920	1920
Gross SqFt	26,270	34,545	25,144
Estimated Gross Income	\$750,000	\$871,000	\$521,000
Gross Income per SqFt	\$28.50	\$25.20	\$20.72
Full Market Value	\$3,630,000	\$3,890,000	\$2,330,000
Market Value per SqFt	\$138.00	\$113.00	\$93.00
Distance from Cooperative in miles		0.60	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00774-0069	1-00879-0033	1-00844-0008
Address	254 WEST 25 STREET	155 EAST 23 STREET	9 EAST 16 STREET
Neighborhood	CHELSEA	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	25	58	16
Year Built	1925	1910	1900
Gross SqFt	20,456	41,883	30,680
Estimated Gross Income	\$670,000	\$1,479,748	\$1,145,000
Gross Income per SqFt	\$32.80	\$35.30	\$37.30
Full Market Value	\$3,250,000	\$7,440,000	\$5,760,000
Market Value per SqFt	\$159.00	\$178.00	\$188.00
Distance from Cooperative in miles		0.80	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00775-0006	1-00799-0030	1-00746-0038
Address	263 WEST 25 STREET	115 WEST 23 STREET	237 8 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	19	50
Year Built	1905	1920	1910
Gross SqFt	20,050	27,122	38,802
Estimated Gross Income	\$620,000	\$976,000	\$1,420,000
Gross Income per SqFt	\$30.90	\$36.00	\$36.60
Full Market Value	\$3,000,000	\$4,910,000	\$7,140,000
Market Value per SqFt	\$150.00	\$181.00	\$184.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00775-0022	1-01490-0122	1-01496-0021
Address	219 WEST 25 STREET	555 EAST 78 STREET	1125 MADISON AVENUE
Neighborhood	CHELSEA	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	68	87	41
Year Built	1939	1940	1922
Gross SqFt	62,586	75,854	113,052
Estimated Gross Income	\$1,850,000	\$2,586,123	\$4,215,336
Gross Income per SqFt	\$29.60	\$34.10	\$37.30
Full Market Value	\$8,960,000	\$13,000,000	\$21,200,000
Market Value per SqFt	\$143.00	\$171.00	\$188.00
Distance from Cooperative in miles		2.95	3.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00776-0017	1-01502-0052	1-00879-0033
Address	233 WEST 26 STREET	46 EAST 91 STREET	155 EAST 23 STREET
Neighborhood	CHELSEA	UPPER EAST SIDE (79-96)	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	20	28	58
Year Built	1977	1930	1910
Gross SqFt	47,433	46,718	41,883
Estimated Gross Income	\$1,650,000	\$1,699,090	\$1,479,748
Gross Income per SqFt	\$34.80	\$36.40	\$35.30
Full Market Value	\$8,300,000	\$8,540,000	\$7,440,000
Market Value per SqFt	\$175.00	\$183.00	\$178.00
Distance from Cooperative in miles		3.25	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00776-0065	1-00865-0032	1-00860-0022
Address	250 WEST 27 STREET	20 PARK AVENUE	119 MADISON AVENUE
Neighborhood	CHELSEA	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	82	102	112
Year Built	1918	1939	1938
Gross SqFt	66,636	101,306	111,457
Estimated Gross Income	\$1,600,000	\$2,535,000	\$3,151,000
Gross Income per SqFt	\$24.01	\$25.00	\$28.30
Full Market Value	\$7,150,000	\$11,300,000	\$15,300,000
Market Value per SqFt	\$107.00	\$112.00	\$137.00
Distance from Cooperative in miles		0.75	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00779-0010	1-01517-0020	1-00860-0015
Address	249 WEST 29 STREET	1327 LEXINGTON AVENUE	118 MADISON AVENUE
Neighborhood	FASHION	UPPER EAST SIDE (79-96)	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	41	97	13
Year Built	1927	1927	1920
Gross SqFt	60,610	87,192	34,545
Estimated Gross Income	\$1,600,000	\$2,385,489	\$871,000
Gross Income per SqFt	\$26.40	\$27.40	\$25.20
Full Market Value	\$7,750,000	\$11,600,000	\$3,890,000
Market Value per SqFt	\$128.00	\$133.00	\$113.00
Distance from Cooperative in miles		3.05	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00786-0020	1-00865-0032	1-00860-0022
Address	241 WEST 36 STREET	20 PARK AVENUE	119 MADISON AVENUE
Neighborhood	FASHION	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	30	102	112
Year Built	1925	1939	1938
Gross SqFt	74,100	101,306	111,457
Estimated Gross Income	\$2,100,000	\$2,535,000	\$3,151,000
Gross Income per SqFt	\$28.30	\$25.00	\$28.30
Full Market Value	\$10,200,000	\$11,300,000	\$15,300,000
Market Value per SqFt	\$138.00	\$112.00	\$137.00
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00790-0001	1-00015-0022	1-01437-0022
Address	61 7 AVENUE	21 WEST STREET	359 EAST 62 STREET
Neighborhood	CHELSEA	FINANCIAL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	356	293	54
Year Built	1963	1931	1930
Gross SqFt	371,863	335,746	46,356
Estimated Gross Income	\$9,700,000	\$9,206,633	\$1,294,745
Gross Income per SqFt	\$26.10	\$27.40	\$27.90
Full Market Value	\$47,000,000	\$44,600,000	\$6,270,000
Market Value per SqFt	\$126.00	\$133.00	\$135.00
Distance from Cooperative in miles		2.40	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00790-0040	1-00851-0060	1-00786-0042
Address	547 6 AVENUE	18 EAST 23 STREET	488 7 AVENUE
Neighborhood	CHELSEA	FLATIRON	FASHION
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	47	18	108
Year Built	1920	1900	1902
Gross SqFt	22,998	10,889	88,872
Estimated Gross Income	\$650,000	\$335,000	\$2,889,000
Gross Income per SqFt	\$28.30	\$30.80	\$32.50
Full Market Value	\$3,150,000	\$1,620,000	\$14,000,000
Market Value per SqFt	\$137.00	\$149.00	\$158.00
Distance from Cooperative in miles		0.55	1.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00790-0066	1-00452-0039	1-00882-0079
Address	154 WEST 15 STREET	237 EAST 10 STREET	114 EAST 27 STREET
Neighborhood	CHELSEA	EAST VILLAGE	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	12	28	11
Year Built	1910	1920	1910
Gross SqFt	8,900	11,214	9,891
Estimated Gross Income	\$320,000	\$420,021	\$415,896
Gross Income per SqFt	\$36.00	\$37.50	\$42.00
Full Market Value	\$1,610,000	\$2,110,000	\$2,090,000
Market Value per SqFt	\$181.00	\$188.00	\$211.00
Distance from Cooperative in miles		0.90	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00791-0001	1-00786-0042	1-00860-0024
Address	79 7 AVENUE	488 7 AVENUE	27 EAST 30 STREET
Neighborhood	CHELSEA	FASHION	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	65	108	35
Year Built	1938	1902	1925
Gross SqFt	126,134	88,872	21,095
Estimated Gross Income	\$3,800,000	\$2,889,000	\$668,000
Gross Income per SqFt	\$30.10	\$32.50	\$31.70
Full Market Value	\$18,400,000	\$14,000,000	\$3,240,000
Market Value per SqFt	\$146.00	\$158.00	\$154.00
Distance from Cooperative in miles		1.00	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00791-0009	1-00865-0032	1-00860-0022
Address	155 WEST 15 STREET	20 PARK AVENUE	119 MADISON AVENUE
Neighborhood	CHELSEA	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	40	102	112
Year Built	1940	1939	1938
Gross SqFt	49,880	101,306	111,457
Estimated Gross Income	\$1,400,000	\$2,535,000	\$3,151,000
Gross Income per SqFt	\$28.10	\$25.00	\$28.30
Full Market Value	\$6,780,000	\$11,300,000	\$15,300,000
Market Value per SqFt	\$136.00	\$112.00	\$137.00
Distance from Cooperative in miles		1.05	0.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00791-0013	1-00865-0032	1-00860-0022
Address	147 WEST 15 STREET	20 PARK AVENUE	119 MADISON AVENUE
Neighborhood	CHELSEA	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	14	102	112
Year Built	1923	1939	1938
Gross SqFt	56,967	101,306	111,457
Estimated Gross Income	\$1,400,000	\$2,535,000	\$3,151,000
Gross Income per SqFt	\$24.58	\$25.00	\$28.30
Full Market Value	\$6,260,000	\$11,300,000	\$15,300,000
Market Value per SqFt	\$110.00	\$112.00	\$137.00
Distance from Cooperative in miles		1.05	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00791-0031	1-00753-0018	1-00765-0051
Address	115 WEST 15 STREET	335 WEST 29 STREET	212 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	11	19	23
Year Built	1911	1900	1890
Gross SqFt	6,175	6,852	5,005
Estimated Gross Income	\$180,000	\$203,000	\$167,000
Gross Income per SqFt	\$29.10	\$29.60	\$33.40
Full Market Value	\$872,000	\$984,000	\$809,000
Market Value per SqFt	\$141.00	\$144.00	\$162.00
Distance from Cooperative in miles		0.75	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00791-0032	1-00753-0018	1-00765-0051
Address	113 WEST 15 STREET	335 WEST 29 STREET	212 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	12	19	23
Year Built	1911	1900	1890
Gross SqFt	6,175	6,852	5,005
Estimated Gross Income	\$180,000	\$203,000	\$167,000
Gross Income per SqFt	\$29.10	\$29.60	\$33.40
Full Market Value	\$872,000	\$984,000	\$809,000
Market Value per SqFt	\$141.00	\$144.00	\$162.00
Distance from Cooperative in miles		0.75	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00791-0062	1-00875-0003	1-00913-0014
Address	130 WEST 16 STREET	239 PARK AVENUE SOUTH	233 EAST 32 STREET
Neighborhood	CHELSEA	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	42	46	53
Year Built	1927	1911	1925
Gross SqFt	32,384	51,122	38,918
Estimated Gross Income	\$820,000	\$1,289,921	\$979,098
Gross Income per SqFt	\$25.30	\$25.20	\$25.20
Full Market Value	\$3,660,000	\$5,760,000	\$4,380,000
Market Value per SqFt	\$113.00	\$113.00	\$113.00
Distance from Cooperative in miles		0.55	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00791-0066	1-00743-0020	1-00767-0057
Address	136 WEST 16 STREET	335 WEST 19 STREET	228 WEST 18 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	12	44	25
Year Built	1910	1938	1915
Gross SqFt	14,765	14,540	14,220
Estimated Gross Income	\$400,000	\$431,000	\$415,000
Gross Income per SqFt	\$27.10	\$29.60	\$29.20
Full Market Value	\$1,940,000	\$2,090,000	\$2,010,000
Market Value per SqFt	\$131.00	\$144.00	\$141.00
Distance from Cooperative in miles		0.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00791-0068	1-00743-0020	1-00767-0057
Address	140 WEST 16 STREET	335 WEST 19 STREET	228 WEST 18 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	12	44	25
Year Built	1915	1938	1915
Gross SqFt	15,203	14,540	14,220
Estimated Gross Income	\$410,000	\$431,000	\$415,000
Gross Income per SqFt	\$27.00	\$29.60	\$29.20
Full Market Value	\$1,990,000	\$2,090,000	\$2,010,000
Market Value per SqFt	\$131.00	\$144.00	\$141.00
Distance from Cooperative in miles		0.40	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00792-0028	1-00875-0003	1-00913-0014
Address	111 WEST 16 STREET	239 PARK AVENUE SOUTH	233 EAST 32 STREET
Neighborhood	CHELSEA	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	83	46	53
Year Built	1925	1911	1925
Gross SqFt	39,455	51,122	38,918
Estimated Gross Income	\$1,000,000	\$1,289,921	\$979,098
Gross Income per SqFt	\$25.30	\$25.20	\$25.20
Full Market Value	\$4,470,000	\$5,760,000	\$4,380,000
Market Value per SqFt	\$113.00	\$113.00	\$113.00
Distance from Cooperative in miles		0.55	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00792-0033	1-00865-0032	1-00860-0022
Address	575 6 AVENUE	20 PARK AVENUE	119 MADISON AVENUE
Neighborhood	CHELSEA	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	17	102	112
Year Built	1900	1939	1938
Gross SqFt	32,950	101,306	111,457
Estimated Gross Income	\$850,000	\$2,535,000	\$3,151,000
Gross Income per SqFt	\$25.80	\$25.00	\$28.30
Full Market Value	\$4,120,000	\$11,300,000	\$15,300,000
Market Value per SqFt	\$125.00	\$112.00	\$137.00
Distance from Cooperative in miles		1.00	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00793-0014	1-00865-0032	1-00860-0022
Address	141 WEST 17 STREET	20 PARK AVENUE	119 MADISON AVENUE
Neighborhood	CHELSEA	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	13	102	112
Year Built	1918	1939	1938
Gross SqFt	32,862	101,306	111,457
Estimated Gross Income	\$850,000	\$2,535,000	\$3,151,000
Gross Income per SqFt	\$25.90	\$25.00	\$28.30
Full Market Value	\$4,120,000	\$11,300,000	\$15,300,000
Market Value per SqFt	\$125.00	\$112.00	\$137.00
Distance from Cooperative in miles		0.95	0.75

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00793-0017	1-00865-0032	1-00860-0022
Address	135 WEST 17 STREET	20 PARK AVENUE	119 MADISON AVENUE
Neighborhood	CHELSEA	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	15	102	112
Year Built	1920	1939	1938
Gross SqFt	32,322	101,306	111,457
Estimated Gross Income	\$850,000	\$2,535,000	\$3,151,000
Gross Income per SqFt	\$26.30	\$25.00	\$28.30
Full Market Value	\$4,120,000	\$11,300,000	\$15,300,000
Market Value per SqFt	\$127.00	\$112.00	\$137.00
Distance from Cooperative in miles		0.95	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00793-0020	1-00860-0015	1-00792-0020
Address	133 WEST 17 STREET	118 MADISON AVENUE	125 WEST 16 STREET
Neighborhood	CHELSEA	MURRAY HILL	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	24	13	44
Year Built	1920	1920	1918
Gross SqFt	44,004	34,545	39,504
Estimated Gross Income	\$1,000,000	\$871,000	\$815,000
Gross Income per SqFt	\$22.73	\$25.20	\$20.63
Full Market Value	\$4,470,000	\$3,890,000	\$3,640,000
Market Value per SqFt	\$102.00	\$113.00	\$92.00
Distance from Cooperative in miles		0.70	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00793-0022	1-00860-0015	1-00754-0001
Address	121 WEST 17 STREET	118 MADISON AVENUE	363 WEST 30 STREET
Neighborhood	CHELSEA	MURRAY HILL	FASHION
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	29	13	80
Year Built	1909	1920	2000
Gross SqFt	53,298	34,545	82,853
Estimated Gross Income	\$1,400,000	\$871,000	\$2,111,000
Gross Income per SqFt	\$26.30	\$25.20	\$25.50
Full Market Value	\$6,780,000	\$3,890,000	\$10,200,000
Market Value per SqFt	\$127.00	\$113.00	\$123.00
Distance from Cooperative in miles		0.70	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00793-0067	1-00860-0015	1-00754-0001
Address	154 WEST 18 STREET	118 MADISON AVENUE	363 WEST 30 STREET
Neighborhood	CHELSEA	MURRAY HILL	FASHION
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	32	13	80
Year Built	1906	1920	2000
Gross SqFt	77,530	34,545	82,853
Estimated Gross Income	\$2,100,000	\$871,000	\$2,111,000
Gross Income per SqFt	\$27.10	\$25.20	\$25.50
Full Market Value	\$10,200,000	\$3,890,000	\$10,200,000
Market Value per SqFt	\$132.00	\$113.00	\$123.00
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00795-0014	1-00802-0001	1-00786-0042
Address	139 WEST 19 STREET	283 7 AVENUE	488 7 AVENUE
Neighborhood	CHELSEA	CHELSEA	FASHION
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	23	18	108
Year Built	1909	1920	1902
Gross SqFt	68,671	25,144	88,872
Estimated Gross Income	\$1,600,000	\$521,000	\$2,889,000
Gross Income per SqFt	\$23.30	\$20.72	\$32.50
Full Market Value	\$7,150,000	\$2,330,000	\$14,000,000
Market Value per SqFt	\$104.00	\$93.00	\$158.00
Distance from Cooperative in miles		0.35	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00795-0061	1-00770-0040	1-00771-0062
Address	134 WEST 20 STREET	178 7 AVENUE	244 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	17	13	20
Year Built	1901	1982	1901
Gross SqFt	8,855	7,682	9,620
Estimated Gross Income	\$285,000	\$272,000	\$325,000
Gross Income per SqFt	\$32.20	\$35.40	\$33.80
Full Market Value	\$805,000	\$1,370,000	\$1,570,000
Market Value per SqFt	\$91.00	\$178.00	\$163.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00796-0001	1-01513-0070	1-00909-0043
Address	171 7 AVENUE	1009 PARK AVENUE	220 EAST 29 STREET
Neighborhood	CHELSEA	UPPER EAST SIDE (79-96)	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	62	28	82
Year Built	1938	1924	1910
Gross SqFt	62,158	63,167	41,094
Estimated Gross Income	\$1,800,000	\$1,992,742	\$1,288,032
Gross Income per SqFt	\$29.00	\$31.50	\$31.30
Full Market Value	\$8,720,000	\$9,650,000	\$6,240,000
Market Value per SqFt	\$140.00	\$153.00	\$152.00
Distance from Cooperative in miles		3.20	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00796-0007	1-00860-0015	1-01517-0020
Address	147 WEST 20 STREET	118 MADISON AVENUE	1327 LEXINGTON AVENUE
Neighborhood	CHELSEA	MURRAY HILL	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	61	13	97
Year Built	1938	1920	1927
Gross SqFt	57,606	34,545	87,192
Estimated Gross Income	\$1,450,000	\$871,000	\$2,385,489
Gross Income per SqFt	\$25.20	\$25.20	\$27.40
Full Market Value	\$6,480,000	\$3,890,000	\$11,600,000
Market Value per SqFt	\$112.00	\$113.00	\$133.00
Distance from Cooperative in miles		0.60	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00796-0013	1-00773-0027	1-00754-0001
Address	143 WEST 20 STREET	225 WEST 23 STREET	363 WEST 30 STREET
Neighborhood	CHELSEA	CHELSEA	FASHION
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	14	138	80
Year Built	1909	1930	2000
Gross SqFt	51,206	66,524	82,853
Estimated Gross Income	\$1,350,000	\$1,703,000	\$2,111,000
Gross Income per SqFt	\$26.40	\$25.60	\$25.50
Full Market Value	\$6,540,000	\$7,610,000	\$10,200,000
Market Value per SqFt	\$128.00	\$114.00	\$123.00
Distance from Cooperative in miles		0.20	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00797-0076	1-00875-0003	1-00913-0014
Address	162 WEST 22 STREET	239 PARK AVENUE SOUTH	233 EAST 32 STREET
Neighborhood	CHELSEA	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	42	46	53
Year Built	1950	1911	1925
Gross SqFt	31,759	51,122	38,918
Estimated Gross Income	\$890,000	\$1,289,921	\$979,098
Gross Income per SqFt	\$28.00	\$25.20	\$25.20
Full Market Value	\$4,310,000	\$5,760,000	\$4,380,000
Market Value per SqFt	\$136.00	\$113.00	\$113.00
Distance from Cooperative in miles		0.50	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00798-0017	1-00773-0027	1-00753-0078
Address	147 WEST 22 STREET	225 WEST 23 STREET	342 9 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	15	138	63
Year Built	1909	1930	1940
Gross SqFt	45,451	66,524	45,000
Estimated Gross Income	\$1,300,000	\$1,703,000	\$1,797,000
Gross Income per SqFt	\$28.60	\$25.60	\$39.90
Full Market Value	\$6,300,000	\$7,610,000	\$9,040,000
Market Value per SqFt	\$139.00	\$114.00	\$201.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00798-0026	1-00773-0027	1-00754-0001
Address	129 WEST 22 STREET	225 WEST 23 STREET	363 WEST 30 STREET
Neighborhood	CHELSEA	CHELSEA	FASHION
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	17	138	80
Year Built	1909	1930	2000
Gross SqFt	49,664	66,524	82,853
Estimated Gross Income	\$1,400,000	\$1,703,000	\$2,111,000
Gross Income per SqFt	\$28.20	\$25.60	\$25.50
Full Market Value	\$6,780,000	\$7,610,000	\$10,200,000
Market Value per SqFt	\$137.00	\$114.00	\$123.00
Distance from Cooperative in miles		0.20	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00798-0071	1-01154-0202	1-01205-0029
Address	148 WEST 23 STREET	236 WEST 64 STREET	315 CENTRAL PARK WEST
Neighborhood	CHELSEA	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	107	63	51
Year Built	1910	1911	1911
Gross SqFt	127,000	42,102	109,769
Estimated Gross Income	\$3,000,000	\$698,893	\$2,280,816
Gross Income per SqFt	\$23.62	\$16.60	\$20.78
Full Market Value	\$13,400,000	\$2,840,000	\$10,200,000
Market Value per SqFt	\$106.00	\$67.00	\$93.00
Distance from Cooperative in miles		2.10	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00799-0035	1-00173-0017	1-01450-0012
Address	101 WEST 23 STREET	74 LEONARD STREET	319 EAST 75 STREET
Neighborhood	CHELSEA	CIVIC CENTER	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	84	19	22
Year Built	1958	1920	1910
Gross SqFt	94,835	23,000	11,105
Estimated Gross Income	\$2,360,000	\$764,408	\$307,191
Gross Income per SqFt	\$24.89	\$33.20	\$27.70
Full Market Value	\$10,500,000	\$3,700,000	\$1,490,000
Market Value per SqFt	\$111.00	\$161.00	\$134.00
Distance from Cooperative in miles		1.90	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00799-0057	1-00754-0001	1-00772-0018
Address	130 WEST 24 STREET	363 WEST 30 STREET	235 WEST 22 STREET
Neighborhood	CHELSEA	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	13	80	150
Year Built	1898	2000	1974
Gross SqFt	33,514	82,853	116,586
Estimated Gross Income	\$870,000	\$2,111,000	\$3,136,000
Gross Income per SqFt	\$26.00	\$25.50	\$26.90
Full Market Value	\$4,220,000	\$10,200,000	\$15,200,000
Market Value per SqFt	\$126.00	\$123.00	\$130.00
Distance from Cooperative in miles		0.50	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00801-0030	1-00786-0042	1-00846-0041
Address	107 WEST 25 STREET	488 7 AVENUE	220 PARK AVENUE SOUTH
Neighborhood	CHELSEA	FASHION	FLATIRON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	27	108	36
Year Built	1905	1902	1900
Gross SqFt	41,042	88,872	33,638
Estimated Gross Income	\$1,400,000	\$2,889,000	\$1,253,000
Gross Income per SqFt	\$34.10	\$32.50	\$37.20
Full Market Value	\$7,040,000	\$14,000,000	\$6,300,000
Market Value per SqFt	\$172.00	\$158.00	\$187.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00801-0065	1-00754-0001	1-00772-0018
Address	142 WEST 26 STREET	363 WEST 30 STREET	235 WEST 22 STREET
Neighborhood	CHELSEA	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	18	80	150
Year Built	1911	2000	1974
Gross SqFt	52,543	82,853	116,586
Estimated Gross Income	\$1,400,000	\$2,111,000	\$3,136,000
Gross Income per SqFt	\$26.60	\$25.50	\$26.90
Full Market Value	\$6,780,000	\$10,200,000	\$15,200,000
Market Value per SqFt	\$129.00	\$123.00	\$130.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00802-0031	1-00765-0001	1-00772-0018
Address	109 WEST 26 STREET	102 8 AVENUE	235 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	C4-WALK-UP	D1-ELEVATOR
Total Units	15	225	150
Year Built	1910	1905	1974
Gross SqFt	53,350	115,046	116,586
Estimated Gross Income	\$1,400,000	\$2,238,000	\$3,136,000
Gross Income per SqFt	\$26.20	\$19.45	\$26.90
Full Market Value	\$6,780,000	\$10,000,000	\$15,200,000
Market Value per SqFt	\$127.00	\$87.00	\$130.00
Distance from Cooperative in miles		0.55	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00802-0052	1-00754-0001	1-00772-0018
Address	114 WEST 27 STREET	363 WEST 30 STREET	235 WEST 22 STREET
Neighborhood	CHELSEA	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	20	80	150
Year Built	1907	2000	1974
Gross SqFt	50,400	82,853	116,586
Estimated Gross Income	\$1,350,000	\$2,111,000	\$3,136,000
Gross Income per SqFt	\$26.80	\$25.50	\$26.90
Full Market Value	\$6,540,000	\$10,200,000	\$15,200,000
Market Value per SqFt	\$130.00	\$123.00	\$130.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00803-0014	1-00860-0015	1-00754-0001
Address	143 WEST 27 STREET	118 MADISON AVENUE	363 WEST 30 STREET
Neighborhood	CHELSEA	MURRAY HILL	FASHION
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	16	13	80
Year Built	1910	1920	2000
Gross SqFt	20,026	34,545	82,853
Estimated Gross Income	\$480,000	\$871,000	\$2,111,000
Gross Income per SqFt	\$23.97	\$25.20	\$25.50
Full Market Value	\$2,150,000	\$3,890,000	\$10,200,000
Market Value per SqFt	\$107.00	\$113.00	\$123.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00803-0065	1-00745-0026	1-00753-0048
Address	146 WEST 28 STREET	313 WEST 21 STREET	308 WEST 30 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	35	61
Year Built	1910	1938	1925
Gross SqFt	28,250	20,496	53,449
Estimated Gross Income	\$525,000	\$301,000	\$995,000
Gross Income per SqFt	\$18.58	\$14.69	\$18.62
Full Market Value	\$2,140,000	\$1,190,000	\$4,050,000
Market Value per SqFt	\$76.00	\$58.00	\$76.00
Distance from Cooperative in miles		0.45	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00804-0008	1-00867-0048	1-00753-0078
Address	151 WEST 28 STREET	28 EAST 38 STREET	342 9 AVENUE
Neighborhood	FASHION	MURRAY HILL	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	19	25	63
Year Built	1922	1900	1940
Gross SqFt	39,471	20,101	45,000
Estimated Gross Income	\$1,100,000	\$445,000	\$1,797,000
Gross Income per SqFt	\$27.90	\$22.14	\$39.90
Full Market Value	\$5,330,000	\$1,990,000	\$9,040,000
Market Value per SqFt	\$135.00	\$99.00	\$201.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00804-0018	1-00867-0048	1-00753-0078
Address	131 WEST 28 STREET	28 EAST 38 STREET	342 9 AVENUE
Neighborhood	FASHION	MURRAY HILL	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	25	25	63
Year Built	1909	1900	1940
Gross SqFt	34,689	20,101	45,000
Estimated Gross Income	\$1,050,000	\$445,000	\$1,797,000
Gross Income per SqFt	\$30.30	\$22.14	\$39.90
Full Market Value	\$5,090,000	\$1,990,000	\$9,040,000
Market Value per SqFt	\$147.00	\$99.00	\$201.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00804-0049	1-00867-0048	1-00753-0078
Address	114 WEST 29 STREET	28 EAST 38 STREET	342 9 AVENUE
Neighborhood	FASHION	MURRAY HILL	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	46	25	63
Year Built	1912	1900	1940
Gross SqFt	73,668	20,101	45,000
Estimated Gross Income	\$2,100,000	\$445,000	\$1,797,000
Gross Income per SqFt	\$28.50	\$22.14	\$39.90
Full Market Value	\$10,200,000	\$1,990,000	\$9,040,000
Market Value per SqFt	\$138.00	\$99.00	\$201.00
Distance from Cooperative in miles		0.60	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00816-0031	1-00934-0020	1-01375-0037
Address	3 WEST 14 STREET	339 EAST 28 STREET	530 PARK AVENUE
Neighborhood	FLATIRON	KIPS BAY	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	439	123	187
Year Built	1964	1900	1941
Gross SqFt	350,000	110,139	190,227
Estimated Gross Income	\$10,500,000	\$4,016,851	\$5,651,106
Gross Income per SqFt	\$30.00	\$36.50	\$29.70
Full Market Value	\$50,900,000	\$20,200,000	\$27,400,000
Market Value per SqFt	\$145.00	\$183.00	\$144.00
Distance from Cooperative in miles		0.95	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00816-0059	1-00773-0027	1-00798-0066
Address	30 WEST 15 STREET	225 WEST 23 STREET	142 WEST 23 STREET
Neighborhood	FLATIRON	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	22	138	70
Year Built	1908	1930	1989
Gross SqFt	60,139	66,524	48,680
Estimated Gross Income	\$1,750,000	\$1,703,000	\$1,832,000
Gross Income per SqFt	\$29.10	\$25.60	\$37.60
Full Market Value	\$8,480,000	\$7,610,000	\$9,210,000
Market Value per SqFt	\$141.00	\$114.00	\$189.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00816-0062	1-00773-0027	1-00798-0066
Address	36 WEST 15 STREET	225 WEST 23 STREET	142 WEST 23 STREET
Neighborhood	FLATIRON	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	12	138	70
Year Built	1909	1930	1989
Gross SqFt	31,272	66,524	48,680
Estimated Gross Income	\$950,000	\$1,703,000	\$1,832,000
Gross Income per SqFt	\$30.40	\$25.60	\$37.60
Full Market Value	\$4,600,000	\$7,610,000	\$9,210,000
Market Value per SqFt	\$147.00	\$114.00	\$189.00
Distance from Cooperative in miles		0.55	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00816-0063	1-00773-0027	1-00798-0066
Address	38 WEST 15 STREET	225 WEST 23 STREET	142 WEST 23 STREET
Neighborhood	FLATIRON	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	13	138	70
Year Built	1903	1930	1989
Gross SqFt	27,075	66,524	48,680
Estimated Gross Income	\$750,000	\$1,703,000	\$1,832,000
Gross Income per SqFt	\$27.70	\$25.60	\$37.60
Full Market Value	\$3,630,000	\$7,610,000	\$9,210,000
Market Value per SqFt	\$134.00	\$114.00	\$189.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00816-0078	1-00773-0027	1-00798-0066
Address	546 6 AVENUE	225 WEST 23 STREET	142 WEST 23 STREET
Neighborhood	FLATIRON	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	13	138	70
Year Built	1920	1930	1989
Gross SqFt	22,000	66,524	48,680
Estimated Gross Income	\$610,000	\$1,703,000	\$1,832,000
Gross Income per SqFt	\$27.70	\$25.60	\$37.60
Full Market Value	\$2,960,000	\$7,610,000	\$9,210,000
Market Value per SqFt	\$135.00	\$114.00	\$189.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00817-0025	1-00757-0066	1-00754-0001
Address	29 WEST 15 STREET	354 WEST 34 STREET	363 WEST 30 STREET
Neighborhood	FLATIRON	FASHION	FASHION
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	11	253	80
Year Built	1905	1930	2000
Gross SqFt	22,220	279,392	82,853
Estimated Gross Income	\$600,000	\$7,517,000	\$2,111,000
Gross Income per SqFt	\$27.00	\$26.90	\$25.50
Full Market Value	\$2,910,000	\$36,400,000	\$10,200,000
Market Value per SqFt	\$131.00	\$130.00	\$123.00
Distance from Cooperative in miles		1.00	0.90

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00817-0029	1-00015-0022	1-01437-0022
Address	5 WEST 15 STREET	21 WEST STREET	359 EAST 62 STREET
Neighborhood	FLATIRON	FINANCIAL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	491	293	54
Year Built	1964	1931	1930
Gross SqFt	415,000	335,746	46,356
Estimated Gross Income	\$9,600,000	\$9,206,633	\$1,294,745
Gross Income per SqFt	\$23.13	\$27.40	\$27.90
Full Market Value	\$42,900,000	\$44,600,000	\$6,270,000
Market Value per SqFt	\$103.00	\$133.00	\$135.00
Distance from Cooperative in miles		2.45	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00817-0057	1-00774-0076	1-00860-0015
Address	4 WEST 16 STREET	270 WEST 25 STREET	118 MADISON AVENUE
Neighborhood	FLATIRON	CHELSEA	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	17	20	13
Year Built	1902	1930	1920
Gross SqFt	33,080	13,400	34,545
Estimated Gross Income	\$825,000	\$348,000	\$871,000
Gross Income per SqFt	\$24.94	\$26.00	\$25.20
Full Market Value	\$3,690,000	\$1,690,000	\$3,890,000
Market Value per SqFt	\$112.00	\$126.00	\$113.00
Distance from Cooperative in miles		0.55	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00817-0085	1-01421-0005	1-00879-0027
Address	568 6 AVENUE	205 EAST 66 STREET	143 EAST 23 STREET
Neighborhood	FLATIRON	UPPER EAST SIDE (59-79)	GRAMERCY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	121	257	327
Year Built	1955	1880	1928
Gross SqFt	126,300	170,424	101,857
Estimated Gross Income	\$3,200,000	\$4,319,084	\$3,039,895
Gross Income per SqFt	\$25.30	\$25.30	\$29.80
Full Market Value	\$14,300,000	\$19,300,000	\$8,580,000
Market Value per SqFt	\$113.00	\$113.00	\$84.00
Distance from Cooperative in miles		2.55	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00818-0058	1-01041-0038	1-01490-0122
Address	12 WEST 17 STREET	306 WEST 51 STREET	555 EAST 78 STREET
Neighborhood	FLATIRON	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	12	38	87
Year Built	1925	1945	1940
Gross SqFt	30,240	25,482	75,854
Estimated Gross Income	\$900,000	\$818,760	\$2,586,123
Gross Income per SqFt	\$29.80	\$32.10	\$34.10
Full Market Value	\$4,360,000	\$3,970,000	\$13,000,000
Market Value per SqFt	\$144.00	\$156.00	\$171.00
Distance from Cooperative in miles		1.75	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00818-0059	1-00757-0066	1-00786-0042
Address	14 WEST 17 STREET	354 WEST 34 STREET	488 7 AVENUE
Neighborhood	FLATIRON	FASHION	FASHION
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	19	253	108
Year Built	1906	1930	1902
Gross SqFt	50,672	279,392	88,872
Estimated Gross Income	\$1,300,000	\$7,517,000	\$2,889,000
Gross Income per SqFt	\$25.70	\$26.90	\$32.50
Full Market Value	\$6,300,000	\$36,400,000	\$14,000,000
Market Value per SqFt	\$124.00	\$130.00	\$158.00
Distance from Cooperative in miles		0.95	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00818-0073	1-00757-0066	1-00786-0042
Address	40 WEST 17 STREET	354 WEST 34 STREET	488 7 AVENUE
Neighborhood	FLATIRON	FASHION	FASHION
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	23	253	108
Year Built	1910	1930	1902
Gross SqFt	49,520	279,392	88,872
Estimated Gross Income	\$1,340,000	\$7,517,000	\$2,889,000
Gross Income per SqFt	\$27.10	\$26.90	\$32.50
Full Market Value	\$6,490,000	\$36,400,000	\$14,000,000
Market Value per SqFt	\$131.00	\$130.00	\$158.00
Distance from Cooperative in miles		0.95	1.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00821-0038	1-00850-0064	1-00786-0042
Address	142 5 AVENUE	12 EAST 22 STREET	488 7 AVENUE
Neighborhood	FLATIRON	FLATIRON	FASHION
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	23	87	108
Year Built	1900	1911	1902
Gross SqFt	91,000	78,646	88,872
Estimated Gross Income	\$2,774,590	\$2,552,000	\$2,889,000
Gross Income per SqFt	\$30.50	\$32.40	\$32.50
Full Market Value	\$13,400,000	\$12,400,000	\$14,000,000
Market Value per SqFt	\$147.00	\$158.00	\$158.00
Distance from Cooperative in miles		0.25	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00822-0045	1-01041-0011	1-01496-0021
Address	4 WEST 21 STREET	335 WEST 50 STREET	1125 MADISON AVENUE
Neighborhood	FLATIRON	MIDTOWN WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	58	151	41
Year Built	2005	1930	1922
Gross SqFt	119,136	150,000	113,052
Estimated Gross Income	\$4,100,000	\$5,028,000	\$4,215,336
Gross Income per SqFt	\$34.40	\$33.50	\$37.30
Full Market Value	\$31,800,000	\$14,200,000	\$21,200,000
Market Value per SqFt	\$267.00	\$95.00	\$188.00
Distance from Cooperative in miles		1.55	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00823-0065	1-00757-0066	1-00754-0001
Address	40 WEST 22 STREET	354 WEST 34 STREET	363 WEST 30 STREET
Neighborhood	FLATIRON	FASHION	FASHION
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	13	253	80
Year Built	1909	1930	2000
Gross SqFt	50,313	279,392	82,853
Estimated Gross Income	\$1,310,000	\$7,517,000	\$2,111,000
Gross Income per SqFt	\$26.00	\$26.90	\$25.50
Full Market Value	\$6,350,000	\$36,400,000	\$10,200,000
Market Value per SqFt	\$126.00	\$130.00	\$123.00
Distance from Cooperative in miles		0.80	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00825-0071	1-00757-0066	1-00754-0001
Address	36 WEST 24 STREET	354 WEST 34 STREET	363 WEST 30 STREET
Neighborhood	FLATIRON	FASHION	FASHION
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	26	253	80
Year Built	1905	1930	2000
Gross SqFt	69,823	279,392	82,853
Estimated Gross Income	\$1,700,000	\$7,517,000	\$2,111,000
Gross Income per SqFt	\$24.35	\$26.90	\$25.50
Full Market Value	\$7,600,000	\$36,400,000	\$10,200,000
Market Value per SqFt	\$109.00	\$130.00	\$123.00
Distance from Cooperative in miles		0.70	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00826-0029	1-00786-0042	1-00860-0024
Address	13 WEST 24 STREET	488 7 AVENUE	27 EAST 30 STREET
Neighborhood	FLATIRON	FASHION	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	13	108	35
Year Built	1906	1902	1925
Gross SqFt	48,991	88,872	21,095
Estimated Gross Income	\$1,340,000	\$2,889,000	\$668,000
Gross Income per SqFt	\$27.40	\$32.50	\$31.70
Full Market Value	\$6,490,000	\$14,000,000	\$3,240,000
Market Value per SqFt	\$132.00	\$158.00	\$154.00
Distance from Cooperative in miles		0.70	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00827-0042	1-00786-0042	1-00860-0024
Address	208 5 AVENUE	488 7 AVENUE	27 EAST 30 STREET
Neighborhood	FLATIRON	FASHION	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	12	108	35
Year Built	1915	1902	1925
Gross SqFt	23,261	88,872	21,095
Estimated Gross Income	\$675,000	\$2,889,000	\$668,000
Gross Income per SqFt	\$29.00	\$32.50	\$31.70
Full Market Value	\$3,270,000	\$14,000,000	\$3,240,000
Market Value per SqFt	\$141.00	\$158.00	\$154.00
Distance from Cooperative in miles		0.70	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00827-0060	1-00786-0042	1-00860-0024
Address	22 WEST 26 STREET	488 7 AVENUE	27 EAST 30 STREET
Neighborhood	FLATIRON	FASHION	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	21	108	35
Year Built	1910	1902	1925
Gross SqFt	48,685	88,872	21,095
Estimated Gross Income	\$1,330,000	\$2,889,000	\$668,000
Gross Income per SqFt	\$27.30	\$32.50	\$31.70
Full Market Value	\$6,440,000	\$14,000,000	\$3,240,000
Market Value per SqFt	\$132.00	\$158.00	\$154.00
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00827-0068	1-00757-0066	1-00786-0042
Address	38 WEST 26 STREET	354 WEST 34 STREET	488 7 AVENUE
Neighborhood	FLATIRON	FASHION	FASHION
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	13	253	108
Year Built	1909	1930	1902
Gross SqFt	65,150	279,392	88,872
Estimated Gross Income	\$1,500,000	\$7,517,000	\$2,889,000
Gross Income per SqFt	\$23.02	\$26.90	\$32.50
Full Market Value	\$6,700,000	\$36,400,000	\$14,000,000
Market Value per SqFt	\$103.00	\$130.00	\$158.00
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00830-0046	1-00757-0066	1-00786-0042
Address	2 WEST 29 STREET	354 WEST 34 STREET	488 7 AVENUE
Neighborhood	FASHION	FASHION	FASHION
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	24	253	108
Year Built	1928	1930	1902
Gross SqFt	69,649	279,392	88,872
Estimated Gross Income	\$1,550,000	\$7,517,000	\$2,889,000
Gross Income per SqFt	\$22.25	\$26.90	\$32.50
Full Market Value	\$6,930,000	\$36,400,000	\$14,000,000
Market Value per SqFt	\$99.00	\$130.00	\$158.00
Distance from Cooperative in miles		0.60	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00830-0074	1-00860-0022	1-00851-0060
Address	46 WEST 29 STREET	119 MADISON AVENUE	18 EAST 23 STREET
Neighborhood	FASHION	MURRAY HILL	FLATIRON
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	27	112	18
Year Built	1924	1938	1900
Gross SqFt	61,418	111,457	10,889
Estimated Gross Income	\$1,800,000	\$3,151,000	\$335,000
Gross Income per SqFt	\$29.30	\$28.30	\$30.80
Full Market Value	\$8,720,000	\$15,300,000	\$1,620,000
Market Value per SqFt	\$142.00	\$137.00	\$149.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00831-0020	1-00754-0001	1-00757-0066
Address	1200 BROADWAY	363 WEST 30 STREET	354 WEST 34 STREET
Neighborhood	FASHION	FASHION	FASHION
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	45	80	253
Year Built	1906	2000	1930
Gross SqFt	101,808	82,853	279,392
Estimated Gross Income	\$2,600,000	\$2,111,000	\$7,517,000
Gross Income per SqFt	\$25.50	\$25.50	\$26.90
Full Market Value	\$12,600,000	\$10,200,000	\$36,400,000
Market Value per SqFt	\$124.00	\$123.00	\$130.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00832-0032	1-00754-0001	1-00757-0066
Address	11 WEST 30 STREET	363 WEST 30 STREET	354 WEST 34 STREET
Neighborhood	FASHION	FASHION	FASHION
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	23	80	253
Year Built	1927	2000	1930
Gross SqFt	62,091	82,853	279,392
Estimated Gross Income	\$1,400,000	\$2,111,000	\$7,517,000
Gross Income per SqFt	\$22.55	\$25.50	\$26.90
Full Market Value	\$6,260,000	\$10,200,000	\$36,400,000
Market Value per SqFt	\$101.00	\$123.00	\$130.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00832-0039	1-00914-0011	1-01843-0020
Address	284 5 AVENUE	221 EAST 33 STREET	152 MANHATTAN AVENUE
Neighborhood	FASHION	MURRAY HILL	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	40	45	81
Year Built	1900	1900	1900
Gross SqFt	48,552	35,508	75,164
Estimated Gross Income	\$980,000	\$738,430	\$1,574,013
Gross Income per SqFt	\$20.18	\$20.80	\$20.94
Full Market Value	\$4,380,000	\$3,300,000	\$4,450,000
Market Value per SqFt	\$90.00	\$93.00	\$59.00
Distance from Cooperative in miles		0.55	3.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00833-0022	1-01253-0035	1-01832-0013
Address	31 WEST 31 STREET	310 WEST 95 STREET	35 WEST 96 STREET
Neighborhood	FASHION	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	11	45	128
Year Built	1905	1925	1907
Gross SqFt	32,032	37,674	36,264
Estimated Gross Income	\$830,000	\$1,270,036	\$1,049,132
Gross Income per SqFt	\$25.90	\$33.70	\$28.90
Full Market Value	\$4,020,000	\$6,150,000	\$5,080,000
Market Value per SqFt	\$125.00	\$163.00	\$140.00
Distance from Cooperative in miles		3.30	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00836-0064	1-00909-0043	1-00791-0078
Address	36 WEST 35 STREET	220 EAST 29 STREET	91 7 AVENUE
Neighborhood	FASHION	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	37	82	69
Year Built	1930	1910	1920
Gross SqFt	24,646	41,094	62,400
Estimated Gross Income	\$710,000	\$1,288,032	\$1,889,000
Gross Income per SqFt	\$28.80	\$31.30	\$30.30
Full Market Value	\$3,440,000	\$6,240,000	\$9,150,000
Market Value per SqFt	\$140.00	\$152.00	\$147.00
Distance from Cooperative in miles		0.60	0.95

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00837-0040	1-00796-0048	1-00797-0074
Address	372 5 AVENUE	120 WEST 21 STREET	160 WEST 22 STREET
Neighborhood	FASHION	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	129	213	49
Year Built	1928	2000	2000
Gross SqFt	127,666	174,621	41,423
Estimated Gross Income	\$3,700,000	\$4,760,000	\$1,188,000
Gross Income per SqFt	\$29.00	\$27.30	\$28.70
Full Market Value	\$17,900,000	\$23,100,000	\$5,760,000
Market Value per SqFt	\$140.00	\$132.00	\$139.00
Distance from Cooperative in miles		0.75	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00839-0062	1-00798-0066	1-00795-0001
Address	26 WEST 38 STREET	142 WEST 23 STREET	180 WEST 20 STREET
Neighborhood	FASHION	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	11	70	259
Year Built	1910	1989	2000
Gross SqFt	14,439	48,680	274,659
Estimated Gross Income	\$530,000	\$1,832,000	\$10,904,000
Gross Income per SqFt	\$36.70	\$37.60	\$39.70
Full Market Value	\$2,660,000	\$9,210,000	\$54,800,000
Market Value per SqFt	\$184.00	\$189.00	\$200.00
Distance from Cooperative in miles		0.75	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00839-0063	1-00754-0001	1-00790-0028
Address	28 WEST 38 STREET	363 WEST 30 STREET	103 WEST 14 STREET
Neighborhood	FASHION	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	24	80	58
Year Built	1910	2000	1950
Gross SqFt	55,870	82,853	55,233
Estimated Gross Income	\$1,500,000	\$2,111,000	\$1,411,000
Gross Income per SqFt	\$26.80	\$25.50	\$25.50
Full Market Value	\$7,270,000	\$10,200,000	\$6,840,000
Market Value per SqFt	\$130.00	\$123.00	\$124.00
Distance from Cooperative in miles		0.60	1.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00841-0021	1-00800-0055	1-00790-0068
Address	32 WEST 40 STREET	124 WEST 25 STREET	158 WEST 15 STREET
Neighborhood	FASHION	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	11	21
Year Built	1920	1901	1901
Gross SqFt	10,329	10,160	10,855
Estimated Gross Income	\$262,000	\$246,000	\$262,000
Gross Income per SqFt	\$25.40	\$24.21	\$24.14
Full Market Value	\$1,170,000	\$1,100,000	\$1,170,000
Market Value per SqFt	\$113.00	\$108.00	\$108.00
Distance from Cooperative in miles		0.75	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00841-0066	1-00818-0037	1-00776-0009
Address	28 WEST 40 STREET	5 WEST 16 STREET	251 WEST 26 STREET
Neighborhood	FASHION	FLATIRON	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	11	16	17
Year Built	1920	1925	1901
Gross SqFt	8,508	8,469	10,025
Estimated Gross Income	\$270,000	\$283,000	\$332,000
Gross Income per SqFt	\$31.70	\$33.40	\$33.10
Full Market Value	\$1,310,000	\$1,370,000	\$1,610,000
Market Value per SqFt	\$154.00	\$162.00	\$161.00
Distance from Cooperative in miles		1.10	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00841-0069	1-02138-0108	1-01253-0035
Address	30 WEST 40 STREET	4005 BROADWAY	310 WEST 95 STREET
Neighborhood	FASHION	WASHINGTON HEIGHTS LOWER	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	64	49	45
Year Built	1907	1920	1925
Gross SqFt	69,925	65,448	37,674
Estimated Gross Income	\$2,200,000	\$2,181,788	\$1,270,036
Gross Income per SqFt	\$31.50	\$33.30	\$33.70
Full Market Value	\$10,700,000	\$10,600,000	\$6,150,000
Market Value per SqFt	\$153.00	\$162.00	\$163.00
Distance from Cooperative in miles		6.60	2.95

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00841-0070	1-00310-0027	1-01594-0050
Address	36 WEST 40 STREET	35 ESSEX STREET	24 WEST 111 STREET
Neighborhood	FASHION	LOWER EAST SIDE	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	11	31	25
Year Built	1930	1910	1920
Gross SqFt	11,666	31,536	29,500
Estimated Gross Income	\$370,000	\$985,215	\$484,095
Gross Income per SqFt	\$31.70	\$31.20	\$16.41
Full Market Value	\$1,790,000	\$4,770,000	\$1,370,000
Market Value per SqFt	\$153.00	\$151.00	\$46.40
Distance from Cooperative in miles		2.50	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00842-0007	1-01375-0037	1-01128-0021
Address	7 EAST 14 STREET	530 PARK AVENUE	15 WEST 75 STREET
Neighborhood	FLATIRON	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	504	187	41
Year Built	1965	1941	1927
Gross SqFt	430,000	190,227	59,956
Estimated Gross Income	\$10,000,000	\$5,651,106	\$1,043,234
Gross Income per SqFt	\$23.26	\$29.70	\$17.40
Full Market Value	\$44,700,000	\$27,400,000	\$4,240,000
Market Value per SqFt	\$104.00	\$144.00	\$71.00
Distance from Cooperative in miles		2.25	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00844-0011	1-00860-0022	1-00851-0060
Address	15 EAST 16 STREET	119 MADISON AVENUE	18 EAST 23 STREET
Neighborhood	FLATIRON	MURRAY HILL	FLATIRON
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	112	18
Year Built	1908	1938	1900
Gross SqFt	49,520	111,457	10,889
Estimated Gross Income	\$1,350,000	\$3,151,000	\$335,000
Gross Income per SqFt	\$27.30	\$28.30	\$30.80
Full Market Value	\$6,540,000	\$15,300,000	\$1,620,000
Market Value per SqFt	\$132.00	\$137.00	\$149.00
Distance from Cooperative in miles		0.65	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00846-0064	1-00860-0022	1-00851-0060
Address	18 EAST 18 STREET	119 MADISON AVENUE	18 EAST 23 STREET
Neighborhood	FLATIRON	MURRAY HILL	FLATIRON
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	112	18
Year Built	1900	1938	1900
Gross SqFt	36,400	111,457	10,889
Estimated Gross Income	\$1,100,000	\$3,151,000	\$335,000
Gross Income per SqFt	\$30.20	\$28.30	\$30.80
Full Market Value	\$5,330,000	\$15,300,000	\$1,620,000
Market Value per SqFt	\$146.00	\$137.00	\$149.00
Distance from Cooperative in miles		0.65	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00846-0071	1-00754-0001	1-00865-0032
Address	105 5 AVENUE	363 WEST 30 STREET	20 PARK AVENUE
Neighborhood	FLATIRON	FASHION	MURRAY HILL
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	43	80	102
Year Built	1907	2000	1939
Gross SqFt	102,017	82,853	101,306
Estimated Gross Income	\$2,600,000	\$2,111,000	\$2,535,000
Gross Income per SqFt	\$25.50	\$25.50	\$25.00
Full Market Value	\$12,600,000	\$10,200,000	\$11,300,000
Market Value per SqFt	\$124.00	\$123.00	\$112.00
Distance from Cooperative in miles		0.90	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00847-0024	1-00895-0082	1-01154-0206
Address	874 BROADWAY	114 EAST 40 STREET	242 WEST 64 STREET
Neighborhood	FLATIRON	MURRAY HILL	UPPER WEST SIDE (59-79)
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	37	54
Year Built	1900	1925	1911
Gross SqFt	43,073	26,178	42,102
Estimated Gross Income	\$1,000,000	\$583,139	\$1,143,911
Gross Income per SqFt	\$23.22	\$22.28	\$27.20
Full Market Value	\$4,470,000	\$2,610,000	\$5,540,000
Market Value per SqFt	\$104.00	\$100.00	\$132.00
Distance from Cooperative in miles		1.05	2.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00847-0038	1-01863-0029	1-01895-0023
Address	222 PARK AVENUE SOUTH	980 COLUMBUS AVENUE	2891 BROADWAY
Neighborhood	FLATIRON	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	54	98	255
Year Built	1910	1900	1911
Gross SqFt	106,841	67,535	88,332
Estimated Gross Income	\$2,600,000	\$1,992,809	\$2,134,690
Gross Income per SqFt	\$24.34	\$29.50	\$24.17
Full Market Value	\$11,600,000	\$5,630,000	\$9,540,000
Market Value per SqFt	\$109.00	\$83.00	\$108.00
Distance from Cooperative in miles		4.60	4.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00847-0050	1-00895-0082	1-01154-0206
Address	40 EAST 19 STREET	114 EAST 40 STREET	242 WEST 64 STREET
Neighborhood	FLATIRON	MURRAY HILL	UPPER WEST SIDE (59-79)
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	37	54
Year Built	1905	1925	1911
Gross SqFt	37,857	26,178	42,102
Estimated Gross Income	\$900,000	\$583,139	\$1,143,911
Gross Income per SqFt	\$23.77	\$22.28	\$27.20
Full Market Value	\$4,020,000	\$2,610,000	\$5,540,000
Market Value per SqFt	\$106.00	\$100.00	\$132.00
Distance from Cooperative in miles		1.05	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00848-0012	1-00895-0082	1-01154-0206
Address	889 BROADWAY	114 EAST 40 STREET	242 WEST 64 STREET
Neighborhood	FLATIRON	MURRAY HILL	UPPER WEST SIDE (59-79)
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	19	37	54
Year Built	1920	1925	1911
Gross SqFt	38,983	26,178	42,102
Estimated Gross Income	\$950,000	\$583,139	\$1,143,911
Gross Income per SqFt	\$24.37	\$22.28	\$27.20
Full Market Value	\$4,250,000	\$2,610,000	\$5,540,000
Market Value per SqFt	\$109.00	\$100.00	\$132.00
Distance from Cooperative in miles		1.00	2.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00848-0074	1-00895-0082	1-01154-0206
Address	129 5 AVENUE	114 EAST 40 STREET	242 WEST 64 STREET
Neighborhood	FLATIRON	MURRAY HILL	UPPER WEST SIDE (59-79)
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	37	54
Year Built	1905	1925	1911
Gross SqFt	57,115	26,178	42,102
Estimated Gross Income	\$1,400,000	\$583,139	\$1,143,911
Gross Income per SqFt	\$24.51	\$22.28	\$27.20
Full Market Value	\$6,260,000	\$2,610,000	\$5,540,000
Market Value per SqFt	\$110.00	\$100.00	\$132.00
Distance from Cooperative in miles		1.00	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00849-0055	1-00773-0027	1-00860-0015
Address	30 EAST 21 STREET	225 WEST 23 STREET	118 MADISON AVENUE
Neighborhood	FLATIRON	CHELSEA	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	14	138	13
Year Built	1904	1930	1920
Gross SqFt	32,800	66,524	34,545
Estimated Gross Income	\$850,000	\$1,703,000	\$871,000
Gross Income per SqFt	\$25.90	\$25.60	\$25.20
Full Market Value	\$4,120,000	\$7,610,000	\$3,890,000
Market Value per SqFt	\$126.00	\$114.00	\$113.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00850-0057	1-01562-0016	1-01496-0021
Address	30 EAST 22 STREET	427 EAST 82 STREET	1125 MADISON AVENUE
Neighborhood	FLATIRON	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	23	17	41
Year Built	1925	1900	1922
Gross SqFt	11,380	10,000	113,052
Estimated Gross Income	\$350,000	\$459,608	\$4,215,336
Gross Income per SqFt	\$30.80	\$46.00	\$37.30
Full Market Value	\$1,700,000	\$2,310,000	\$21,200,000
Market Value per SqFt	\$149.00	\$231.00	\$188.00
Distance from Cooperative in miles		3.10	3.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00851-0013	1-01526-0016	1-01496-0021
Address	21 EAST 22 STREET	233 EAST 80 STREET	1125 MADISON AVENUE
Neighborhood	FLATIRON	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	C4-WALK-UP	D6-ELEVATOR
Total Units	129	22	41
Year Built	1911	1910	1922
Gross SqFt	149,276	11,859	113,052
Estimated Gross Income	\$4,700,000	\$299,475	\$4,215,336
Gross Income per SqFt	\$31.50	\$25.30	\$37.30
Full Market Value	\$22,800,000	\$1,340,000	\$21,200,000
Market Value per SqFt	\$153.00	\$113.00	\$188.00
Distance from Cooperative in miles		2.90	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00851-0026	1-00754-0001	1-00773-0027
Address	29 EAST 22 STREET	363 WEST 30 STREET	225 WEST 23 STREET
Neighborhood	FLATIRON	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	21	80	138
Year Built	1907	2000	1930
Gross SqFt	52,676	82,853	66,524
Estimated Gross Income	\$1,400,000	\$2,111,000	\$1,703,000
Gross Income per SqFt	\$26.60	\$25.50	\$25.60
Full Market Value	\$6,780,000	\$10,200,000	\$7,610,000
Market Value per SqFt	\$129.00	\$123.00	\$114.00
Distance from Cooperative in miles		0.80	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00851-0028	1-00445-0055	1-00885-0066
Address	33 EAST 22 STREET	59 EAST 3 STREET	151 LEXINGTON AVENUE
Neighborhood	FLATIRON	EAST VILLAGE	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	40	82	53
Year Built	1938	1910	1945
Gross SqFt	32,415	28,314	28,240
Estimated Gross Income	\$850,000	\$716,300	\$1,088,349
Gross Income per SqFt	\$26.20	\$25.30	\$38.50
Full Market Value	\$4,120,000	\$3,200,000	\$5,470,000
Market Value per SqFt	\$127.00	\$113.00	\$194.00
Distance from Cooperative in miles		1.05	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00857-0018	1-00934-0020	1-01375-0037
Address	66 MADISON AVENUE	339 EAST 28 STREET	530 PARK AVENUE
Neighborhood	FLATIRON	KIPS BAY	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	138	123	187
Year Built	1930	1900	1941
Gross SqFt	140,000	110,139	190,227
Estimated Gross Income	\$4,000,000	\$4,016,851	\$5,651,106
Gross Income per SqFt	\$28.60	\$36.50	\$29.70
Full Market Value	\$19,400,000	\$20,200,000	\$27,400,000
Market Value per SqFt	\$139.00	\$183.00	\$144.00
Distance from Cooperative in miles		0.55	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00858-0032	1-01253-0016	1-00424-0028
Address	41 EAST 28 STREET	311 WEST 94 STREET	139 CHRYSTIE STREET
Neighborhood	MURRAY HILL	UPPER WEST SIDE (79-96)	LOWER EAST SIDE
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	20	24	11
Year Built	1910	1930	1900
Gross SqFt	26,615	22,290	10,960
Estimated Gross Income	\$700,000	\$628,390	\$285,093
Gross Income per SqFt	\$26.30	\$28.20	\$26.00
Full Market Value	\$3,390,000	\$2,070,000	\$1,380,000
Market Value per SqFt	\$127.00	\$93.00	\$126.00
Distance from Cooperative in miles		3.50	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00860-0027	1-01562-0016	1-01496-0021
Address	33 EAST 30 STREET	427 EAST 82 STREET	1125 MADISON AVENUE
Neighborhood	MURRAY HILL	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	43	17	41
Year Built	1906	1900	1922
Gross SqFt	41,670	10,000	113,052
Estimated Gross Income	\$1,400,000	\$459,608	\$4,215,336
Gross Income per SqFt	\$33.60	\$46.00	\$37.30
Full Market Value	\$6,780,000	\$2,310,000	\$21,200,000
Market Value per SqFt	\$163.00	\$231.00	\$188.00
Distance from Cooperative in miles		2.65	2.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00862-0011	1-00909-0043	1-00791-0078
Address	11 EAST 32 STREET	220 EAST 29 STREET	91 7 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	83	82	69
Year Built	1910	1910	1920
Gross SqFt	45,920	41,094	62,400
Estimated Gross Income	\$1,300,000	\$1,288,032	\$1,889,000
Gross Income per SqFt	\$28.30	\$31.30	\$30.30
Full Market Value	\$6,300,000	\$6,240,000	\$9,150,000
Market Value per SqFt	\$137.00	\$152.00	\$147.00
Distance from Cooperative in miles		0.45	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00862-0024	1-01253-0035	1-01832-0013
Address	153 MADISON AVENUE	310 WEST 95 STREET	35 WEST 96 STREET
Neighborhood	MURRAY HILL	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	120	45	128
Year Built	1912	1925	1907
Gross SqFt	111,227	37,674	36,264
Estimated Gross Income	\$2,800,000	\$1,270,036	\$1,049,132
Gross Income per SqFt	\$25.20	\$33.70	\$28.90
Full Market Value	\$12,500,000	\$6,150,000	\$5,080,000
Market Value per SqFt	\$112.00	\$163.00	\$140.00
Distance from Cooperative in miles		3.35	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00864-0035	1-00934-0020	1-01871-0052
Address	10 PARK AVENUE	339 EAST 28 STREET	2637 BROADWAY
Neighborhood	MURRAY HILL	KIPS BAY	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	275	123	195
Year Built	1932	1900	1923
Gross SqFt	218,364	110,139	111,883
Estimated Gross Income	\$6,800,000	\$4,016,851	\$3,917,982
Gross Income per SqFt	\$31.10	\$36.50	\$35.00
Full Market Value	\$32,900,000	\$20,200,000	\$19,700,000
Market Value per SqFt	\$151.00	\$183.00	\$176.00
Distance from Cooperative in miles		0.55	3.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00864-0041	1-01914-0026	1-01154-0206
Address	16 PARK AVENUE	109 WEST 129 STREET	242 WEST 64 STREET
Neighborhood	MURRAY HILL	HARLEM-CENTRAL	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	67	118	54
Year Built	1924	1910	1911
Gross SqFt	58,841	42,050	42,102
Estimated Gross Income	\$1,550,000	\$1,109,970	\$1,143,911
Gross Income per SqFt	\$26.30	\$26.40	\$27.20
Full Market Value	\$7,510,000	\$5,380,000	\$5,540,000
Market Value per SqFt	\$128.00	\$128.00	\$132.00
Distance from Cooperative in miles		4.80	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00865-0007	1-02138-0108	1-00914-0010
Address	7 EAST 35 STREET	4005 BROADWAY	217 EAST 33 STREET
Neighborhood	MURRAY HILL	WASHINGTON HEIGHTS LOWER	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	58	49	24
Year Built	1979	1920	1930
Gross SqFt	62,947	65,448	15,725
Estimated Gross Income	\$2,290,000	\$2,181,788	\$629,274
Gross Income per SqFt	\$36.40	\$33.30	\$40.00
Full Market Value	\$11,500,000	\$10,600,000	\$3,160,000
Market Value per SqFt	\$183.00	\$162.00	\$201.00
Distance from Cooperative in miles		6.80	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00866-0064	1-00878-0004	1-00849-0036
Address	220 MADISON AVENUE	295 PARK AVENUE SOUTH	254 PARK AVENUE SOUTH
Neighborhood	MURRAY HILL	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	200	190	216
Year Built	1941	1900	1913
Gross SqFt	211,910	145,299	154,658
Estimated Gross Income	\$6,520,000	\$4,811,189	\$5,900,000
Gross Income per SqFt	\$30.80	\$33.10	\$38.10
Full Market Value	\$31,600,000	\$23,300,000	\$29,700,000
Market Value per SqFt	\$149.00	\$160.00	\$192.00
Distance from Cooperative in miles		0.70	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00867-0033	1-02138-0108	1-01253-0035
Address	31 EAST 37 STREET	4005 BROADWAY	310 WEST 95 STREET
Neighborhood	MURRAY HILL	WASHINGTON HEIGHTS LOWER	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	132	49	45
Year Built	1940	1920	1925
Gross SqFt	127,089	65,448	37,674
Estimated Gross Income	\$3,820,000	\$2,181,788	\$1,270,036
Gross Income per SqFt	\$30.10	\$33.30	\$33.70
Full Market Value	\$18,500,000	\$10,600,000	\$6,150,000
Market Value per SqFt	\$146.00	\$162.00	\$163.00
Distance from Cooperative in miles		6.70	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00867-0057	1-00879-0027	1-00844-0017
Address	242 MADISON AVENUE	143 EAST 23 STREET	31 UNION SQUARE
Neighborhood	MURRAY HILL	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	186	327	88
Year Built	1916	1928	1902
Gross SqFt	142,836	101,857	118,067
Estimated Gross Income	\$4,000,000	\$3,039,895	\$3,369,000
Gross Income per SqFt	\$28.00	\$29.80	\$28.50
Full Market Value	\$19,400,000	\$8,580,000	\$16,300,000
Market Value per SqFt	\$136.00	\$84.00	\$138.00
Distance from Cooperative in miles		0.75	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00868-0028	1-00452-0039	1-00882-0079
Address	27 EAST 38 STREET	237 EAST 10 STREET	114 EAST 27 STREET
Neighborhood	MURRAY HILL	EAST VILLAGE	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	20	28	11
Year Built	1925	1920	1910
Gross SqFt	9,958	11,214	9,891
Estimated Gross Income	\$330,000	\$420,021	\$415,896
Gross Income per SqFt	\$33.10	\$37.50	\$42.00
Full Market Value	\$1,600,000	\$2,110,000	\$2,090,000
Market Value per SqFt	\$161.00	\$188.00	\$211.00
Distance from Cooperative in miles		1.45	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00871-0007	1-00570-0008	1-00818-0019
Address	105 EAST 15 STREET	6 EAST 13 STREET	27 WEST 16 STREET
Neighborhood	GRAMERCY	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	71	54	63
Year Built	1900	1900	1907
Gross SqFt	37,802	49,408	41,300
Estimated Gross Income	\$1,433,829	\$1,794,668	\$1,630,000
Gross Income per SqFt	\$37.90	\$36.30	\$39.50
Full Market Value	\$7,210,000	\$9,020,000	\$8,200,000
Market Value per SqFt	\$191.00	\$183.00	\$199.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00871-0021	1-00885-0066	1-00885-0051
Address	22 IRVING PLACE	151 LEXINGTON AVENUE	150 EAST 30 STREET
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	29	53	48
Year Built	1945	1945	1962
Gross SqFt	16,200	28,240	20,660
Estimated Gross Income	\$590,976	\$1,088,349	\$711,113
Gross Income per SqFt	\$36.50	\$38.50	\$34.40
Full Market Value	\$2,970,000	\$5,470,000	\$3,580,000
Market Value per SqFt	\$183.00	\$194.00	\$173.00
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00871-0029	1-00878-0059	1-00904-0031
Address	131 EAST 15 STREET	132 EAST 23 STREET	238 EAST 24 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	13	12	20
Year Built	1920	1920	1950
Gross SqFt	8,104	12,160	9,520
Estimated Gross Income	\$287,935	\$436,626	\$334,596
Gross Income per SqFt	\$35.50	\$35.90	\$35.10
Full Market Value	\$1,450,000	\$2,200,000	\$1,680,000
Market Value per SqFt	\$179.00	\$181.00	\$176.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00871-0030	1-00878-0059	1-00904-0031
Address	133 EAST 15 STREET	132 EAST 23 STREET	238 EAST 24 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	15	12	20
Year Built	1900	1920	1950
Gross SqFt	9,535	12,160	9,520
Estimated Gross Income	\$338,778	\$436,626	\$334,596
Gross Income per SqFt	\$35.50	\$35.90	\$35.10
Full Market Value	\$1,700,000	\$2,200,000	\$1,680,000
Market Value per SqFt	\$178.00	\$181.00	\$176.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00871-0039	1-00883-0044	1-00896-0048
Address	145 EAST 15 STREET	376 3 AVENUE	135 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	249	179	221
Year Built	1959	1964	1962
Gross SqFt	193,695	175,110	158,505
Estimated Gross Income	\$5,580,352	\$4,938,566	\$4,663,641
Gross Income per SqFt	\$28.80	\$28.20	\$29.40
Full Market Value	\$27,000,000	\$23,900,000	\$22,600,000
Market Value per SqFt	\$139.00	\$136.00	\$143.00
Distance from Cooperative in miles		0.60	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00871-0044	1-00889-0068	1-00928-0040
Address	160 3 AVENUE	120 EAST 34 STREET	320 EAST 23 STREET
Neighborhood	GRAMERCY	MURRAY HILL	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	151	282	213
Year Built	1963	1962	1965
Gross SqFt	111,428	310,860	153,800
Estimated Gross Income	\$3,834,237	\$9,589,498	\$5,841,765
Gross Income per SqFt	\$34.40	\$30.80	\$38.00
Full Market Value	\$19,300,000	\$46,500,000	\$29,400,000
Market Value per SqFt	\$173.00	\$150.00	\$191.00
Distance from Cooperative in miles		0.85	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00871-0056	1-00897-0008	1-00918-0007
Address	128 EAST 16 STREET	207 EAST 15 STREET	207 EAST 37 STREET
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	61	35
Year Built	1920	1930	1925
Gross SqFt	17,312	29,088	36,020
Estimated Gross Income	\$523,168	\$894,859	\$1,069,133
Gross Income per SqFt	\$30.20	\$30.80	\$29.70
Full Market Value	\$2,530,000	\$4,340,000	\$5,180,000
Market Value per SqFt	\$146.00	\$149.00	\$144.00
Distance from Cooperative in miles		0.10	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00872-0007	1-00771-0001	1-00844-0008
Address	105 EAST 16 STREET	216 8 AVENUE	9 EAST 16 STREET
Neighborhood	GRAMERCY	CHELSEA	FLATIRON
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	18	39	16
Year Built	1914	1910	1900
Gross SqFt	42,067	32,325	30,680
Estimated Gross Income	\$1,591,815	\$1,241,000	\$1,145,000
Gross Income per SqFt	\$37.80	\$38.40	\$37.30
Full Market Value	\$8,000,000	\$6,240,000	\$5,760,000
Market Value per SqFt	\$190.00	\$193.00	\$188.00
Distance from Cooperative in miles		0.70	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00872-0053	1-00878-0059	1-00904-0031
Address	130 EAST 17 STREET	132 EAST 23 STREET	238 EAST 24 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	13	12	20
Year Built	1930	1920	1950
Gross SqFt	7,670	12,160	9,520
Estimated Gross Income	\$272,515	\$436,626	\$334,596
Gross Income per SqFt	\$35.50	\$35.90	\$35.10
Full Market Value	\$1,370,000	\$2,200,000	\$1,680,000
Market Value per SqFt	\$179.00	\$181.00	\$176.00
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00873-0019	1-00883-0044	1-00928-0040
Address	58 IRVING PLACE	376 3 AVENUE	320 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	290	179	213
Year Built	1962	1964	1965
Gross SqFt	222,543	175,110	153,800
Estimated Gross Income	\$7,363,947	\$4,938,566	\$5,841,765
Gross Income per SqFt	\$33.10	\$28.20	\$38.00
Full Market Value	\$35,700,000	\$23,900,000	\$29,400,000
Market Value per SqFt	\$160.00	\$136.00	\$191.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00873-0059	1-00925-0060	1-00767-0043
Address	61 IRVING PLACE	304 EAST 20 STREET	128 7 AVENUE
Neighborhood	GRAMERCY	KIPS BAY	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	32	70	65
Year Built	1950	1948	1959
Gross SqFt	40,904	56,310	46,812
Estimated Gross Income	\$1,289,294	\$1,774,021	\$1,476,000
Gross Income per SqFt	\$31.50	\$31.50	\$31.50
Full Market Value	\$6,250,000	\$8,600,000	\$7,150,000
Market Value per SqFt	\$153.00	\$153.00	\$153.00
Distance from Cooperative in miles		0.35	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00874-0054	1-00771-0001	1-00844-0008
Address	132 EAST 19 STREET	216 8 AVENUE	9 EAST 16 STREET
Neighborhood	GRAMERCY	CHELSEA	FLATIRON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	19	39	16
Year Built	1910	1910	1900
Gross SqFt	17,934	32,325	30,680
Estimated Gross Income	\$678,622	\$1,241,000	\$1,145,000
Gross Income per SqFt	\$37.80	\$38.40	\$37.30
Full Market Value	\$3,410,000	\$6,240,000	\$5,760,000
Market Value per SqFt	\$190.00	\$193.00	\$188.00
Distance from Cooperative in miles		0.80	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00874-0069	1-00876-0021	1-00902-0030
Address	112 EAST 19 STREET	36 GRAMERCY PARK	371 2 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	26	55	94
Year Built	1913	1909	1930
Gross SqFt	55,049	61,406	77,640
Estimated Gross Income	\$1,711,473	\$1,977,710	\$2,326,827
Gross Income per SqFt	\$31.10	\$32.20	\$30.00
Full Market Value	\$8,290,000	\$9,580,000	\$11,300,000
Market Value per SqFt	\$151.00	\$156.00	\$146.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00875-0008	1-00570-0008	1-00575-0077
Address	105 EAST 19 STREET	6 EAST 13 STREET	55 WEST 11 STREET
Neighborhood	GRAMERCY	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	25	54	88
Year Built	1920	1900	1924
Gross SqFt	26,263	49,408	63,943
Estimated Gross Income	\$902,921	\$1,794,668	\$2,074,804
Gross Income per SqFt	\$34.40	\$36.30	\$32.40
Full Market Value	\$4,540,000	\$9,020,000	\$10,100,000
Market Value per SqFt	\$173.00	\$183.00	\$158.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00875-0019	1-00850-0064	1-00902-0030
Address	81 IRVING PLACE	12 EAST 22 STREET	371 2 AVENUE
Neighborhood	GRAMERCY	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	103	87	94
Year Built	1930	1911	1930
Gross SqFt	72,501	78,646	77,640
Estimated Gross Income	\$2,262,756	\$2,552,000	\$2,326,827
Gross Income per SqFt	\$31.20	\$32.40	\$30.00
Full Market Value	\$11,000,000	\$12,400,000	\$11,300,000
Market Value per SqFt	\$152.00	\$158.00	\$146.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00875-0025	1-00885-0066	1-00885-0051
Address	82 IRVING PLACE	151 LEXINGTON AVENUE	150 EAST 30 STREET
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	42	53	48
Year Built	1950	1945	1962
Gross SqFt	28,500	28,240	20,660
Estimated Gross Income	\$1,039,680	\$1,088,349	\$711,113
Gross Income per SqFt	\$36.50	\$38.50	\$34.40
Full Market Value	\$5,230,000	\$5,470,000	\$3,580,000
Market Value per SqFt	\$184.00	\$194.00	\$173.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00875-0047	1-00883-0044	1-00896-0048
Address	230 3 AVENUE	376 3 AVENUE	135 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	193	179	221
Year Built	1956	1964	1962
Gross SqFt	170,000	175,110	158,505
Estimated Gross Income	\$4,897,700	\$4,938,566	\$4,663,641
Gross Income per SqFt	\$28.80	\$28.20	\$29.40
Full Market Value	\$23,700,000	\$23,900,000	\$22,600,000
Market Value per SqFt	\$139.00	\$136.00	\$143.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00875-0048	1-00905-0023	1-00883-0027
Address	31 GRAMERCY PARK SOUTH	239 EAST 24 STREET	101 LEXINGTON AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	11	19	20
Year Built	1930	1920	1940
Gross SqFt	7,250	7,410	9,835
Estimated Gross Income	\$268,902	\$287,363	\$348,128
Gross Income per SqFt	\$37.10	\$38.80	\$35.40
Full Market Value	\$1,350,000	\$1,440,000	\$1,750,000
Market Value per SqFt	\$186.00	\$194.00	\$178.00
Distance from Cooperative in miles		0.25	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00875-0055	1-00876-0021	1-00850-0064
Address	26 GRAMERCY PARK	36 GRAMERCY PARK	12 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	78	55	87
Year Built	1903	1909	1911
Gross SqFt	48,234	61,406	78,646
Estimated Gross Income	\$1,559,405	\$1,977,710	\$2,552,000
Gross Income per SqFt	\$32.30	\$32.20	\$32.40
Full Market Value	\$7,560,000	\$9,580,000	\$12,400,000
Market Value per SqFt	\$157.00	\$156.00	\$158.00
Distance from Cooperative in miles		0.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00875-0056	1-00902-0030	1-00876-0021
Address	24 GRAMERCY PARK	371 2 AVENUE	36 GRAMERCY PARK
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	18	94	55
Year Built	1935	1930	1909
Gross SqFt	49,015	77,640	61,406
Estimated Gross Income	\$1,523,876	\$2,326,827	\$1,977,710
Gross Income per SqFt	\$31.10	\$30.00	\$32.20
Full Market Value	\$7,380,000	\$11,300,000	\$9,580,000
Market Value per SqFt	\$151.00	\$146.00	\$156.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00876-0018	1-00918-0007	1-00897-0008
Address	34 GRAMERCY PARK	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	GRAMERCY	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	45	35	61
Year Built	1909	1925	1930
Gross SqFt	80,000	36,020	29,088
Estimated Gross Income	\$2,417,600	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$11,700,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		0.85	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00876-0026	1-00918-0007	1-00897-0008
Address	38 GRAMERCY PARK	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	GRAMERCY	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	38	35	61
Year Built	1930	1925	1930
Gross SqFt	21,339	36,020	29,088
Estimated Gross Income	\$644,864	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$3,120,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		0.85	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00877-0009	1-00897-0008	1-00878-0004
Address	60 GRAMERCY PARK NORTH	207 EAST 15 STREET	295 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	160	61	190
Year Built	1928	1930	1900
Gross SqFt	184,961	29,088	145,299
Estimated Gross Income	\$5,905,804	\$894,859	\$4,811,189
Gross Income per SqFt	\$31.90	\$30.80	\$33.10
Full Market Value	\$28,600,000	\$4,340,000	\$23,300,000
Market Value per SqFt	\$155.00	\$149.00	\$160.00
Distance from Cooperative in miles		0.35	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00877-0022	1-00879-0017	1-00876-0021
Address	1 LEXINGTON AVENUE	131 EAST 23 STREET	36 GRAMERCY PARK
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	28	67	55
Year Built	1910	1925	1909
Gross SqFt	75,379	56,670	61,406
Estimated Gross Income	\$2,551,579	\$2,011,078	\$1,977,710
Gross Income per SqFt	\$33.80	\$35.50	\$32.20
Full Market Value	\$12,400,000	\$10,100,000	\$9,580,000
Market Value per SqFt	\$165.00	\$178.00	\$156.00
Distance from Cooperative in miles		0.15	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00877-0026	1-00879-0017	1-00876-0021
Address	45 GRAMERCY PARK NORTH	131 EAST 23 STREET	36 GRAMERCY PARK
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	42	67	55
Year Built	1927	1925	1909
Gross SqFt	78,382	56,670	61,406
Estimated Gross Income	\$2,653,230	\$2,011,078	\$1,977,710
Gross Income per SqFt	\$33.80	\$35.50	\$32.20
Full Market Value	\$12,900,000	\$10,100,000	\$9,580,000
Market Value per SqFt	\$165.00	\$178.00	\$156.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00877-0030	1-00850-0064	1-00902-0030
Address	44 GRAMERCY PARK NORTH	12 EAST 22 STREET	371 2 AVENUE
Neighborhood	GRAMERCY	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	84	87	94
Year Built	1930	1911	1930
Gross SqFt	87,793	78,646	77,640
Estimated Gross Income	\$2,740,019	\$2,552,000	\$2,326,827
Gross Income per SqFt	\$31.20	\$32.40	\$30.00
Full Market Value	\$13,300,000	\$12,400,000	\$11,300,000
Market Value per SqFt	\$151.00	\$158.00	\$146.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00877-0035	1-00918-0007	1-00897-0008
Address	39A GRAMERCY PARK NORTH	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	GRAMERCY	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	35	61
Year Built	1930	1925	1930
Gross SqFt	9,400	36,020	29,088
Estimated Gross Income	\$284,068	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$1,380,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$147.00	\$144.00	\$149.00
Distance from Cooperative in miles		0.80	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00877-0042	1-00928-0040	1-00891-0039
Address	39 GRAMERCY PARK NORTH	320 EAST 23 STREET	165 EAST 35 STREET
Neighborhood	GRAMERCY	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	95	213	131
Year Built	1956	1965	1955
Gross SqFt	99,238	153,800	96,102
Estimated Gross Income	\$3,255,006	\$5,841,765	\$2,654,646
Gross Income per SqFt	\$32.80	\$38.00	\$27.60
Full Market Value	\$15,800,000	\$29,400,000	\$12,900,000
Market Value per SqFt	\$159.00	\$191.00	\$134.00
Distance from Cooperative in miles		0.25	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00877-0067	1-00928-0040	1-00927-0038
Address	7 LEXINGTON AVENUE	320 EAST 23 STREET	320 EAST 22 STREET
Neighborhood	GRAMERCY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	97	213	94
Year Built	1951	1965	1948
Gross SqFt	84,851	153,800	67,048
Estimated Gross Income	\$3,099,607	\$5,841,765	\$2,353,723
Gross Income per SqFt	\$36.50	\$38.00	\$35.10
Full Market Value	\$15,600,000	\$29,400,000	\$11,800,000
Market Value per SqFt	\$184.00	\$191.00	\$176.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00877-0074	1-00849-0036	1-00944-0001
Address	4 LEXINGTON AVENUE	254 PARK AVENUE SOUTH	710 2 AVENUE
Neighborhood	GRAMERCY	FLATIRON	KIPS BAY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	168	216	157
Year Built	1931	1913	1930
Gross SqFt	120,300	154,658	122,247
Estimated Gross Income	\$2,831,862	\$5,900,000	\$3,307,076
Gross Income per SqFt	\$23.54	\$38.10	\$27.10
Full Market Value	\$12,700,000	\$29,700,000	\$16,000,000
Market Value per SqFt	\$106.00	\$192.00	\$131.00
Distance from Cooperative in miles		0.10	0.90

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00877-0084	1-00879-0017	1-00818-0010
Address	102 EAST 22 STREET	131 EAST 23 STREET	43 WEST 16 STREET
Neighborhood	GRAMERCY	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	94	67	95
Year Built	1928	1925	1911
Gross SqFt	71,151	56,670	64,049
Estimated Gross Income	\$2,700,180	\$2,011,078	\$2,588,000
Gross Income per SqFt	\$37.90	\$35.50	\$40.40
Full Market Value	\$13,600,000	\$10,100,000	\$13,000,000
Market Value per SqFt	\$191.00	\$178.00	\$203.00
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00880-0019	1-00890-0011	1-00909-0028
Address	50 LEXINGTON AVENUE	115 EAST 34 STREET	501 2 AVENUE
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	191	196	130
Year Built	1987	1980	1978
Gross SqFt	150,340	164,073	108,614
Estimated Gross Income	\$5,945,947	\$7,186,846	\$3,838,941
Gross Income per SqFt	\$39.60	\$43.80	\$35.30
Full Market Value	\$29,900,000	\$36,100,000	\$19,300,000
Market Value per SqFt	\$199.00	\$220.00	\$178.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00880-0042	1-00928-0040	1-00896-0048
Address	330 3 AVENUE	320 EAST 23 STREET	135 3 AVENUE
Neighborhood	GRAMERCY	KIPS BAY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	208	213	221
Year Built	1964	1965	1962
Gross SqFt	186,201	153,800	158,505
Estimated Gross Income	\$6,271,249	\$5,841,765	\$4,663,641
Gross Income per SqFt	\$33.70	\$38.00	\$29.40
Full Market Value	\$30,400,000	\$29,400,000	\$22,600,000
Market Value per SqFt	\$163.00	\$191.00	\$143.00
Distance from Cooperative in miles		0.30	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00881-0047	1-00918-0007	1-00897-0008
Address	160 EAST 26 STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	GRAMERCY	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	49	35	61
Year Built	1925	1925	1930
Gross SqFt	31,283	36,020	29,088
Estimated Gross Income	\$945,372	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$4,580,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00882-0039	1-00876-0021	1-00850-0064
Address	153 EAST 26 STREET	36 GRAMERCY PARK	12 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	15	55	87
Year Built	1905	1909	1911
Gross SqFt	15,800	61,406	78,646
Estimated Gross Income	\$510,972	\$1,977,710	\$2,552,000
Gross Income per SqFt	\$32.30	\$32.20	\$32.40
Full Market Value	\$2,480,000	\$9,580,000	\$12,400,000
Market Value per SqFt	\$157.00	\$156.00	\$158.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00882-0050	1-00883-0044	1-00928-0040
Address	160 EAST 27 STREET	376 3 AVENUE	320 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	72	179	213
Year Built	1963	1964	1965
Gross SqFt	69,300	175,110	153,800
Estimated Gross Income	\$2,293,137	\$4,938,566	\$5,841,765
Gross Income per SqFt	\$33.10	\$28.20	\$38.00
Full Market Value	\$11,100,000	\$23,900,000	\$29,400,000
Market Value per SqFt	\$160.00	\$136.00	\$191.00
Distance from Cooperative in miles		0.05	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00882-0052	1-00872-0001	1-00927-0038
Address	150 EAST 27 STREET	36 UNION SQUARE	320 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	62	78	94
Year Built	1960	1963	1948
Gross SqFt	47,000	65,430	67,048
Estimated Gross Income	\$1,805,270	\$2,735,524	\$2,353,723
Gross Income per SqFt	\$38.40	\$41.80	\$35.10
Full Market Value	\$9,080,000	\$13,800,000	\$11,800,000
Market Value per SqFt	\$193.00	\$211.00	\$176.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00883-0058	1-00844-0017	1-00902-0030
Address	140 EAST 28 STREET	31 UNION SQUARE	371 2 AVENUE
Neighborhood	GRAMERCY	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	107	88	94
Year Built	1931	1902	1930
Gross SqFt	98,359	118,067	77,640
Estimated Gross Income	\$2,877,000	\$3,369,000	\$2,326,827
Gross Income per SqFt	\$29.20	\$28.50	\$30.00
Full Market Value	\$13,900,000	\$16,300,000	\$11,300,000
Market Value per SqFt	\$141.00	\$138.00	\$146.00
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00884-0001	1-00884-0048	1-00909-0028
Address	407 PARK AVENUE SOUTH	402 3 AVENUE	501 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	151	150	130
Year Built	1984	1974	1978
Gross SqFt	114,407	137,628	108,614
Estimated Gross Income	\$3,958,482	\$4,658,342	\$3,838,941
Gross Income per SqFt	\$34.60	\$33.80	\$35.30
Full Market Value	\$19,900,000	\$22,600,000	\$19,300,000
Market Value per SqFt	\$174.00	\$164.00	\$178.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00884-0027	1-00918-0007	1-00897-0008
Address	137 EAST 28 STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	37	35	61
Year Built	1927	1925	1930
Gross SqFt	28,617	36,020	29,088
Estimated Gross Income	\$864,805	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$4,190,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		0.45	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00885-0001	1-00878-0004	1-00753-0056
Address	425 PARK AVENUE SOUTH	295 PARK AVENUE SOUTH	324 WEST 30 STREET
Neighborhood	MURRAY HILL	GRAMERCY	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	78	190	224
Year Built	1927	1900	1928
Gross SqFt	111,047	145,299	147,888
Estimated Gross Income	\$4,286,414	\$4,811,189	\$6,729,000
Gross Income per SqFt	\$38.60	\$33.10	\$45.50
Full Market Value	\$21,600,000	\$23,300,000	\$20,700,000
Market Value per SqFt	\$195.00	\$160.00	\$140.00
Distance from Cooperative in miles		0.35	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00885-0008	1-00562-0044	1-00911-0001
Address	105 EAST 29 STREET	25 EAST 10 STREET	431 3 AVENUE
Neighborhood	MURRAY HILL	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	16	62	58
Year Built	1913	1929	1920
Gross SqFt	45,937	45,496	45,947
Estimated Gross Income	\$1,435,531	\$1,532,802	\$1,324,043
Gross Income per SqFt	\$31.20	\$33.70	\$28.80
Full Market Value	\$6,960,000	\$7,430,000	\$6,420,000
Market Value per SqFt	\$152.00	\$163.00	\$140.00
Distance from Cooperative in miles		0.95	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00885-0037	1-00885-0051	1-00935-0005
Address	145 EAST 29 STREET	150 EAST 30 STREET	530 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	KIPS BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	39	48	53
Year Built	1965	1962	1964
Gross SqFt	15,360	20,660	28,431
Estimated Gross Income	\$520,704	\$711,113	\$949,397
Gross Income per SqFt	\$33.90	\$34.40	\$33.40
Full Market Value	\$2,620,000	\$3,580,000	\$4,600,000
Market Value per SqFt	\$171.00	\$173.00	\$162.00
Distance from Cooperative in miles		0.00	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00885-0074	1-00912-0029	1-00914-0006
Address	126 EAST 30 STREET	563 2 AVENUE	205 EAST 33 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	16	14	20
Year Built	1900	1900	1910
Gross SqFt	6,880	8,568	10,125
Estimated Gross Income	\$128,174	\$235,865	\$98,795
Gross Income per SqFt	\$18.63	\$27.50	\$9.76
Full Market Value	\$521,000	\$1,140,000	\$334,000
Market Value per SqFt	\$76.00	\$133.00	\$33.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00886-0031	1-00891-0030	1-00912-0036
Address	133 EAST 30 STREET	145 EAST 35 STREET	577 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	22	43	40
Year Built	1900	1910	1915
Gross SqFt	14,990	43,208	30,658
Estimated Gross Income	\$445,802	\$1,115,610	\$1,031,052
Gross Income per SqFt	\$29.70	\$25.80	\$33.60
Full Market Value	\$2,160,000	\$5,410,000	\$5,000,000
Market Value per SqFt	\$144.00	\$125.00	\$163.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00886-0034	1-00771-0001	1-00844-0008
Address	139 EAST 30 STREET	216 8 AVENUE	9 EAST 16 STREET
Neighborhood	MURRAY HILL	CHELSEA	FLATIRON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	24	39	16
Year Built	1910	1910	1900
Gross SqFt	16,290	32,325	30,680
Estimated Gross Income	\$616,413	\$1,241,000	\$1,145,000
Gross Income per SqFt	\$37.80	\$38.40	\$37.30
Full Market Value	\$3,100,000	\$6,240,000	\$5,760,000
Market Value per SqFt	\$190.00	\$193.00	\$188.00
Distance from Cooperative in miles		0.90	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00888-0037	1-00896-0048	1-00928-0040
Address	165 EAST 32 STREET	135 3 AVENUE	320 EAST 23 STREET
Neighborhood	MURRAY HILL	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	141	221	213
Year Built	1964	1962	1965
Gross SqFt	133,749	158,505	153,800
Estimated Gross Income	\$4,507,341	\$4,663,641	\$5,841,765
Gross Income per SqFt	\$33.70	\$29.40	\$38.00
Full Market Value	\$21,800,000	\$22,600,000	\$29,400,000
Market Value per SqFt	\$163.00	\$143.00	\$191.00
Distance from Cooperative in miles		0.85	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00889-0015	1-00896-0048	1-00865-0024
Address	139 EAST 33 STREET	135 3 AVENUE	35 EAST 35 STREET
Neighborhood	MURRAY HILL	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	196	221	135
Year Built	1957	1962	1955
Gross SqFt	149,786	158,505	132,955
Estimated Gross Income	\$4,158,059	\$4,663,641	\$3,471,000
Gross Income per SqFt	\$27.80	\$29.40	\$26.10
Full Market Value	\$20,100,000	\$22,600,000	\$16,800,000
Market Value per SqFt	\$134.00	\$143.00	\$126.00
Distance from Cooperative in miles		0.95	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00890-0001	1-00928-0040	1-00889-0068
Address	7 PARK AVENUE	320 EAST 23 STREET	120 EAST 34 STREET
Neighborhood	MURRAY HILL	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	243	213	282
Year Built	1953	1965	1962
Gross SqFt	200,000	153,800	310,860
Estimated Gross Income	\$6,882,000	\$5,841,765	\$9,589,498
Gross Income per SqFt	\$34.40	\$38.00	\$30.80
Full Market Value	\$34,600,000	\$29,400,000	\$46,500,000
Market Value per SqFt	\$173.00	\$191.00	\$150.00
Distance from Cooperative in miles		0.70	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00890-0020	1-00913-0001	1-00928-0040
Address	132 EAST 35 STREET	471 3 AVENUE	320 EAST 23 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	189	311	213
Year Built	1969	1972	1965
Gross SqFt	205,000	351,560	153,800
Estimated Gross Income	\$7,189,350	\$11,305,238	\$5,841,765
Gross Income per SqFt	\$35.10	\$32.20	\$38.00
Full Market Value	\$36,100,000	\$54,800,000	\$29,400,000
Market Value per SqFt	\$176.00	\$156.00	\$191.00
Distance from Cooperative in miles		0.25	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00890-0049	1-00910-0061	1-00891-0039
Address	166 EAST 35 STREET	425 3 AVENUE	165 EAST 35 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	117	105	131
Year Built	1957	1967	1955
Gross SqFt	74,798	66,403	96,102
Estimated Gross Income	\$1,960,455	\$1,646,492	\$2,654,646
Gross Income per SqFt	\$26.20	\$24.80	\$27.60
Full Market Value	\$9,500,000	\$7,360,000	\$12,900,000
Market Value per SqFt	\$127.00	\$111.00	\$134.00
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00890-0054	1-00918-0007	1-00897-0008
Address	152 EAST 35 STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	49	35	61
Year Built	1930	1925	1930
Gross SqFt	28,250	36,020	29,088
Estimated Gross Income	\$853,715	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$4,140,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$147.00	\$144.00	\$149.00
Distance from Cooperative in miles		0.20	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00891-0001	1-00771-0068	1-00914-0011
Address	23 PARK AVENUE	258 WEST 22 STREET	221 EAST 33 STREET
Neighborhood	MURRAY HILL	CHELSEA	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	17	39	45
Year Built	1890	1920	1900
Gross SqFt	24,898	30,375	35,508
Estimated Gross Income	\$549,996	\$710,000	\$738,430
Gross Income per SqFt	\$22.09	\$23.37	\$20.80
Full Market Value	\$2,460,000	\$3,170,000	\$3,300,000
Market Value per SqFt	\$99.00	\$104.00	\$93.00
Distance from Cooperative in miles		1.00	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00891-0003	1-00816-0042	1-00559-0009
Address	35 PARK AVENUE	92 5 AVENUE	92 PARK AVENUE SOUTH
Neighborhood	MURRAY HILL	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	150	223	220
Year Built	1955	1962	1964
Gross SqFt	153,693	180,000	184,645
Estimated Gross Income	\$4,844,403	\$3,910,000	\$7,631,569
Gross Income per SqFt	\$31.50	\$21.72	\$41.30
Full Market Value	\$23,500,000	\$17,500,000	\$38,400,000
Market Value per SqFt	\$153.00	\$97.00	\$208.00
Distance from Cooperative in miles		1.05	1.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00891-0023	1-00844-0017	1-00902-0030
Address	264 LEXINGTON AVENUE	31 UNION SQUARE	371 2 AVENUE
Neighborhood	MURRAY HILL	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	35	88	94
Year Built	1924	1902	1930
Gross SqFt	35,734	118,067	77,640
Estimated Gross Income	\$1,045,219	\$3,369,000	\$2,326,827
Gross Income per SqFt	\$29.20	\$28.50	\$30.00
Full Market Value	\$5,060,000	\$16,300,000	\$11,300,000
Market Value per SqFt	\$142.00	\$138.00	\$146.00
Distance from Cooperative in miles		0.95	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00891-0059	1-00575-0077	1-00764-0051
Address	144 EAST 36 STREET	55 WEST 11 STREET	222 WEST 15 STREET
Neighborhood	MURRAY HILL	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	38	88	64
Year Built	1916	1924	1928
Gross SqFt	39,100	63,943	38,330
Estimated Gross Income	\$1,317,279	\$2,074,804	\$1,339,000
Gross Income per SqFt	\$33.70	\$32.40	\$34.90
Full Market Value	\$6,380,000	\$10,100,000	\$6,730,000
Market Value per SqFt	\$163.00	\$158.00	\$176.00
Distance from Cooperative in miles		1.25	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00891-0062	1-00575-0077	1-00764-0051
Address	138 EAST 36 STREET	55 WEST 11 STREET	222 WEST 15 STREET
Neighborhood	MURRAY HILL	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	31	88	64
Year Built	1916	1924	1928
Gross SqFt	40,966	63,943	38,330
Estimated Gross Income	\$1,380,144	\$2,074,804	\$1,339,000
Gross Income per SqFt	\$33.70	\$32.40	\$34.90
Full Market Value	\$6,690,000	\$10,100,000	\$6,730,000
Market Value per SqFt	\$163.00	\$158.00	\$176.00
Distance from Cooperative in miles		1.25	1.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00891-0066	1-00844-0017	1-00902-0030
Address	271 LEXINGTON AVENUE	31 UNION SQUARE	371 2 AVENUE
Neighborhood	MURRAY HILL	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	77	88	94
Year Built	1924	1902	1930
Gross SqFt	72,659	118,067	77,640
Estimated Gross Income	\$2,125,275	\$3,369,000	\$2,326,827
Gross Income per SqFt	\$29.20	\$28.50	\$30.00
Full Market Value	\$10,300,000	\$16,300,000	\$11,300,000
Market Value per SqFt	\$142.00	\$138.00	\$146.00
Distance from Cooperative in miles		0.95	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00891-0077	1-00571-0025	1-00753-0051
Address	120 EAST 36 STREET	120 UNIVERSITY PLACE	314 WEST 30 STREET
Neighborhood	MURRAY HILL	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	103	95	68
Year Built	1957	1959	1964
Gross SqFt	77,193	59,299	62,824
Estimated Gross Income	\$1,725,263	\$1,437,183	\$1,287,000
Gross Income per SqFt	\$22.35	\$24.24	\$20.49
Full Market Value	\$7,710,000	\$6,420,000	\$5,750,000
Market Value per SqFt	\$100.00	\$108.00	\$92.00
Distance from Cooperative in miles		1.10	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00891-0083	1-00816-0042	1-00571-0025
Address	110 EAST 36 STREET	92 5 AVENUE	120 UNIVERSITY PLACE
Neighborhood	MURRAY HILL	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	63	223	95
Year Built	1958	1962	1959
Gross SqFt	40,000	180,000	59,299
Estimated Gross Income	\$918,800	\$3,910,000	\$1,437,183
Gross Income per SqFt	\$22.97	\$21.72	\$24.24
Full Market Value	\$4,110,000	\$17,500,000	\$6,420,000
Market Value per SqFt	\$103.00	\$97.00	\$108.00
Distance from Cooperative in miles		1.05	1.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00892-0020	1-00872-0001	1-00927-0038
Address	288 LEXINGTON AVENUE	36 UNION SQUARE	320 EAST 22 STREET
Neighborhood	MURRAY HILL	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	100	78	94
Year Built	1955	1963	1948
Gross SqFt	65,532	65,430	67,048
Estimated Gross Income	\$2,499,390	\$2,735,524	\$2,353,723
Gross Income per SqFt	\$38.10	\$41.80	\$35.10
Full Market Value	\$12,600,000	\$13,800,000	\$11,800,000
Market Value per SqFt	\$192.00	\$211.00	\$176.00
Distance from Cooperative in miles		0.95	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00892-0025	1-00889-0068	1-00896-0048
Address	273 LEXINGTON AVENUE	120 EAST 34 STREET	135 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	117	282	221
Year Built	1966	1962	1962
Gross SqFt	129,964	310,860	158,505
Estimated Gross Income	\$3,915,815	\$9,589,498	\$4,663,641
Gross Income per SqFt	\$30.10	\$30.80	\$29.40
Full Market Value	\$19,000,000	\$46,500,000	\$22,600,000
Market Value per SqFt	\$146.00	\$150.00	\$143.00
Distance from Cooperative in miles		0.20	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00892-0062	1-00909-0028	1-00884-0048
Address	137 EAST 36 STREET	501 2 AVENUE	402 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	112	130	150
Year Built	1974	1978	1974
Gross SqFt	107,504	108,614	137,628
Estimated Gross Income	\$3,719,638	\$3,838,941	\$4,658,342
Gross Income per SqFt	\$34.60	\$35.30	\$33.80
Full Market Value	\$18,700,000	\$19,300,000	\$22,600,000
Market Value per SqFt	\$174.00	\$178.00	\$164.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00892-0080	1-00767-0043	1-00925-0060
Address	104 EAST 37 STREET	128 7 AVENUE	304 EAST 20 STREET
Neighborhood	MURRAY HILL	CHELSEA	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	29	65	70
Year Built	1938	1959	1948
Gross SqFt	14,912	46,812	56,310
Estimated Gross Income	\$470,026	\$1,476,000	\$1,774,021
Gross Income per SqFt	\$31.50	\$31.50	\$31.50
Full Market Value	\$2,280,000	\$7,150,000	\$8,600,000
Market Value per SqFt	\$153.00	\$153.00	\$153.00
Distance from Cooperative in miles		1.15	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00893-0002	1-00879-0017	1-00850-0064
Address	55 PARK AVENUE	131 EAST 23 STREET	12 EAST 22 STREET
Neighborhood	MURRAY HILL	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	33	67	87
Year Built	1923	1925	1911
Gross SqFt	37,262	56,670	78,646
Estimated Gross Income	\$1,265,790	\$2,011,078	\$2,552,000
Gross Income per SqFt	\$34.00	\$35.50	\$32.40
Full Market Value	\$6,360,000	\$10,100,000	\$12,400,000
Market Value per SqFt	\$171.00	\$178.00	\$158.00
Distance from Cooperative in miles		0.70	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00893-0014	1-00925-0060	1-00767-0043
Address	117 EAST 37 STREET	304 EAST 20 STREET	128 7 AVENUE
Neighborhood	MURRAY HILL	KIPS BAY	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	62	70	65
Year Built	1954	1948	1959
Gross SqFt	32,150	56,310	46,812
Estimated Gross Income	\$1,013,368	\$1,774,021	\$1,476,000
Gross Income per SqFt	\$31.50	\$31.50	\$31.50
Full Market Value	\$4,910,000	\$8,600,000	\$7,150,000
Market Value per SqFt	\$153.00	\$153.00	\$153.00
Distance from Cooperative in miles		0.95	1.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00893-0017	1-00818-0010	1-00879-0017
Address	296 LEXINGTON AVENUE	43 WEST 16 STREET	131 EAST 23 STREET
Neighborhood	MURRAY HILL	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	97	95	67
Year Built	1940	1911	1925
Gross SqFt	75,273	64,049	56,670
Estimated Gross Income	\$2,856,610	\$2,588,000	\$2,011,078
Gross Income per SqFt	\$37.90	\$40.40	\$35.50
Full Market Value	\$14,400,000	\$13,000,000	\$10,100,000
Market Value per SqFt	\$191.00	\$203.00	\$178.00
Distance from Cooperative in miles		1.05	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00893-0020	1-00928-0040	1-00939-0038
Address	302 LEXINGTON AVENUE	320 EAST 23 STREET	340 EAST 34 STREET
Neighborhood	MURRAY HILL	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	129	213	201
Year Built	1959	1965	1962
Gross SqFt	115,914	153,800	142,260
Estimated Gross Income	\$4,645,833	\$5,841,765	\$6,000,627
Gross Income per SqFt	\$40.10	\$38.00	\$42.20
Full Market Value	\$23,400,000	\$29,400,000	\$30,200,000
Market Value per SqFt	\$202.00	\$191.00	\$212.00
Distance from Cooperative in miles		0.80	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00893-0041	1-00884-0048	1-00889-0068
Address	560 3 AVENUE	402 3 AVENUE	120 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	272	150	282
Year Built	1975	1974	1962
Gross SqFt	329,706	137,628	310,860
Estimated Gross Income	\$10,682,474	\$4,658,342	\$9,589,498
Gross Income per SqFt	\$32.40	\$33.80	\$30.80
Full Market Value	\$51,800,000	\$22,600,000	\$46,500,000
Market Value per SqFt	\$157.00	\$164.00	\$150.00
Distance from Cooperative in miles		0.45	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00894-0001	1-00879-0017	1-00850-0064
Address	67 PARK AVENUE	131 EAST 23 STREET	12 EAST 22 STREET
Neighborhood	MURRAY HILL	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	73	67	87
Year Built	1922	1925	1911
Gross SqFt	78,983	56,670	78,646
Estimated Gross Income	\$2,683,052	\$2,011,078	\$2,552,000
Gross Income per SqFt	\$34.00	\$35.50	\$32.40
Full Market Value	\$13,500,000	\$10,100,000	\$12,400,000
Market Value per SqFt	\$171.00	\$178.00	\$158.00
Distance from Cooperative in miles		0.75	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00894-0006	1-00918-0007	1-00897-0008
Address	105 EAST 38 STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	27	35	61
Year Built	1924	1925	1930
Gross SqFt	23,944	36,020	29,088
Estimated Gross Income	\$723,587	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$3,510,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$147.00	\$144.00	\$149.00
Distance from Cooperative in miles		0.20	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00895-0031	1-00918-0007	1-00897-0008
Address	135 EAST 39 STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	29	35	61
Year Built	1930	1925	1930
Gross SqFt	26,070	36,020	29,088
Estimated Gross Income	\$787,835	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$3,820,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$147.00	\$144.00	\$149.00
Distance from Cooperative in miles		0.15	1.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00895-0066	1-00818-0010	1-00879-0017
Address	140 EAST 40 STREET	43 WEST 16 STREET	131 EAST 23 STREET
Neighborhood	MURRAY HILL	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	99	95	67
Year Built	1931	1911	1925
Gross SqFt	58,280	64,049	56,670
Estimated Gross Income	\$2,211,726	\$2,588,000	\$2,011,078
Gross Income per SqFt	\$38.00	\$40.40	\$35.50
Full Market Value	\$11,100,000	\$13,000,000	\$10,100,000
Market Value per SqFt	\$190.00	\$203.00	\$178.00
Distance from Cooperative in miles		1.20	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00896-0013	1-00878-0059	1-00904-0031
Address	227 EAST 14 STREET	132 EAST 23 STREET	238 EAST 24 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	11	12	20
Year Built	1900	1920	1950
Gross SqFt	11,935	12,160	9,520
Estimated Gross Income	\$313,413	\$436,626	\$334,596
Gross Income per SqFt	\$26.30	\$35.90	\$35.10
Full Market Value	\$885,000	\$2,200,000	\$1,680,000
Market Value per SqFt	\$74.00	\$181.00	\$176.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00896-0014	1-00878-0059	1-00904-0031
Address	229 EAST 14 STREET	132 EAST 23 STREET	238 EAST 24 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	11	12	20
Year Built	1900	1920	1950
Gross SqFt	11,935	12,160	9,520
Estimated Gross Income	\$313,413	\$436,626	\$334,596
Gross Income per SqFt	\$26.30	\$35.90	\$35.10
Full Market Value	\$885,000	\$2,200,000	\$1,680,000
Market Value per SqFt	\$74.00	\$181.00	\$176.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00896-0032	1-00883-0044	1-00928-0040
Address	230 EAST 15 STREET	376 3 AVENUE	320 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	175	179	213
Year Built	1961	1964	1965
Gross SqFt	116,191	175,110	153,800
Estimated Gross Income	\$3,844,760	\$4,938,566	\$5,841,765
Gross Income per SqFt	\$33.10	\$28.20	\$38.00
Full Market Value	\$18,600,000	\$23,900,000	\$29,400,000
Market Value per SqFt	\$160.00	\$136.00	\$191.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00896-0039	1-00883-0044	1-00928-0040
Address	210 EAST 15 STREET	376 3 AVENUE	320 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	188	179	213
Year Built	1963	1964	1965
Gross SqFt	136,191	175,110	153,800
Estimated Gross Income	\$4,506,560	\$4,938,566	\$5,841,765
Gross Income per SqFt	\$33.10	\$28.20	\$38.00
Full Market Value	\$21,800,000	\$23,900,000	\$29,400,000
Market Value per SqFt	\$160.00	\$136.00	\$191.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00897-0001	1-00872-0001	1-00927-0038
Address	147 3 AVENUE	36 UNION SQUARE	320 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	55	78	94
Year Built	1960	1963	1948
Gross SqFt	58,000	65,430	67,048
Estimated Gross Income	\$2,212,120	\$2,735,524	\$2,353,723
Gross Income per SqFt	\$38.10	\$41.80	\$35.10
Full Market Value	\$11,100,000	\$13,800,000	\$11,800,000
Market Value per SqFt	\$191.00	\$211.00	\$176.00
Distance from Cooperative in miles		0.20	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00897-0035	1-00879-0017	1-00878-0004
Address	157 3 AVENUE	131 EAST 23 STREET	295 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	399	67	190
Year Built	1930	1925	1900
Gross SqFt	151,832	56,670	145,299
Estimated Gross Income	\$5,207,837	\$2,011,078	\$4,811,189
Gross Income per SqFt	\$34.30	\$35.50	\$33.10
Full Market Value	\$26,200,000	\$10,100,000	\$23,300,000
Market Value per SqFt	\$173.00	\$178.00	\$160.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00897-0065	1-00878-0059	1-00904-0031
Address	220 EAST 17 STREET	132 EAST 23 STREET	238 EAST 24 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	12	20
Year Built	1930	1920	1950
Gross SqFt	4,332	12,160	9,520
Estimated Gross Income	\$153,915	\$436,626	\$334,596
Gross Income per SqFt	\$35.50	\$35.90	\$35.10
Full Market Value	\$774,000	\$2,200,000	\$1,680,000
Market Value per SqFt	\$179.00	\$181.00	\$176.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00897-0069	1-00878-0059	1-00904-0031
Address	210 EAST 17 STREET	132 EAST 23 STREET	238 EAST 24 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	25	12	20
Year Built	1903	1920	1950
Gross SqFt	16,278	12,160	9,520
Estimated Gross Income	\$578,357	\$436,626	\$334,596
Gross Income per SqFt	\$35.50	\$35.90	\$35.10
Full Market Value	\$2,910,000	\$2,200,000	\$1,680,000
Market Value per SqFt	\$179.00	\$181.00	\$176.00
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00898-0001	1-00889-0068	1-00913-0001
Address	195 3 AVENUE	120 EAST 34 STREET	471 3 AVENUE
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	277	282	311
Year Built	1973	1962	1972
Gross SqFt	250,220	310,860	351,560
Estimated Gross Income	\$8,282,282	\$9,589,498	\$11,305,238
Gross Income per SqFt	\$33.10	\$30.80	\$32.20
Full Market Value	\$40,100,000	\$46,500,000	\$54,800,000
Market Value per SqFt	\$160.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.80	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00898-0021	1-00897-0008	1-00918-0007
Address	237 EAST 17 STREET	207 EAST 15 STREET	207 EAST 37 STREET
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	61	35
Year Built	1920	1930	1925
Gross SqFt	6,233	29,088	36,020
Estimated Gross Income	\$188,361	\$894,859	\$1,069,133
Gross Income per SqFt	\$30.20	\$30.80	\$29.70
Full Market Value	\$913,000	\$4,340,000	\$5,180,000
Market Value per SqFt	\$146.00	\$149.00	\$144.00
Distance from Cooperative in miles		0.10	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00898-0039	1-00925-0060	1-00767-0043
Address	232 EAST 18 STREET	304 EAST 20 STREET	128 7 AVENUE
Neighborhood	GRAMERCY	KIPS BAY	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	16	70	65
Year Built	1945	1948	1959
Gross SqFt	21,000	56,310	46,812
Estimated Gross Income	\$661,710	\$1,774,021	\$1,476,000
Gross Income per SqFt	\$31.50	\$31.50	\$31.50
Full Market Value	\$3,210,000	\$8,600,000	\$7,150,000
Market Value per SqFt	\$153.00	\$153.00	\$153.00
Distance from Cooperative in miles		0.15	0.90

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00899-0001	1-00889-0068	1-00883-0044
Address	205 3 AVENUE	120 EAST 34 STREET	376 3 AVENUE
Neighborhood	GRAMERCY	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	330	282	179
Year Built	1964	1962	1964
Gross SqFt	358,898	310,860	175,110
Estimated Gross Income	\$10,594,668	\$9,589,498	\$4,938,566
Gross Income per SqFt	\$29.50	\$30.80	\$28.20
Full Market Value	\$51,300,000	\$46,500,000	\$23,900,000
Market Value per SqFt	\$143.00	\$150.00	\$136.00
Distance from Cooperative in miles		0.75	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00899-0008	1-00817-0001	1-00556-0001
Address	211 EAST 18 STREET	552 6 AVENUE	85 4 AVENUE
Neighborhood	GRAMERCY	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	124	111	164
Year Built	1958	1973	1959
Gross SqFt	111,396	101,231	156,465
Estimated Gross Income	\$2,768,190	\$2,554,000	\$3,822,463
Gross Income per SqFt	\$24.85	\$25.20	\$24.43
Full Market Value	\$12,400,000	\$11,400,000	\$17,100,000
Market Value per SqFt	\$111.00	\$113.00	\$109.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00899-0032	1-00844-0017	1-00878-0004
Address	323 2 AVENUE	31 UNION SQUARE	295 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	FLATIRON	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	127	88	190
Year Built	1929	1902	1900
Gross SqFt	138,470	118,067	145,299
Estimated Gross Income	\$4,253,798	\$3,369,000	\$4,811,189
Gross Income per SqFt	\$30.70	\$28.50	\$33.10
Full Market Value	\$20,600,000	\$16,300,000	\$23,300,000
Market Value per SqFt	\$149.00	\$138.00	\$160.00
Distance from Cooperative in miles		0.40	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00901-0052	1-00771-0001	1-00844-0008
Address	210 EAST 21 STREET	216 8 AVENUE	9 EAST 16 STREET
Neighborhood	GRAMERCY	CHELSEA	FLATIRON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	32	39	16
Year Built	1910	1910	1900
Gross SqFt	14,673	32,325	30,680
Estimated Gross Income	\$555,226	\$1,241,000	\$1,145,000
Gross Income per SqFt	\$37.80	\$38.40	\$37.30
Full Market Value	\$2,790,000	\$6,240,000	\$5,760,000
Market Value per SqFt	\$190.00	\$193.00	\$188.00
Distance from Cooperative in miles		0.90	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00902-0001	1-00889-0068	1-00883-0044
Address	267 3 AVENUE	120 EAST 34 STREET	376 3 AVENUE
Neighborhood	GRAMERCY	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	265	282	179
Year Built	1962	1962	1964
Gross SqFt	275,900	310,860	175,110
Estimated Gross Income	\$8,144,568	\$9,589,498	\$4,938,566
Gross Income per SqFt	\$29.50	\$30.80	\$28.20
Full Market Value	\$39,500,000	\$46,500,000	\$23,900,000
Market Value per SqFt	\$143.00	\$150.00	\$136.00
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00902-0009	1-00918-0007	1-00897-0008
Address	207 EAST 21 STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	GRAMERCY	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	40	35	61
Year Built	1930	1925	1930
Gross SqFt	22,476	36,020	29,088
Estimated Gross Income	\$679,224	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$3,290,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		0.80	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00904-0029	1-00878-0059	1-00904-0031
Address	411 2 AVENUE	132 EAST 23 STREET	238 EAST 24 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	40	12	20
Year Built	1950	1920	1950
Gross SqFt	25,259	12,160	9,520
Estimated Gross Income	\$897,452	\$436,626	\$334,596
Gross Income per SqFt	\$35.50	\$35.90	\$35.10
Full Market Value	\$4,510,000	\$2,200,000	\$1,680,000
Market Value per SqFt	\$179.00	\$181.00	\$176.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00904-0039	1-00875-0079	1-00844-0008
Address	222 EAST 24 STREET	245 PARK AVENUE SOUTH	9 EAST 16 STREET
Neighborhood	GRAMERCY	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	11	63	16
Year Built	1900	1940	1900
Gross SqFt	13,675	44,713	30,680
Estimated Gross Income	\$541,940	\$1,875,586	\$1,145,000
Gross Income per SqFt	\$39.60	\$41.90	\$37.30
Full Market Value	\$2,720,000	\$9,430,000	\$5,760,000
Market Value per SqFt	\$199.00	\$211.00	\$188.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00904-0050	1-00909-0028	1-00884-0048
Address	309 3 AVENUE	501 2 AVENUE	402 3 AVENUE
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	167	130	150
Year Built	1972	1978	1974
Gross SqFt	158,337	108,614	137,628
Estimated Gross Income	\$5,478,460	\$3,838,941	\$4,658,342
Gross Income per SqFt	\$34.60	\$35.30	\$33.80
Full Market Value	\$27,500,000	\$19,300,000	\$22,600,000
Market Value per SqFt	\$174.00	\$178.00	\$164.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00905-0006	1-00817-0001	1-00493-0041
Address	205 EAST 24 STREET	552 6 AVENUE	13 SPRING STREET
Neighborhood	GRAMERCY	FLATIRON	LITTLE ITALY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	180	111	156
Year Built	1976	1973	1982
Gross SqFt	126,798	101,231	184,900
Estimated Gross Income	\$3,385,506	\$2,554,000	\$5,205,314
Gross Income per SqFt	\$26.70	\$25.20	\$28.20
Full Market Value	\$16,400,000	\$11,400,000	\$16,000,000
Market Value per SqFt	\$129.00	\$113.00	\$87.00
Distance from Cooperative in miles		0.70	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00905-0026	1-00883-0044	1-00928-0040
Address	421 2 AVENUE	376 3 AVENUE	320 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	167	179	213
Year Built	1963	1964	1965
Gross SqFt	112,641	175,110	153,800
Estimated Gross Income	\$3,727,290	\$4,938,566	\$5,841,765
Gross Income per SqFt	\$33.10	\$28.20	\$38.00
Full Market Value	\$18,100,000	\$23,900,000	\$29,400,000
Market Value per SqFt	\$161.00	\$136.00	\$191.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00906-0001	1-00939-0038	1-00928-0040
Address	341 3 AVENUE	340 EAST 34 STREET	320 EAST 23 STREET
Neighborhood	GRAMERCY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	166	201	213
Year Built	1965	1962	1965
Gross SqFt	161,931	142,260	153,800
Estimated Gross Income	\$6,490,194	\$6,000,627	\$5,841,765
Gross Income per SqFt	\$40.10	\$42.20	\$38.00
Full Market Value	\$32,600,000	\$30,200,000	\$29,400,000
Market Value per SqFt	\$201.00	\$212.00	\$191.00
Distance from Cooperative in miles		0.40	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00906-0024	1-00939-0038	1-00928-0040
Address	441 2 AVENUE	340 EAST 34 STREET	320 EAST 23 STREET
Neighborhood	GRAMERCY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	185	201	213
Year Built	1964	1962	1965
Gross SqFt	190,000	142,260	153,800
Estimated Gross Income	\$7,615,200	\$6,000,627	\$5,841,765
Gross Income per SqFt	\$40.10	\$42.20	\$38.00
Full Market Value	\$38,300,000	\$30,200,000	\$29,400,000
Market Value per SqFt	\$202.00	\$212.00	\$191.00
Distance from Cooperative in miles		0.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00907-0043	1-00878-0059	1-00904-0031
Address	226 EAST 27 STREET	132 EAST 23 STREET	238 EAST 24 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	12	20
Year Built	1920	1920	1950
Gross SqFt	9,620	12,160	9,520
Estimated Gross Income	\$341,798	\$436,626	\$334,596
Gross Income per SqFt	\$35.50	\$35.90	\$35.10
Full Market Value	\$1,720,000	\$2,200,000	\$1,680,000
Market Value per SqFt	\$179.00	\$181.00	\$176.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00907-0056	1-00883-0044	1-00889-0068
Address	200 EAST 27 STREET	376 3 AVENUE	120 EAST 34 STREET
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	284	179	282
Year Built	1965	1964	1962
Gross SqFt	233,320	175,110	310,860
Estimated Gross Income	\$6,887,606	\$4,938,566	\$9,589,498
Gross Income per SqFt	\$29.50	\$28.20	\$30.80
Full Market Value	\$33,400,000	\$23,900,000	\$46,500,000
Market Value per SqFt	\$143.00	\$136.00	\$150.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00908-0037	1-00897-0008	1-00918-0007
Address	236 EAST 28 STREET	207 EAST 15 STREET	207 EAST 37 STREET
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	31	61	35
Year Built	1920	1930	1925
Gross SqFt	14,981	29,088	36,020
Estimated Gross Income	\$452,725	\$894,859	\$1,069,133
Gross Income per SqFt	\$30.20	\$30.80	\$29.70
Full Market Value	\$2,190,000	\$4,340,000	\$5,180,000
Market Value per SqFt	\$146.00	\$149.00	\$144.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00908-0047	1-00912-0036	1-00570-0008
Address	208 EAST 28 STREET	577 2 AVENUE	6 EAST 13 STREET
Neighborhood	GRAMERCY	MURRAY HILL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	70	40	54
Year Built	1940	1915	1900
Gross SqFt	50,000	30,658	49,408
Estimated Gross Income	\$1,851,000	\$1,031,052	\$1,794,668
Gross Income per SqFt	\$37.00	\$33.60	\$36.30
Full Market Value	\$9,310,000	\$5,000,000	\$9,020,000
Market Value per SqFt	\$186.00	\$163.00	\$183.00
Distance from Cooperative in miles		0.20	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00909-0001	1-00928-0040	1-00889-0068
Address	407 3 AVENUE	320 EAST 23 STREET	120 EAST 34 STREET
Neighborhood	MURRAY HILL	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	264	213	282
Year Built	1964	1965	1962
Gross SqFt	253,489	153,800	310,860
Estimated Gross Income	\$8,722,556	\$5,841,765	\$9,589,498
Gross Income per SqFt	\$34.40	\$38.00	\$30.80
Full Market Value	\$43,900,000	\$29,400,000	\$46,500,000
Market Value per SqFt	\$173.00	\$191.00	\$150.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00909-0015	1-00925-0060	1-00891-0039
Address	229 EAST 28 STREET	304 EAST 20 STREET	165 EAST 35 STREET
Neighborhood	MURRAY HILL	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	84	70	131
Year Built	1962	1948	1955
Gross SqFt	44,912	56,310	96,102
Estimated Gross Income	\$1,327,598	\$1,774,021	\$2,654,646
Gross Income per SqFt	\$29.60	\$31.50	\$27.60
Full Market Value	\$6,430,000	\$8,600,000	\$12,900,000
Market Value per SqFt	\$143.00	\$153.00	\$134.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00909-0045	1-00911-0008	1-00883-0025
Address	218 EAST 29 STREET	207 EAST 30 STREET	105 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	11	79	51
Year Built	1984	1985	1988
Gross SqFt	14,575	47,903	41,053
Estimated Gross Income	\$440,748	\$1,547,503	\$1,157,510
Gross Income per SqFt	\$30.20	\$32.30	\$28.20
Full Market Value	\$2,140,000	\$7,500,000	\$5,610,000
Market Value per SqFt	\$147.00	\$157.00	\$137.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00910-0012	1-00767-0043	1-00925-0060
Address	215 EAST 29 STREET	128 7 AVENUE	304 EAST 20 STREET
Neighborhood	MURRAY HILL	CHELSEA	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	20	65	70
Year Built	1936	1959	1948
Gross SqFt	9,280	46,812	56,310
Estimated Gross Income	\$292,505	\$1,476,000	\$1,774,021
Gross Income per SqFt	\$31.50	\$31.50	\$31.50
Full Market Value	\$1,420,000	\$7,150,000	\$8,600,000
Market Value per SqFt	\$153.00	\$153.00	\$153.00
Distance from Cooperative in miles		1.05	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00910-0014	1-00897-0008	1-00764-0007
Address	229 EAST 29 STREET	207 EAST 15 STREET	253 WEST 14 STREET
Neighborhood	MURRAY HILL	GRAMERCY	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	113	61	47
Year Built	1940	1930	1930
Gross SqFt	55,737	29,088	39,628
Estimated Gross Income	\$1,716,142	\$894,859	\$1,222,000
Gross Income per SqFt	\$30.80	\$30.80	\$30.80
Full Market Value	\$8,310,000	\$4,340,000	\$5,920,000
Market Value per SqFt	\$149.00	\$149.00	\$149.00
Distance from Cooperative in miles		0.65	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00910-0039	1-00891-0030	1-00912-0036
Address	244 EAST 30 STREET	145 EAST 35 STREET	577 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	11	43	40
Year Built	1900	1910	1915
Gross SqFt	7,495	43,208	30,658
Estimated Gross Income	\$222,901	\$1,115,610	\$1,031,052
Gross Income per SqFt	\$29.70	\$25.80	\$33.60
Full Market Value	\$1,080,000	\$5,410,000	\$5,000,000
Market Value per SqFt	\$144.00	\$125.00	\$163.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00910-0041	1-00897-0008	1-00918-0007
Address	240 EAST 30 STREET	207 EAST 15 STREET	207 EAST 37 STREET
Neighborhood	MURRAY HILL	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	38	61	35
Year Built	1935	1930	1925
Gross SqFt	24,090	29,088	36,020
Estimated Gross Income	\$727,999	\$894,859	\$1,069,133
Gross Income per SqFt	\$30.20	\$30.80	\$29.70
Full Market Value	\$3,530,000	\$4,340,000	\$5,180,000
Market Value per SqFt	\$147.00	\$149.00	\$144.00
Distance from Cooperative in miles		0.65	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00912-0043	1-00918-0007	1-00897-0008
Address	240 EAST 32 STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	35	61
Year Built	1930	1925	1930
Gross SqFt	10,275	36,020	29,088
Estimated Gross Income	\$310,510	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$1,500,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		0.30	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00913-0028	1-00889-0068	1-00883-0044
Address	251 EAST 32 STREET	120 EAST 34 STREET	376 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	167	282	179
Year Built	1964	1962	1964
Gross SqFt	175,000	310,860	175,110
Estimated Gross Income	\$5,166,000	\$9,589,498	\$4,938,566
Gross Income per SqFt	\$29.50	\$30.80	\$28.20
Full Market Value	\$25,000,000	\$46,500,000	\$23,900,000
Market Value per SqFt	\$143.00	\$150.00	\$136.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00915-0038	1-00816-0042	1-00559-0009
Address	240 EAST 35 STREET	92 5 AVENUE	92 PARK AVENUE SOUTH
Neighborhood	MURRAY HILL	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	121	223	220
Year Built	1955	1962	1964
Gross SqFt	91,745	180,000	184,645
Estimated Gross Income	\$2,891,802	\$3,910,000	\$7,631,569
Gross Income per SqFt	\$31.50	\$21.72	\$41.30
Full Market Value	\$14,000,000	\$17,500,000	\$38,400,000
Market Value per SqFt	\$153.00	\$97.00	\$208.00
Distance from Cooperative in miles		1.10	1.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00915-0044	1-00912-0029	1-00914-0006
Address	234 EAST 35 STREET	563 2 AVENUE	205 EAST 33 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	11	14	20
Year Built	1920	1900	1910
Gross SqFt	6,876	8,568	10,125
Estimated Gross Income	\$128,099	\$235,865	\$98,795
Gross Income per SqFt	\$18.63	\$27.50	\$9.76
Full Market Value	\$521,000	\$1,140,000	\$334,000
Market Value per SqFt	\$76.00	\$133.00	\$33.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00915-0046	1-00872-0050	1-00792-0012
Address	222 EAST 35 STREET	140 EAST 17 STREET	141 WEST 16 STREET
Neighborhood	MURRAY HILL	GRAMERCY	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	44	49
Year Built	1942	1930	1940
Gross SqFt	50,796	29,796	34,662
Estimated Gross Income	\$1,353,205	\$783,184	\$936,000
Gross Income per SqFt	\$26.60	\$26.30	\$27.00
Full Market Value	\$6,560,000	\$3,790,000	\$4,530,000
Market Value per SqFt	\$129.00	\$127.00	\$131.00
Distance from Cooperative in miles		0.90	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00916-0009	1-00918-0007	1-00897-0008
Address	211 EAST 35 STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	76	35	61
Year Built	1929	1925	1930
Gross SqFt	57,834	36,020	29,088
Estimated Gross Income	\$1,747,743	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$8,470,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		0.10	0.95

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00916-0023	1-00925-0060	1-00891-0039
Address	245 EAST 35 STREET	304 EAST 20 STREET	165 EAST 35 STREET
Neighborhood	MURRAY HILL	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	117	70	131
Year Built	1963	1948	1955
Gross SqFt	82,014	56,310	96,102
Estimated Gross Income	\$2,424,333	\$1,774,021	\$2,654,646
Gross Income per SqFt	\$29.60	\$31.50	\$27.60
Full Market Value	\$11,700,000	\$8,600,000	\$12,900,000
Market Value per SqFt	\$143.00	\$153.00	\$134.00
Distance from Cooperative in miles		0.80	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00916-0055	1-00925-0060	1-00891-0039
Address	210 EAST 36 STREET	304 EAST 20 STREET	165 EAST 35 STREET
Neighborhood	MURRAY HILL	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	104	70	131
Year Built	1960	1948	1955
Gross SqFt	61,839	56,310	96,102
Estimated Gross Income	\$1,827,960	\$1,774,021	\$2,654,646
Gross Income per SqFt	\$29.60	\$31.50	\$27.60
Full Market Value	\$8,860,000	\$8,600,000	\$12,900,000
Market Value per SqFt	\$143.00	\$153.00	\$134.00
Distance from Cooperative in miles		0.80	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00916-0061	1-00865-0024	1-00928-0040
Address	537 3 AVENUE	35 EAST 35 STREET	320 EAST 23 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	153	135	213
Year Built	1955	1955	1965
Gross SqFt	118,467	132,955	153,800
Estimated Gross Income	\$3,795,682	\$3,471,000	\$5,841,765
Gross Income per SqFt	\$32.00	\$26.10	\$38.00
Full Market Value	\$18,400,000	\$16,800,000	\$29,400,000
Market Value per SqFt	\$155.00	\$126.00	\$191.00
Distance from Cooperative in miles		0.30	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00917-0017	1-00559-0009	1-00816-0042
Address	225 EAST 36 STREET	92 PARK AVENUE SOUTH	92 5 AVENUE
Neighborhood	MURRAY HILL	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	286	220	223
Year Built	1963	1964	1962
Gross SqFt	204,638	184,645	180,000
Estimated Gross Income	\$6,450,189	\$7,631,569	\$3,910,000
Gross Income per SqFt	\$31.50	\$41.30	\$21.72
Full Market Value	\$31,300,000	\$38,400,000	\$17,500,000
Market Value per SqFt	\$153.00	\$208.00	\$97.00
Distance from Cooperative in miles		1.15	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00918-0001	1-00925-0060	1-00925-0060
Address	561 3 AVENUE	304 EAST 20 STREET	304 EAST 20 STREET
Neighborhood	MURRAY HILL	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	108	70	70
Year Built	1960	1948	1948
Gross SqFt	82,826	56,310	56,310
Estimated Gross Income	\$2,448,336	\$1,774,021	\$1,774,021
Gross Income per SqFt	\$29.60	\$31.50	\$31.50
Full Market Value	\$11,900,000	\$8,600,000	\$8,600,000
Market Value per SqFt	\$144.00	\$153.00	\$153.00
Distance from Cooperative in miles		0.90	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00918-0025	1-00570-0008	1-00764-0051
Address	685 2 AVENUE	6 EAST 13 STREET	222 WEST 15 STREET
Neighborhood	MURRAY HILL	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	47	54	64
Year Built	1942	1900	1928
Gross SqFt	45,300	49,408	38,330
Estimated Gross Income	\$1,614,039	\$1,794,668	\$1,339,000
Gross Income per SqFt	\$35.60	\$36.30	\$34.90
Full Market Value	\$8,120,000	\$9,020,000	\$6,730,000
Market Value per SqFt	\$179.00	\$183.00	\$176.00
Distance from Cooperative in miles		1.30	1.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00918-0035	1-00872-0001	1-00927-0038
Address	699 2 AVENUE	36 UNION SQUARE	320 EAST 22 STREET
Neighborhood	MURRAY HILL	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	44	78	94
Year Built	1955	1963	1948
Gross SqFt	30,662	65,430	67,048
Estimated Gross Income	\$1,169,448	\$2,735,524	\$2,353,723
Gross Income per SqFt	\$38.10	\$41.80	\$35.10
Full Market Value	\$5,880,000	\$13,800,000	\$11,800,000
Market Value per SqFt	\$192.00	\$211.00	\$176.00
Distance from Cooperative in miles		1.05	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00921-0019	1-00939-0038	1-00928-0040
Address	333 EAST 14 STREET	340 EAST 34 STREET	320 EAST 23 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	210	201	213
Year Built	1965	1962	1965
Gross SqFt	173,630	142,260	153,800
Estimated Gross Income	\$6,959,090	\$6,000,627	\$5,841,765
Gross Income per SqFt	\$40.10	\$42.20	\$38.00
Full Market Value	\$35,000,000	\$30,200,000	\$29,400,000
Market Value per SqFt	\$202.00	\$212.00	\$191.00
Distance from Cooperative in miles		0.90	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00924-0013	1-00897-0008	1-00918-0007
Address	317 EAST 18 STREET	207 EAST 15 STREET	207 EAST 37 STREET
Neighborhood	KIPS BAY	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	61	35
Year Built	1920	1930	1925
Gross SqFt	14,292	29,088	36,020
Estimated Gross Income	\$431,904	\$894,859	\$1,069,133
Gross Income per SqFt	\$30.20	\$30.80	\$29.70
Full Market Value	\$2,090,000	\$4,340,000	\$5,180,000
Market Value per SqFt	\$146.00	\$149.00	\$144.00
Distance from Cooperative in miles		0.20	0.95

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00927-0015	1-00943-0057	1-00921-0016
Address	323 EAST 21 STREET	302 EAST 38 STREET	327 EAST 14 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	18	50	11
Year Built	1910	1910	1910
Gross SqFt	11,718	19,215	5,431
Estimated Gross Income	\$326,932	\$618,910	\$128,102
Gross Income per SqFt	\$27.90	\$32.20	\$23.59
Full Market Value	\$1,580,000	\$3,000,000	\$573,000
Market Value per SqFt	\$135.00	\$156.00	\$106.00
Distance from Cooperative in miles		0.80	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00928-0001	1-00939-0038	1-00928-0040
Address	382 2 AVENUE	340 EAST 34 STREET	320 EAST 23 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	266	201	213
Year Built	1965	1962	1965
Gross SqFt	189,616	142,260	153,800
Estimated Gross Income	\$7,599,809	\$6,000,627	\$5,841,765
Gross Income per SqFt	\$40.10	\$42.20	\$38.00
Full Market Value	\$38,200,000	\$30,200,000	\$29,400,000
Market Value per SqFt	\$201.00	\$212.00	\$191.00
Distance from Cooperative in miles		0.55	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00929-0001	1-00889-0068	1-00816-0042
Address	401 1 AVENUE	120 EAST 34 STREET	92 5 AVENUE
Neighborhood	KIPS BAY	MURRAY HILL	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	522	282	223
Year Built	1970	1962	1962
Gross SqFt	927,591	310,860	180,000
Estimated Gross Income	\$21,019,212	\$9,589,498	\$3,910,000
Gross Income per SqFt	\$22.66	\$30.80	\$21.72
Full Market Value	\$59,400,000	\$46,500,000	\$17,500,000
Market Value per SqFt	\$64.00	\$150.00	\$97.00
Distance from Cooperative in miles		0.60	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00930-0001	1-00889-0068	1-00816-0042
Address	422 2 AVENUE	120 EAST 34 STREET	92 5 AVENUE
Neighborhood	KIPS BAY	MURRAY HILL	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	394	282	223
Year Built	1964	1962	1962
Gross SqFt	392,100	310,860	180,000
Estimated Gross Income	\$10,304,388	\$9,589,498	\$3,910,000
Gross Income per SqFt	\$26.30	\$30.80	\$21.72
Full Market Value	\$49,900,000	\$46,500,000	\$17,500,000
Market Value per SqFt	\$127.00	\$150.00	\$97.00
Distance from Cooperative in miles		0.55	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00930-0012	1-00889-0068	1-00884-0048
Address	319 EAST 24 STREET	120 EAST 34 STREET	402 3 AVENUE
Neighborhood	KIPS BAY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	236	282	150
Year Built	1975	1962	1974
Gross SqFt	265,541	310,860	137,628
Estimated Gross Income	\$6,234,902	\$9,589,498	\$4,658,342
Gross Income per SqFt	\$23.48	\$30.80	\$33.80
Full Market Value	\$17,600,000	\$46,500,000	\$22,600,000
Market Value per SqFt	\$66.00	\$150.00	\$164.00
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00930-0043	1-00943-0057	1-00921-0016
Address	326 EAST 25 STREET	302 EAST 38 STREET	327 EAST 14 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	19	50	11
Year Built	1910	1910	1910
Gross SqFt	7,220	19,215	5,431
Estimated Gross Income	\$201,438	\$618,910	\$128,102
Gross Income per SqFt	\$27.90	\$32.20	\$23.59
Full Market Value	\$976,000	\$3,000,000	\$573,000
Market Value per SqFt	\$135.00	\$156.00	\$106.00
Distance from Cooperative in miles		0.65	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00931-0009	1-00918-0007	1-00897-0008
Address	311 EAST 25 STREET	207 EAST 37 STREET	207 EAST 15 STREET
Neighborhood	KIPS BAY	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	42	35	61
Year Built	1930	1925	1930
Gross SqFt	22,812	36,020	29,088
Estimated Gross Income	\$689,378	\$1,069,133	\$894,859
Gross Income per SqFt	\$30.20	\$29.70	\$30.80
Full Market Value	\$3,340,000	\$5,180,000	\$4,340,000
Market Value per SqFt	\$146.00	\$144.00	\$149.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00940-0047	1-00771-0001	1-00844-0008
Address	324 EAST 35 STREET	216 8 AVENUE	9 EAST 16 STREET
Neighborhood	KIPS BAY	CHELSEA	FLATIRON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	24	39	16
Year Built	1910	1910	1900
Gross SqFt	13,375	32,325	30,680
Estimated Gross Income	\$506,110	\$1,241,000	\$1,145,000
Gross Income per SqFt	\$37.80	\$38.40	\$37.30
Full Market Value	\$2,540,000	\$6,240,000	\$5,760,000
Market Value per SqFt	\$190.00	\$193.00	\$188.00
Distance from Cooperative in miles		1.20	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00940-0048	1-00872-0001	1-00927-0038
Address	320 EAST 35 STREET	36 UNION SQUARE	320 EAST 22 STREET
Neighborhood	KIPS BAY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	51	78	94
Year Built	1959	1963	1948
Gross SqFt	30,000	65,430	67,048
Estimated Gross Income	\$1,144,200	\$2,735,524	\$2,353,723
Gross Income per SqFt	\$38.10	\$41.80	\$35.10
Full Market Value	\$5,750,000	\$13,800,000	\$11,800,000
Market Value per SqFt	\$192.00	\$211.00	\$176.00
Distance from Cooperative in miles		0.95	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-00943-0001	1-00570-0008	1-00818-0019
Address	686 2 AVENUE	6 EAST 13 STREET	27 WEST 16 STREET
Neighborhood	KIPS BAY	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	83	54	63
Year Built	1941	1900	1907
Gross SqFt	80,000	49,408	41,300
Estimated Gross Income	\$3,034,400	\$1,794,668	\$1,630,000
Gross Income per SqFt	\$37.90	\$36.30	\$39.50
Full Market Value	\$15,300,000	\$9,020,000	\$8,200,000
Market Value per SqFt	\$191.00	\$183.00	\$199.00
Distance from Cooperative in miles		1.35	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01007-0054	1-01007-0001	1-01008-0026
Address	146 WEST 55 STREET	841 7 AVENUE	105 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	61	59	55
Year Built	1923	1923	1917
Gross SqFt	75,600	85,309	54,838
Estimated Gross Income	\$2,116,800	\$2,470,051	\$1,635,839
Gross Income per SqFt	\$28.00	\$29.00	\$29.80
Full Market Value	\$10,300,000	\$12,000,000	\$7,930,000
Market Value per SqFt	\$136.00	\$141.00	\$145.00
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01009-0018	1-01035-0005	1-01025-0019
Address	125 WEST 56 STREET	353 WEST 44 STREET	1691 BROADWAY
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	11	28	31
Year Built	1924	1959	1925
Gross SqFt	9,816	12,864	16,500
Estimated Gross Income	\$245,400	\$349,257	\$421,136
Gross Income per SqFt	\$25.00	\$27.10	\$25.50
Full Market Value	\$1,100,000	\$1,690,000	\$2,040,000
Market Value per SqFt	\$112.00	\$131.00	\$124.00
Distance from Cooperative in miles		0.70	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01009-0029	1-01272-0001	1-01022-0061
Address	1381 6 AVENUE	1380 6 AVENUE	834 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	328	252	285
Year Built	1962	1963	1925
Gross SqFt	418,114	303,642	215,099
Estimated Gross Income	\$12,125,306	\$10,114,420	\$7,063,811
Gross Income per SqFt	\$29.00	\$33.30	\$32.80
Full Market Value	\$58,700,000	\$49,000,000	\$21,700,000
Market Value per SqFt	\$140.00	\$161.00	\$101.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01010-0053	1-01010-0051	1-01010-0046
Address	152 WEST 58 STREET	150 WEST 58 STREET	134 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	38	59	121
Year Built	1916	1927	1930
Gross SqFt	38,928	39,720	61,791
Estimated Gross Income	\$1,245,696	\$1,291,867	\$2,471,414
Gross Income per SqFt	\$32.00	\$32.50	\$40.00
Full Market Value	\$6,040,000	\$6,260,000	\$12,400,000
Market Value per SqFt	\$155.00	\$158.00	\$201.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01010-0061	1-01274-0006	1-01022-0061
Address	911 7 AVENUE	39 WEST 58 STREET	834 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	77	338	285
Year Built	1909	1948	1925
Gross SqFt	120,738	269,346	215,099
Estimated Gross Income	\$3,742,878	\$11,775,997	\$7,063,811
Gross Income per SqFt	\$31.00	\$43.70	\$32.80
Full Market Value	\$18,100,000	\$59,200,000	\$21,700,000
Market Value per SqFt	\$150.00	\$220.00	\$101.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01011-0038	1-01274-0006	1-01026-0049
Address	112 CENTRAL PARK SOUTH	39 WEST 58 STREET	230 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	69	338	237
Year Built	1927	1948	1979
Gross SqFt	142,283	269,346	210,213
Estimated Gross Income	\$6,402,735	\$11,775,997	\$8,999,659
Gross Income per SqFt	\$45.00	\$43.70	\$42.80
Full Market Value	\$32,200,000	\$59,200,000	\$45,300,000
Market Value per SqFt	\$226.00	\$220.00	\$215.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01011-0042	1-01006-0063	1-01274-0006
Address	120 CENTRAL PARK SOUTH	162 WEST 54 STREET	39 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	119	83	338
Year Built	1941	1911	1948
Gross SqFt	98,493	98,616	269,346
Estimated Gross Income	\$2,954,790	\$3,544,138	\$11,775,997
Gross Income per SqFt	\$30.00	\$35.90	\$43.70
Full Market Value	\$14,300,000	\$17,800,000	\$59,200,000
Market Value per SqFt	\$145.00	\$180.00	\$220.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01011-0045	1-01011-0025	1-01006-0063
Address	128 CENTRAL PARK SOUTH	117 WEST 58 STREET	162 WEST 54 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	63	102	83
Year Built	1925	1900	1911
Gross SqFt	90,425	66,173	98,616
Estimated Gross Income	\$2,712,750	\$2,133,113	\$3,544,138
Gross Income per SqFt	\$30.00	\$32.20	\$35.90
Full Market Value	\$13,100,000	\$10,300,000	\$17,800,000
Market Value per SqFt	\$145.00	\$156.00	\$180.00
Distance from Cooperative in miles		0.00	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01011-0052	1-01008-0029	1-01030-0058
Address	150 CENTRAL PARK SOUTH	1361 6 AVENUE	240 CENTRAL PARK SOUTH
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	223	169	340
Year Built	1940	1925	1940
Gross SqFt	307,549	243,671	387,428
Estimated Gross Income	\$8,918,921	\$9,615,603	\$10,816,674
Gross Income per SqFt	\$29.00	\$39.50	\$27.90
Full Market Value	\$43,200,000	\$48,300,000	\$52,400,000
Market Value per SqFt	\$140.00	\$198.00	\$135.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01026-0026	1-01011-0025	1-01008-0026
Address	203 WEST 54 STREET	117 WEST 58 STREET	105 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	80	102	55
Year Built	1903	1900	1917
Gross SqFt	64,757	66,173	54,838
Estimated Gross Income	\$1,813,196	\$2,133,113	\$1,635,839
Gross Income per SqFt	\$28.00	\$32.20	\$29.80
Full Market Value	\$8,780,000	\$10,300,000	\$7,930,000
Market Value per SqFt	\$136.00	\$156.00	\$145.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01029-0027	1-01022-0061	1-01006-0063
Address	205 WEST 57 STREET	834 8 AVENUE	162 WEST 54 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	119	285	83
Year Built	1900	1925	1911
Gross SqFt	167,076	215,099	98,616
Estimated Gross Income	\$4,678,128	\$7,063,811	\$3,544,138
Gross Income per SqFt	\$28.00	\$32.80	\$35.90
Full Market Value	\$22,700,000	\$21,700,000	\$17,800,000
Market Value per SqFt	\$136.00	\$101.00	\$180.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01030-0029	1-01274-0006	1-01021-0001
Address	200 CENTRAL PARK SOUTH	39 WEST 58 STREET	810 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	314	338	550
Year Built	1963	1948	1998
Gross SqFt	564,196	269,346	578,099
Estimated Gross Income	\$18,054,272	\$11,775,997	\$20,533,030
Gross Income per SqFt	\$32.00	\$43.70	\$35.50
Full Market Value	\$87,500,000	\$59,200,000	\$103,000,000
Market Value per SqFt	\$155.00	\$220.00	\$178.00
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01030-0039	1-01274-0006	1-01006-0063
Address	210 CENTRAL PARK SOUTH	39 WEST 58 STREET	162 WEST 54 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	90	338	83
Year Built	1968	1948	1911
Gross SqFt	122,071	269,346	98,616
Estimated Gross Income	\$4,272,485	\$11,775,997	\$3,544,138
Gross Income per SqFt	\$35.00	\$43.70	\$35.90
Full Market Value	\$21,500,000	\$59,200,000	\$17,800,000
Market Value per SqFt	\$176.00	\$220.00	\$180.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01030-0046	1-01011-0025	1-01008-0026
Address	222 CENTRAL PARK SOUTH	117 WEST 58 STREET	105 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	32	102	55
Year Built	1908	1900	1917
Gross SqFt	62,800	66,173	54,838
Estimated Gross Income	\$1,758,400	\$2,133,113	\$1,635,839
Gross Income per SqFt	\$28.00	\$32.20	\$29.80
Full Market Value	\$8,520,000	\$10,300,000	\$7,930,000
Market Value per SqFt	\$136.00	\$156.00	\$145.00
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01030-0048	1-01006-0063	1-01042-0007
Address	230 CENTRAL PARK SOUTH	162 WEST 54 STREET	355 WEST 51 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	78	83	40
Year Built	1938	1911	1920
Gross SqFt	82,835	98,616	24,848
Estimated Gross Income	\$2,485,050	\$3,544,138	\$747,852
Gross Income per SqFt	\$30.00	\$35.90	\$30.10
Full Market Value	\$12,000,000	\$17,800,000	\$3,620,000
Market Value per SqFt	\$145.00	\$180.00	\$146.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01034-0019	1-01039-0053	1-01043-0064
Address	325 WEST 43 STREET	334 WEST 49 STREET	792 9 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	15	20	20
Year Built	1930	1920	1920
Gross SqFt	9,535	9,695	9,377
Estimated Gross Income	\$241,236	\$241,850	\$240,900
Gross Income per SqFt	\$25.30	\$24.95	\$25.70
Full Market Value	\$681,000	\$1,080,000	\$1,170,000
Market Value per SqFt	\$71.00	\$111.00	\$125.00
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01034-0020	1-01039-0053	1-01043-0064
Address	323 WEST 43 STREET	334 WEST 49 STREET	792 9 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	16	20	20
Year Built	1920	1920	1920
Gross SqFt	9,535	9,695	9,377
Estimated Gross Income	\$241,235	\$241,850	\$240,900
Gross Income per SqFt	\$25.30	\$24.95	\$25.70
Full Market Value	\$681,000	\$1,080,000	\$1,170,000
Market Value per SqFt	\$71.00	\$111.00	\$125.00
Distance from Cooperative in miles		0.25	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01035-0007	1-01041-0063	1-01033-0022
Address	349 WEST 44 STREET	752 9 AVENUE	319 WEST 42 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	16	15
Year Built	1920	1920	1920
Gross SqFt	10,570	10,250	9,203
Estimated Gross Income	\$295,960	\$265,180	\$264,237
Gross Income per SqFt	\$28.00	\$25.90	\$28.70
Full Market Value	\$1,430,000	\$1,280,000	\$1,280,000
Market Value per SqFt	\$135.00	\$125.00	\$139.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01035-0008	1-01041-0063	1-01033-0022
Address	347 WEST 44 STREET	752 9 AVENUE	319 WEST 42 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	16	15
Year Built	1930	1920	1920
Gross SqFt	10,600	10,250	9,203
Estimated Gross Income	\$295,960	\$265,180	\$264,237
Gross Income per SqFt	\$27.90	\$25.90	\$28.70
Full Market Value	\$1,430,000	\$1,280,000	\$1,280,000
Market Value per SqFt	\$135.00	\$125.00	\$139.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01036-0003	1-01033-0021	1-01043-0062
Address	646 9 AVENUE	321 WEST 42 STREET	796 9 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	17	13	20
Year Built	1930	1930	1920
Gross SqFt	9,090	9,203	9,377
Estimated Gross Income	\$304,060	\$285,852	\$336,117
Gross Income per SqFt	\$33.40	\$31.10	\$35.80
Full Market Value	\$1,470,000	\$1,390,000	\$1,690,000
Market Value per SqFt	\$162.00	\$151.00	\$180.00
Distance from Cooperative in miles		0.15	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01036-0014	1-01595-0001	1-01844-0020
Address	325 WEST 45 STREET	20 LENOX AVENUE	200 MANHATTAN AVENUE
Neighborhood	MIDTOWN WEST	HARLEM-CENTRAL	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	200	118	105
Year Built	1924	1920	1890
Gross SqFt	127,000	142,639	112,493
Estimated Gross Income	\$2,628,900	\$2,937,663	\$2,327,416
Gross Income per SqFt	\$20.70	\$20.60	\$20.69
Full Market Value	\$11,700,000	\$8,300,000	\$6,570,000
Market Value per SqFt	\$92.00	\$58.00	\$58.00
Distance from Cooperative in miles		3.35	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01038-0006	1-01041-0063	1-01045-0001
Address	353 WEST 47 STREET	752 9 AVENUE	824 9 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	16	20
Year Built	1920	1920	1920
Gross SqFt	10,735	10,250	13,786
Estimated Gross Income	\$284,478	\$265,180	\$383,047
Gross Income per SqFt	\$26.50	\$25.90	\$27.80
Full Market Value	\$803,000	\$1,280,000	\$1,860,000
Market Value per SqFt	\$75.00	\$125.00	\$135.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01038-0012	1-00893-0015	1-01128-0006
Address	341 WEST 47 STREET	121 EAST 37 STREET	53 WEST 75 STREET
Neighborhood	MIDTOWN WEST	MURRAY HILL	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	C5-WALK-UP
Total Units	13	12	13
Year Built	1910	1920	1910
Gross SqFt	8,179	7,080	8,242
Estimated Gross Income	\$227,375	\$196,792	\$229,354
Gross Income per SqFt	\$27.80	\$27.80	\$27.80
Full Market Value	\$1,100,000	\$954,000	\$1,110,000
Market Value per SqFt	\$134.00	\$135.00	\$135.00
Distance from Cooperative in miles		1.00	1.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01038-0022	1-01033-0022	1-01033-0021
Address	319 WEST 47 STREET	319 WEST 42 STREET	321 WEST 42 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	15	13
Year Built	1920	1920	1930
Gross SqFt	9,975	9,203	9,203
Estimated Gross Income	\$299,250	\$264,237	\$285,852
Gross Income per SqFt	\$30.00	\$28.70	\$31.10
Full Market Value	\$845,000	\$1,280,000	\$1,390,000
Market Value per SqFt	\$85.00	\$139.00	\$151.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01038-0053	1-01035-0006	1-01037-0048
Address	342 WEST 48 STREET	351 WEST 44 STREET	326 WEST 47 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	79	20
Year Built	1920	1920	1920
Gross SqFt	10,035	10,540	10,110
Estimated Gross Income	\$320,000	\$346,613	\$346,236
Gross Income per SqFt	\$31.90	\$32.90	\$34.20
Full Market Value	\$904,000	\$1,680,000	\$1,740,000
Market Value per SqFt	\$90.00	\$159.00	\$172.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01038-0054	1-01041-0060	1-01041-0003
Address	344 WEST 48 STREET	364 WEST 51 STREET	746 9 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	15	18
Year Built	1920	1920	1920
Gross SqFt	9,020	9,725	9,725
Estimated Gross Income	\$274,660	\$294,962	\$297,260
Gross Income per SqFt	\$30.50	\$30.30	\$30.60
Full Market Value	\$1,330,000	\$1,430,000	\$1,440,000
Market Value per SqFt	\$147.00	\$147.00	\$148.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01038-0058	1-01045-0001	1-01037-0054
Address	352 WEST 48 STREET	824 9 AVENUE	338 WEST 47 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	30	20	42
Year Built	1920	1920	1920
Gross SqFt	19,465	13,786	21,388
Estimated Gross Income	\$525,555	\$383,047	\$589,318
Gross Income per SqFt	\$27.00	\$27.80	\$27.60
Full Market Value	\$1,480,000	\$1,860,000	\$2,860,000
Market Value per SqFt	\$76.00	\$135.00	\$134.00
Distance from Cooperative in miles		0.35	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01039-0042	1-01043-0004	1-01041-0060
Address	312 WEST 49 STREET	790 9 AVENUE	364 WEST 51 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	15
Year Built	1920	1920	1920
Gross SqFt	9,545	9,336	9,725
Estimated Gross Income	\$283,965	\$271,095	\$294,962
Gross Income per SqFt	\$29.80	\$29.00	\$30.30
Full Market Value	\$802,000	\$1,310,000	\$1,430,000
Market Value per SqFt	\$84.00	\$140.00	\$147.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01039-0057	1-01026-0029	1-01042-0007
Address	344 WEST 49 STREET	842 7 AVENUE	355 WEST 51 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	40	27	40
Year Built	1910	1910	1920
Gross SqFt	29,085	25,248	24,848
Estimated Gross Income	\$858,000	\$743,254	\$747,852
Gross Income per SqFt	\$29.50	\$29.40	\$30.10
Full Market Value	\$4,160,000	\$3,600,000	\$3,620,000
Market Value per SqFt	\$143.00	\$143.00	\$146.00
Distance from Cooperative in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01043-0002	1-01033-0021	1-01043-0062
Address	786 9 AVENUE	321 WEST 42 STREET	796 9 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	13	20
Year Built	1920	1930	1920
Gross SqFt	9,336	9,203	9,377
Estimated Gross Income	\$310,422	\$285,852	\$336,117
Gross Income per SqFt	\$33.30	\$31.10	\$35.80
Full Market Value	\$877,000	\$1,390,000	\$1,690,000
Market Value per SqFt	\$94.00	\$151.00	\$180.00
Distance from Cooperative in miles		0.50	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01043-0003	1-01045-0001	1-01043-0061
Address	788 9 AVENUE	824 9 AVENUE	798 9 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	20	13
Year Built	1920	1920	1920
Gross SqFt	11,071	13,786	11,452
Estimated Gross Income	\$350,000	\$383,047	\$470,119
Gross Income per SqFt	\$31.60	\$27.80	\$41.10
Full Market Value	\$1,700,000	\$1,860,000	\$2,360,000
Market Value per SqFt	\$154.00	\$135.00	\$206.00
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01043-0017	1-00911-0001	1-01585-0036
Address	327 WEST 52 STREET	431 3 AVENUE	530 EAST 89 STREET
Neighborhood	MIDTOWN WEST	MURRAY HILL	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	45	58	80
Year Built	1910	1920	1920
Gross SqFt	41,900	45,947	48,600
Estimated Gross Income	\$1,206,720	\$1,324,043	\$1,435,113
Gross Income per SqFt	\$28.80	\$28.80	\$29.50
Full Market Value	\$5,850,000	\$6,420,000	\$6,950,000
Market Value per SqFt	\$140.00	\$140.00	\$143.00
Distance from Cooperative in miles		1.50	2.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01045-0005	1-01039-0053	1-01043-0064
Address	357 WEST 54 STREET	334 WEST 49 STREET	792 9 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	20	20
Year Built	1910	1920	1920
Gross SqFt	9,120	9,695	9,377
Estimated Gross Income	\$225,000	\$241,850	\$240,900
Gross Income per SqFt	\$24.67	\$24.95	\$25.70
Full Market Value	\$1,010,000	\$1,080,000	\$1,170,000
Market Value per SqFt	\$111.00	\$111.00	\$125.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01045-0020	1-01026-0009	1-01037-0059
Address	319 WEST 54 STREET	241 WEST 54 STREET	348 WEST 47 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D2-ELEVATOR	C4-WALK-UP
Total Units	39	20	38
Year Built	1980	1910	1900
Gross SqFt	22,580	17,690	22,328
Estimated Gross Income	\$760,945	\$605,821	\$812,488
Gross Income per SqFt	\$33.70	\$34.20	\$36.40
Full Market Value	\$3,690,000	\$3,050,000	\$4,090,000
Market Value per SqFt	\$163.00	\$172.00	\$183.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01045-0037	1-01274-0016	1-01008-0026
Address	304 WEST 55 STREET	21 WEST 58 STREET	105 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	62	71	55
Year Built	1941	1926	1917
Gross SqFt	57,500	59,701	54,838
Estimated Gross Income	\$1,598,500	\$1,658,555	\$1,635,839
Gross Income per SqFt	\$27.80	\$27.80	\$29.80
Full Market Value	\$7,740,000	\$8,040,000	\$7,930,000
Market Value per SqFt	\$135.00	\$135.00	\$145.00
Distance from Cooperative in miles		0.55	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01045-0051	1-01274-0016	1-01011-0025
Address	340 WEST 55 STREET	21 WEST 58 STREET	117 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	56	71	102
Year Built	1925	1926	1900
Gross SqFt	65,750	59,701	66,173
Estimated Gross Income	\$1,841,000	\$1,658,555	\$2,133,113
Gross Income per SqFt	\$28.00	\$27.80	\$32.20
Full Market Value	\$8,920,000	\$8,040,000	\$10,300,000
Market Value per SqFt	\$136.00	\$135.00	\$156.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01046-0001	1-01045-0054	1-01048-0026
Address	357 WEST 55 STREET	350 WEST 55 STREET	307 WEST 57 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	75	126	125
Year Built	1935	1912	1928
Gross SqFt	70,507	75,926	75,617
Estimated Gross Income	\$1,700,000	\$1,968,105	\$2,163,218
Gross Income per SqFt	\$24.11	\$25.90	\$28.60
Full Market Value	\$7,600,000	\$9,540,000	\$10,500,000
Market Value per SqFt	\$108.00	\$126.00	\$139.00
Distance from Cooperative in miles		0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01046-0013	1-01274-0016	1-01048-0026
Address	339 WEST 55 STREET	21 WEST 58 STREET	307 WEST 57 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	72	71	125
Year Built	1925	1926	1928
Gross SqFt	58,662	59,701	75,617
Estimated Gross Income	\$1,640,000	\$1,658,555	\$2,163,218
Gross Income per SqFt	\$28.00	\$27.80	\$28.60
Full Market Value	\$7,950,000	\$8,040,000	\$10,500,000
Market Value per SqFt	\$136.00	\$135.00	\$139.00
Distance from Cooperative in miles		0.50	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01046-0021	1-01036-0028	1-01271-0012
Address	321 WEST 55 STREET	305 WEST 45 STREET	51 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	36	85	37
Year Built	1912	1914	1916
Gross SqFt	43,243	44,466	37,704
Estimated Gross Income	\$1,020,500	\$1,048,271	\$945,271
Gross Income per SqFt	\$23.60	\$23.57	\$25.10
Full Market Value	\$4,560,000	\$4,680,000	\$4,220,000
Market Value per SqFt	\$105.00	\$105.00	\$112.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01046-0023	1-01271-0064	1-01026-0029
Address	315 WEST 55 STREET	48 WEST 56 STREET	842 7 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	C7-WALK-UP	D9-ELEVATOR
Total Units	43	22	27
Year Built	1945	1930	1910
Gross SqFt	28,098	22,626	25,248
Estimated Gross Income	\$821,865	\$659,463	\$743,254
Gross Income per SqFt	\$29.20	\$29.10	\$29.40
Full Market Value	\$3,980,000	\$3,200,000	\$3,600,000
Market Value per SqFt	\$142.00	\$141.00	\$143.00
Distance from Cooperative in miles		0.50	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01046-0028	1-01037-0047	1-01035-0059
Address	305 WEST 55 STREET	324 WEST 47 STREET	358 WEST 45 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	22	20
Year Built	1920	1920	1930
Gross SqFt	14,235	11,275	11,725
Estimated Gross Income	\$390,000	\$308,738	\$353,959
Gross Income per SqFt	\$27.40	\$27.40	\$30.20
Full Market Value	\$1,890,000	\$1,500,000	\$1,710,000
Market Value per SqFt	\$133.00	\$133.00	\$146.00
Distance from Cooperative in miles		0.45	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01046-0038	1-01274-0016	1-01011-0025
Address	306 WEST 56 STREET	21 WEST 58 STREET	117 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	116	71	102
Year Built	1964	1926	1900
Gross SqFt	65,000	59,701	66,173
Estimated Gross Income	\$1,820,000	\$1,658,555	\$2,133,113
Gross Income per SqFt	\$28.00	\$27.80	\$32.20
Full Market Value	\$8,820,000	\$8,040,000	\$10,300,000
Market Value per SqFt	\$136.00	\$135.00	\$156.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01046-0042	1-01026-0009	1-01037-0059
Address	316 WEST 56 STREET	241 WEST 54 STREET	348 WEST 47 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D2-ELEVATOR	C4-WALK-UP
Total Units	33	20	38
Year Built	1933	1910	1900
Gross SqFt	18,506	17,690	22,328
Estimated Gross Income	\$621,800	\$605,821	\$812,488
Gross Income per SqFt	\$33.60	\$34.20	\$36.40
Full Market Value	\$3,010,000	\$3,050,000	\$4,090,000
Market Value per SqFt	\$163.00	\$172.00	\$183.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01046-0054	1-01007-0051	1-01026-0029
Address	342 WEST 56 STREET	140 WEST 55 STREET	842 7 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	42	36	27
Year Built	1930	1912	1910
Gross SqFt	28,034	26,496	25,248
Estimated Gross Income	\$700,000	\$634,315	\$743,254
Gross Income per SqFt	\$24.97	\$23.94	\$29.40
Full Market Value	\$3,130,000	\$2,830,000	\$3,600,000
Market Value per SqFt	\$112.00	\$107.00	\$143.00
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01046-0056	1-01046-0009	1-01008-0026
Address	346 WEST 56 STREET	347 WEST 55 STREET	105 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	80	96	55
Year Built	1920	1911	1917
Gross SqFt	48,810	53,952	54,838
Estimated Gross Income	\$1,300,070	\$1,411,021	\$1,635,839
Gross Income per SqFt	\$26.60	\$26.20	\$29.80
Full Market Value	\$6,300,000	\$6,840,000	\$7,930,000
Market Value per SqFt	\$129.00	\$127.00	\$145.00
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01049-0001	1-01468-0021	1-00026-0021
Address	345 WEST 58 STREET	1385 YORK AVENUE	45 WALL STREET
Neighborhood	MIDTOWN WEST	UPPER EAST SIDE (59-79)	FINANCIAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	590	293	438
Year Built	1957	1969	1958
Gross SqFt	588,527	409,942	493,187
Estimated Gross Income	\$17,361,500	\$12,019,257	\$14,965,000
Gross Income per SqFt	\$29.50	\$29.30	\$30.30
Full Market Value	\$84,100,000	\$58,200,000	\$72,500,000
Market Value per SqFt	\$143.00	\$142.00	\$147.00
Distance from Cooperative in miles		1.55	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01053-0007	1-01053-0037	1-01066-0007
Address	455 WEST 43 STREET	404 WEST 44 STREET	447 WEST 56 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	C4-WALK-UP	C4-WALK-UP
Total Units	34	35	20
Year Built	1939	1901	1880
Gross SqFt	17,415	20,682	15,920
Estimated Gross Income	\$548,570	\$648,492	\$514,863
Gross Income per SqFt	\$31.50	\$31.40	\$32.30
Full Market Value	\$2,660,000	\$3,140,000	\$2,490,000
Market Value per SqFt	\$153.00	\$152.00	\$156.00
Distance from Cooperative in miles		0.00	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01053-0009	1-01056-0008	1-01066-0022
Address	453 WEST 43 STREET	457 WEST 46 STREET	417 WEST 56 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	14	15	20
Year Built	1920	1910	1901
Gross SqFt	8,450	9,000	8,425
Estimated Gross Income	\$332,420	\$374,433	\$312,382
Gross Income per SqFt	\$39.30	\$41.60	\$37.10
Full Market Value	\$1,670,000	\$1,880,000	\$1,570,000
Market Value per SqFt	\$198.00	\$209.00	\$186.00
Distance from Cooperative in miles		0.15	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01054-0002	1-01053-0037	1-01066-0007
Address	463 WEST 44 STREET	404 WEST 44 STREET	447 WEST 56 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	C4-WALK-UP	C4-WALK-UP
Total Units	43	35	20
Year Built	1940	1901	1880
Gross SqFt	17,484	20,682	15,920
Estimated Gross Income	\$550,745	\$648,492	\$514,863
Gross Income per SqFt	\$31.50	\$31.40	\$32.30
Full Market Value	\$2,670,000	\$3,140,000	\$2,490,000
Market Value per SqFt	\$153.00	\$152.00	\$156.00
Distance from Cooperative in miles		0.05	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01054-0024	1-01054-0007	1-01059-0028
Address	411 WEST 44 STREET	451 WEST 44 STREET	407 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	35	35	20
Year Built	1920	1910	1900
Gross SqFt	21,540	21,660	17,240
Estimated Gross Income	\$365,000	\$309,797	\$377,870
Gross Income per SqFt	\$16.95	\$14.30	\$21.92
Full Market Value	\$1,480,000	\$1,230,000	\$1,690,000
Market Value per SqFt	\$69.00	\$57.00	\$98.00
Distance from Cooperative in miles		0.00	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01055-0001	1-01076-0015	1-01057-0141
Address	454 WEST 46 STREET	525 WEST 47 STREET	414 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C4-WALK-UP
Total Units	48	49	54
Year Built	1900	1920	1930
Gross SqFt	60,000	52,850	57,700
Estimated Gross Income	\$1,542,000	\$1,356,769	\$1,802,038
Gross Income per SqFt	\$25.70	\$25.70	\$31.20
Full Market Value	\$7,470,000	\$3,830,000	\$5,090,000
Market Value per SqFt	\$125.00	\$72.00	\$88.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01055-0028	1-01059-0028	1-01053-0023
Address	405 WEST 45 STREET	407 WEST 49 STREET	417 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	30	20	36
Year Built	1930	1900	1910
Gross SqFt	21,090	17,240	20,886
Estimated Gross Income	\$463,980	\$377,870	\$512,666
Gross Income per SqFt	\$22.00	\$21.92	\$24.55
Full Market Value	\$2,070,000	\$1,690,000	\$2,290,000
Market Value per SqFt	\$98.00	\$98.00	\$110.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01055-0038	1-01056-0045	1-01056-0058
Address	406 WEST 46 STREET	426 WEST 47 STREET	452 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	15	15
Year Built	1910	1901	1901
Gross SqFt	10,945	11,204	11,235
Estimated Gross Income	\$273,625	\$284,492	\$291,145
Gross Income per SqFt	\$25.00	\$25.40	\$25.90
Full Market Value	\$1,220,000	\$1,380,000	\$1,410,000
Market Value per SqFt	\$111.00	\$123.00	\$126.00
Distance from Cooperative in miles		0.05	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01055-0044	1-01056-0041	1-01064-0013
Address	418 WEST 46 STREET	418 WEST 47 STREET	435 WEST 54 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	15	20
Year Built	1910	1901	1901
Gross SqFt	10,050	9,985	9,920
Estimated Gross Income	\$185,000	\$180,924	\$186,000
Gross Income per SqFt	\$18.41	\$18.12	\$18.75
Full Market Value	\$752,000	\$736,000	\$757,000
Market Value per SqFt	\$75.00	\$74.00	\$76.00
Distance from Cooperative in miles		0.05	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01055-0045	1-01056-0045	1-01039-0053
Address	420 WEST 46 STREET	426 WEST 47 STREET	334 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	21	15	20
Year Built	1910	1901	1920
Gross SqFt	10,974	11,204	9,695
Estimated Gross Income	\$274,350	\$284,492	\$241,850
Gross Income per SqFt	\$25.00	\$25.40	\$24.95
Full Market Value	\$1,230,000	\$1,380,000	\$1,080,000
Market Value per SqFt	\$112.00	\$123.00	\$111.00
Distance from Cooperative in miles		0.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01055-0047	1-01063-0012	1-01060-0025
Address	424 WEST 46 STREET	437 WEST 53 STREET	411 WEST 50 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	13	20
Year Built	1910	1910	1901
Gross SqFt	8,550	8,641	9,675
Estimated Gross Income	\$215,000	\$220,088	\$246,542
Gross Income per SqFt	\$25.10	\$25.50	\$25.50
Full Market Value	\$961,000	\$1,070,000	\$1,190,000
Market Value per SqFt	\$112.00	\$124.00	\$123.00
Distance from Cooperative in miles		0.40	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01055-0048	1-01063-0012	1-01060-0039
Address	426 WEST 46 STREET	437 WEST 53 STREET	408 WEST 51 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	13	20
Year Built	1910	1910	1920
Gross SqFt	8,175	8,641	9,375
Estimated Gross Income	\$208,465	\$220,088	\$246,217
Gross Income per SqFt	\$25.50	\$25.50	\$26.30
Full Market Value	\$1,010,000	\$1,070,000	\$1,190,000
Market Value per SqFt	\$124.00	\$124.00	\$127.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01055-0049	1-01063-0012	1-01060-0039
Address	428 WEST 46 STREET	437 WEST 53 STREET	408 WEST 51 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	13	20
Year Built	1910	1910	1920
Gross SqFt	8,175	8,641	9,375
Estimated Gross Income	\$208,465	\$220,088	\$246,217
Gross Income per SqFt	\$25.50	\$25.50	\$26.30
Full Market Value	\$1,010,000	\$1,070,000	\$1,190,000
Market Value per SqFt	\$124.00	\$124.00	\$127.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01056-0001	1-00495-0011	1-01532-0034
Address	465 WEST 46 STREET	255 LAFAYETTE STREET	222 EAST 87 STREET
Neighborhood	CLINTON	LITTLE ITALY	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	61	102	90
Year Built	1920	1926	1920
Gross SqFt	59,043	63,587	57,975
Estimated Gross Income	\$1,335,550	\$1,438,050	\$1,464,184
Gross Income per SqFt	\$22.62	\$22.62	\$25.30
Full Market Value	\$3,770,000	\$6,430,000	\$6,540,000
Market Value per SqFt	\$64.00	\$101.00	\$113.00
Distance from Cooperative in miles		2.65	2.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01056-0018	1-01067-0055	1-01065-0043
Address	433 WEST 46 STREET	454 WEST 58 STREET	416 WEST 56 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	15	20
Year Built	1910	1910	1920
Gross SqFt	9,390	9,625	10,375
Estimated Gross Income	\$210,335	\$215,432	\$191,174
Gross Income per SqFt	\$22.40	\$22.38	\$18.43
Full Market Value	\$594,000	\$963,000	\$854,000
Market Value per SqFt	\$63.00	\$100.00	\$82.00
Distance from Cooperative in miles		0.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01056-0025	1-01055-0020	1-01058-0041
Address	415 WEST 46 STREET	425 WEST 45 STREET	416 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	15
Year Built	1910	1901	1901
Gross SqFt	9,970	9,280	9,875
Estimated Gross Income	\$234,295	\$220,120	\$236,218
Gross Income per SqFt	\$23.50	\$23.72	\$23.92
Full Market Value	\$1,050,000	\$984,000	\$1,060,000
Market Value per SqFt	\$105.00	\$106.00	\$107.00
Distance from Cooperative in miles		0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01056-0037	1-01056-0040	1-01060-0028
Address	406 WEST 47 STREET	416 WEST 47 STREET	405 WEST 50 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1901	1901	1901
Gross SqFt	10,520	10,050	9,775
Estimated Gross Income	\$294,560	\$293,674	\$289,000
Gross Income per SqFt	\$28.00	\$29.20	\$29.60
Full Market Value	\$832,000	\$1,420,000	\$1,400,000
Market Value per SqFt	\$79.00	\$141.00	\$143.00
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01056-0042	1-01061-0060	1-01054-0036
Address	420 WEST 47 STREET	458 WEST 52 STREET	637 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	27	26	52
Year Built	1910	1910	1940
Gross SqFt	20,160	21,000	21,840
Estimated Gross Income	\$570,530	\$591,563	\$663,180
Gross Income per SqFt	\$28.30	\$28.20	\$30.40
Full Market Value	\$2,760,000	\$2,870,000	\$3,210,000
Market Value per SqFt	\$137.00	\$137.00	\$147.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01057-0035	1-01053-0037	1-01057-0029
Address	695 9 AVENUE	404 WEST 44 STREET	683 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	24	35	23
Year Built	1900	1901	1910
Gross SqFt	21,225	20,682	18,327
Estimated Gross Income	\$573,075	\$648,492	\$694,064
Gross Income per SqFt	\$27.00	\$31.40	\$37.90
Full Market Value	\$1,620,000	\$3,140,000	\$3,490,000
Market Value per SqFt	\$76.00	\$152.00	\$190.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01057-0037	1-01056-0045	1-01056-0058
Address	404 WEST 48 STREET	426 WEST 47 STREET	452 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	15	15
Year Built	1900	1901	1901
Gross SqFt	13,375	11,204	11,235
Estimated Gross Income	\$334,375	\$284,492	\$291,145
Gross Income per SqFt	\$25.00	\$25.40	\$25.90
Full Market Value	\$944,000	\$1,380,000	\$1,410,000
Market Value per SqFt	\$71.00	\$123.00	\$126.00
Distance from Cooperative in miles		0.05	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01058-0024	1-01058-0041	1-01061-0050
Address	413 WEST 48 STREET	416 WEST 49 STREET	434 WEST 52 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	15	14
Year Built	1910	1901	1901
Gross SqFt	9,475	9,875	9,280
Estimated Gross Income	\$227,400	\$236,218	\$232,807
Gross Income per SqFt	\$24.00	\$23.92	\$25.10
Full Market Value	\$642,000	\$1,060,000	\$1,040,000
Market Value per SqFt	\$68.00	\$107.00	\$112.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01058-0025	1-01056-0016	1-01056-0060
Address	411 WEST 48 STREET	437 WEST 46 STREET	456 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	15
Year Built	1901	1910	1925
Gross SqFt	10,200	9,390	11,455
Estimated Gross Income	\$275,400	\$256,918	\$313,525
Gross Income per SqFt	\$27.00	\$27.40	\$27.40
Full Market Value	\$1,330,000	\$1,240,000	\$1,520,000
Market Value per SqFt	\$130.00	\$132.00	\$133.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01058-0026	1-01056-0016	1-01056-0060
Address	409 WEST 48 STREET	437 WEST 46 STREET	456 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	15
Year Built	1901	1910	1925
Gross SqFt	10,200	9,390	11,455
Estimated Gross Income	\$275,400	\$256,918	\$313,525
Gross Income per SqFt	\$27.00	\$27.40	\$27.40
Full Market Value	\$1,330,000	\$1,240,000	\$1,520,000
Market Value per SqFt	\$130.00	\$132.00	\$133.00
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01058-0027	1-01056-0060	1-01056-0040
Address	405 WEST 48 STREET	456 WEST 47 STREET	416 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	17	15	20
Year Built	1910	1925	1901
Gross SqFt	12,315	11,455	10,050
Estimated Gross Income	\$310,000	\$313,525	\$293,674
Gross Income per SqFt	\$25.20	\$27.40	\$29.20
Full Market Value	\$875,000	\$1,520,000	\$1,420,000
Market Value per SqFt	\$71.00	\$133.00	\$141.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01058-0052	1-01060-0028	1-01060-0027
Address	438 WEST 49 STREET	405 WEST 50 STREET	407 WEST 50 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1910	1901	1901
Gross SqFt	9,925	9,775	9,775
Estimated Gross Income	\$287,825	\$289,000	\$293,000
Gross Income per SqFt	\$29.00	\$29.60	\$30.00
Full Market Value	\$1,390,000	\$1,400,000	\$1,420,000
Market Value per SqFt	\$140.00	\$143.00	\$145.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01060-0024	1-01056-0010	1-01055-0043
Address	413 WEST 50 STREET	453 WEST 46 STREET	416 WEST 46 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	15	13
Year Built	1901	1920	1910
Gross SqFt	7,640	7,665	6,815
Estimated Gross Income	\$238,000	\$251,739	\$234,927
Gross Income per SqFt	\$31.20	\$32.80	\$34.50
Full Market Value	\$1,150,000	\$1,220,000	\$1,180,000
Market Value per SqFt	\$151.00	\$159.00	\$173.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01062-0026	1-01058-0029	1-01062-0048
Address	411 WEST 52 STREET	701 9 AVENUE	424 WEST 53 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	14	12
Year Built	1901	1920	1956
Gross SqFt	7,500	11,826	8,500
Estimated Gross Income	\$236,250	\$289,077	\$271,780
Gross Income per SqFt	\$31.50	\$24.44	\$32.00
Full Market Value	\$1,140,000	\$1,290,000	\$1,320,000
Market Value per SqFt	\$152.00	\$109.00	\$155.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01063-0054	1-01058-0039	1-01067-0050
Address	444 WEST 54 STREET	412 WEST 49 STREET	444 WEST 58 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	15	15
Year Built	1910	1901	1910
Gross SqFt	9,660	8,670	9,635
Estimated Gross Income	\$225,000	\$272,894	\$315,447
Gross Income per SqFt	\$23.29	\$31.50	\$32.70
Full Market Value	\$635,000	\$1,320,000	\$1,530,000
Market Value per SqFt	\$66.00	\$152.00	\$159.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01064-0001	1-01055-0063	1-01061-0001
Address	812 10 AVENUE	646 10 AVENUE	750 10 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	18	24
Year Built	1920	1960	1910
Gross SqFt	13,574	12,023	15,506
Estimated Gross Income	\$339,350	\$382,408	\$571,669
Gross Income per SqFt	\$25.00	\$31.80	\$36.90
Full Market Value	\$958,000	\$1,850,000	\$2,870,000
Market Value per SqFt	\$71.00	\$154.00	\$185.00
Distance from Cooperative in miles		0.45	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01064-0014	1-01065-0042	1-01055-0020
Address	433 WEST 54 STREET	414 WEST 56 STREET	425 WEST 45 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1920	1920	1901
Gross SqFt	9,920	10,375	9,280
Estimated Gross Income	\$230,000	\$199,950	\$220,120
Gross Income per SqFt	\$23.19	\$19.27	\$23.72
Full Market Value	\$1,030,000	\$894,000	\$984,000
Market Value per SqFt	\$104.00	\$86.00	\$106.00
Distance from Cooperative in miles		0.05	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01064-0015	1-01065-0042	1-01055-0020
Address	431 WEST 54 STREET	414 WEST 56 STREET	425 WEST 45 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1910	1920	1901
Gross SqFt	9,920	10,375	9,280
Estimated Gross Income	\$230,000	\$199,950	\$220,120
Gross Income per SqFt	\$23.19	\$19.27	\$23.72
Full Market Value	\$1,030,000	\$894,000	\$984,000
Market Value per SqFt	\$104.00	\$86.00	\$106.00
Distance from Cooperative in miles		0.05	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01065-0021	1-01053-0044	1-01053-0018
Address	419 WEST 55 STREET	414 WEST 44 STREET	433 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	52	34
Year Built	1911	1930	1900
Gross SqFt	31,000	33,250	26,009
Estimated Gross Income	\$682,000	\$702,447	\$639,124
Gross Income per SqFt	\$22.00	\$21.13	\$24.57
Full Market Value	\$3,050,000	\$3,140,000	\$2,860,000
Market Value per SqFt	\$98.00	\$94.00	\$110.00
Distance from Cooperative in miles		0.60	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01065-0023	1-01053-0044	1-01053-0018
Address	415 WEST 55 STREET	414 WEST 44 STREET	433 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	22	52	34
Year Built	1911	1930	1900
Gross SqFt	31,468	33,250	26,009
Estimated Gross Income	\$692,300	\$702,447	\$639,124
Gross Income per SqFt	\$22.00	\$21.13	\$24.57
Full Market Value	\$3,090,000	\$3,140,000	\$2,860,000
Market Value per SqFt	\$98.00	\$94.00	\$110.00
Distance from Cooperative in miles		0.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01065-0033	1-01056-0010	1-01058-0033
Address	855 9 AVENUE	453 WEST 46 STREET	709 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	15	20
Year Built	1901	1920	1901
Gross SqFt	7,920	7,665	9,743
Estimated Gross Income	\$250,000	\$251,739	\$392,024
Gross Income per SqFt	\$31.60	\$32.80	\$40.20
Full Market Value	\$1,210,000	\$1,220,000	\$1,970,000
Market Value per SqFt	\$153.00	\$159.00	\$202.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01065-0034	1-01061-0001	1-01053-0036
Address	857 9 AVENUE	750 10 AVENUE	621 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	24	19
Year Built	1901	1910	1910
Gross SqFt	14,220	15,506	13,805
Estimated Gross Income	\$511,920	\$571,669	\$638,805
Gross Income per SqFt	\$36.00	\$36.90	\$46.30
Full Market Value	\$2,570,000	\$2,870,000	\$3,210,000
Market Value per SqFt	\$181.00	\$185.00	\$233.00
Distance from Cooperative in miles		0.20	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01066-0037	1-01344-0041	1-00899-0040
Address	408 WEST 57 STREET	320 EAST 52 STREET	222 EAST 19 STREET
Neighborhood	CLINTON	MIDTOWN EAST	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	147	89	106
Year Built	1957	1960	1963
Gross SqFt	104,966	88,300	87,960
Estimated Gross Income	\$2,429,960	\$2,043,379	\$2,075,798
Gross Income per SqFt	\$23.15	\$23.14	\$23.60
Full Market Value	\$10,900,000	\$9,130,000	\$9,280,000
Market Value per SqFt	\$104.00	\$103.00	\$106.00
Distance from Cooperative in miles		1.40	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01066-0063	1-01056-0040	1-01060-0028
Address	458 WEST 57 STREET	416 WEST 47 STREET	405 WEST 50 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	20
Year Built	1910	1901	1901
Gross SqFt	10,100	10,050	9,775
Estimated Gross Income	\$276,235	\$293,674	\$289,000
Gross Income per SqFt	\$27.40	\$29.20	\$29.60
Full Market Value	\$780,000	\$1,420,000	\$1,400,000
Market Value per SqFt	\$77.00	\$141.00	\$143.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01067-0008	1-01199-0045	1-01200-0011
Address	457 WEST 57 STREET	20 WEST 86 STREET	37 WEST 86 STREET
Neighborhood	CLINTON	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	237	64	167
Year Built	1929	1929	1927
Gross SqFt	114,992	103,112	104,893
Estimated Gross Income	\$2,679,310	\$2,400,277	\$2,534,565
Gross Income per SqFt	\$23.30	\$23.28	\$24.16
Full Market Value	\$12,000,000	\$10,700,000	\$11,300,000
Market Value per SqFt	\$104.00	\$104.00	\$108.00
Distance from Cooperative in miles		1.40	1.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01067-0022	1-01061-0060	1-01054-0036
Address	421 WEST 57 STREET	458 WEST 52 STREET	637 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	42	26	52
Year Built	1940	1910	1940
Gross SqFt	24,426	21,000	21,840
Estimated Gross Income	\$696,200	\$591,563	\$663,180
Gross Income per SqFt	\$28.50	\$28.20	\$30.40
Full Market Value	\$3,370,000	\$2,870,000	\$3,210,000
Market Value per SqFt	\$138.00	\$137.00	\$147.00
Distance from Cooperative in miles		0.30	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01067-0026	1-01184-0025	1-01150-0051
Address	413 WEST 57 STREET	312 WEST 73 STREET	146 WEST 79 STREET
Neighborhood	CLINTON	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	29	16	24
Year Built	1900	1920	1926
Gross SqFt	12,500	14,025	14,680
Estimated Gross Income	\$400,000	\$451,813	\$474,516
Gross Income per SqFt	\$32.00	\$32.20	\$32.30
Full Market Value	\$1,940,000	\$2,190,000	\$2,300,000
Market Value per SqFt	\$155.00	\$156.00	\$157.00
Distance from Cooperative in miles		0.80	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01067-0028	1-01061-0016	1-01067-0018
Address	405 WEST 57 STREET	427 WEST 51 STREET	425 WEST 57 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	84	50
Year Built	1940	1940	1940
Gross SqFt	43,809	46,914	39,210
Estimated Gross Income	\$891,515	\$951,881	\$802,793
Gross Income per SqFt	\$20.35	\$20.29	\$20.47
Full Market Value	\$3,980,000	\$4,250,000	\$3,590,000
Market Value per SqFt	\$91.00	\$91.00	\$92.00
Distance from Cooperative in miles		0.30	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01067-0033	1-01045-0050	1-01201-0023
Address	400 WEST 58 STREET	330 WEST 55 STREET	7 WEST 87 STREET
Neighborhood	CLINTON	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	50	62	40
Year Built	1957	1954	1950
Gross SqFt	40,512	38,541	35,808
Estimated Gross Income	\$903,420	\$855,921	\$805,876
Gross Income per SqFt	\$22.30	\$22.21	\$22.51
Full Market Value	\$4,040,000	\$3,830,000	\$3,600,000
Market Value per SqFt	\$100.00	\$99.00	\$101.00
Distance from Cooperative in miles		0.25	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01075-0033	1-01078-0014	1-01058-0016
Address	661 10 AVENUE	533 WEST 49 STREET	425 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	39
Year Built	1910	1901	1901
Gross SqFt	15,500	9,690	35,404
Estimated Gross Income	\$418,500	\$315,247	\$1,110,084
Gross Income per SqFt	\$27.00	\$32.50	\$31.40
Full Market Value	\$2,030,000	\$1,530,000	\$3,130,000
Market Value per SqFt	\$131.00	\$158.00	\$88.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01076-0019	1-01058-0016	1-01053-0029
Address	521 WEST 47 STREET	425 WEST 48 STREET	607 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	16	39	18
Year Built	1910	1901	1890
Gross SqFt	19,471	35,404	17,187
Estimated Gross Income	\$525,717	\$1,110,084	\$519,568
Gross Income per SqFt	\$27.00	\$31.40	\$30.20
Full Market Value	\$2,550,000	\$3,130,000	\$2,520,000
Market Value per SqFt	\$131.00	\$88.00	\$147.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01077-0015	1-01057-0029	1-01058-0016
Address	531 WEST 48 STREET	683 9 AVENUE	425 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	23	39
Year Built	1901	1910	1901
Gross SqFt	9,730	18,327	35,404
Estimated Gross Income	\$301,630	\$694,064	\$1,110,084
Gross Income per SqFt	\$31.00	\$37.90	\$31.40
Full Market Value	\$1,460,000	\$3,490,000	\$3,130,000
Market Value per SqFt	\$150.00	\$190.00	\$88.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01077-0022	1-01058-0016	1-01061-0027
Address	517 WEST 48 STREET	425 WEST 48 STREET	409 WEST 51 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	39	18
Year Built	1901	1901	1910
Gross SqFt	9,730	35,404	16,970
Estimated Gross Income	\$301,630	\$1,110,084	\$651,250
Gross Income per SqFt	\$31.00	\$31.40	\$38.40
Full Market Value	\$852,000	\$3,130,000	\$3,270,000
Market Value per SqFt	\$88.00	\$88.00	\$193.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01078-0042	1-01058-0016	1-01061-0027
Address	514 WEST 50 STREET	425 WEST 48 STREET	409 WEST 51 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	39	18
Year Built	1901	1901	1910
Gross SqFt	9,650	35,404	16,970
Estimated Gross Income	\$299,150	\$1,110,084	\$651,250
Gross Income per SqFt	\$31.00	\$31.40	\$38.40
Full Market Value	\$845,000	\$3,130,000	\$3,270,000
Market Value per SqFt	\$88.00	\$88.00	\$193.00
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01078-0045	1-01058-0016	1-01061-0027
Address	520 WEST 50 STREET	425 WEST 48 STREET	409 WEST 51 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	39	18
Year Built	1901	1901	1910
Gross SqFt	9,525	35,404	16,970
Estimated Gross Income	\$295,275	\$1,110,084	\$651,250
Gross Income per SqFt	\$31.00	\$31.40	\$38.40
Full Market Value	\$1,430,000	\$3,130,000	\$3,270,000
Market Value per SqFt	\$150.00	\$88.00	\$193.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01078-0046	1-01076-0023	1-01058-0016
Address	522 WEST 50 STREET	515 WEST 47 STREET	425 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	16	39
Year Built	1901	1901	1901
Gross SqFt	9,645	10,675	35,404
Estimated Gross Income	\$298,995	\$334,475	\$1,110,084
Gross Income per SqFt	\$31.00	\$31.30	\$31.40
Full Market Value	\$1,450,000	\$1,620,000	\$3,130,000
Market Value per SqFt	\$150.00	\$152.00	\$88.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01083-0035	1-01075-0047	1-01058-0016
Address	498 WEST 55 STREET	530 WEST 47 STREET	425 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	D9-ELEVATOR	C4-WALK-UP
Total Units	47	33	39
Year Built	1920	1999	1901
Gross SqFt	35,625	22,500	35,404
Estimated Gross Income	\$961,875	\$792,733	\$1,110,084
Gross Income per SqFt	\$27.00	\$35.20	\$31.40
Full Market Value	\$2,720,000	\$3,990,000	\$3,130,000
Market Value per SqFt	\$76.00	\$177.00	\$88.00
Distance from Cooperative in miles		0.40	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01114-0061	1-01167-0011	1-01170-0012
Address	44 WEST 62 STREET	2139 BROADWAY	2200 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	161	224	117
Year Built	1974	1901	1905
Gross SqFt	247,176	224,803	202,586
Estimated Gross Income	\$9,066,415	\$8,245,787	\$5,298,502
Gross Income per SqFt	\$36.70	\$36.70	\$26.20
Full Market Value	\$45,600,000	\$41,500,000	\$25,700,000
Market Value per SqFt	\$184.00	\$185.00	\$127.00
Distance from Cooperative in miles		0.80	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01117-0016	1-01163-0017	1-00844-0019
Address	29 WEST 64 STREET	235 WEST 71 STREET	33 UNION SQUARE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	FLATIRON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	44	33	19
Year Built	1938	1912	1900
Gross SqFt	40,650	44,604	43,841
Estimated Gross Income	\$1,373,970	\$1,124,913	\$1,950,000
Gross Income per SqFt	\$33.80	\$25.20	\$44.50
Full Market Value	\$6,660,000	\$5,030,000	\$9,800,000
Market Value per SqFt	\$164.00	\$113.00	\$224.00
Distance from Cooperative in miles		0.50	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01117-0019	1-01163-0017	1-01127-0061
Address	25 WEST 64 STREET	235 WEST 71 STREET	313 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	53	33	50
Year Built	1923	1912	1900
Gross SqFt	33,492	44,604	52,388
Estimated Gross Income	\$1,108,585	\$1,124,913	\$2,221,907
Gross Income per SqFt	\$33.10	\$25.20	\$42.40
Full Market Value	\$5,370,000	\$5,030,000	\$11,200,000
Market Value per SqFt	\$160.00	\$113.00	\$214.00
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01117-0021	1-01140-0037	1-01149-0033
Address	17 WEST 64 STREET	110 WEST 69 STREET	370 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	54	36	56
Year Built	1924	1924	1910
Gross SqFt	32,881	30,159	31,125
Estimated Gross Income	\$1,035,751	\$705,040	\$1,001,291
Gross Income per SqFt	\$31.50	\$23.38	\$32.20
Full Market Value	\$5,020,000	\$3,150,000	\$4,850,000
Market Value per SqFt	\$153.00	\$104.00	\$156.00
Distance from Cooperative in miles		0.30	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01117-0029	1-01141-0051	1-01144-0001
Address	1 WEST 64 STREET	2028 BROADWAY	261 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	94	183	65
Year Built	1910	1900	1906
Gross SqFt	119,866	133,460	111,997
Estimated Gross Income	\$3,902,836	\$4,805,766	\$3,260,013
Gross Income per SqFt	\$32.60	\$36.00	\$29.10
Full Market Value	\$18,900,000	\$24,200,000	\$15,800,000
Market Value per SqFt	\$158.00	\$181.00	\$141.00
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01117-0036	1-01126-0029	1-01162-0046
Address	46 CENTRAL PARK WEST	135 CENTRAL PARK WEST	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	43	64	170
Year Built	1907	1906	1917
Gross SqFt	122,273	217,280	106,920
Estimated Gross Income	\$4,670,828	\$8,489,130	\$3,599,355
Gross Income per SqFt	\$38.20	\$39.10	\$33.70
Full Market Value	\$23,500,000	\$42,700,000	\$17,400,000
Market Value per SqFt	\$192.00	\$197.00	\$163.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01118-0022	1-01117-0001	1-01164-0005
Address	5 WEST 65 STREET	1930 BROADWAY	253 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	277	235	265
Year Built	1969	2002	1926
Gross SqFt	400,000	460,000	218,851
Estimated Gross Income	\$11,696,000	\$18,304,316	\$5,298,037
Gross Income per SqFt	\$29.20	\$39.80	\$24.21
Full Market Value	\$56,700,000	\$92,000,000	\$23,700,000
Market Value per SqFt	\$142.00	\$200.00	\$108.00
Distance from Cooperative in miles		0.05	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01118-0036	1-01145-0025	1-01158-0033
Address	55 CENTRAL PARK WEST	115 WEST 73 STREET	212 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	111	39	233
Year Built	1930	1920	1926
Gross SqFt	231,733	55,012	160,049
Estimated Gross Income	\$8,947,211	\$1,768,635	\$5,148,776
Gross Income per SqFt	\$38.60	\$32.10	\$32.20
Full Market Value	\$45,000,000	\$8,570,000	\$24,900,000
Market Value per SqFt	\$194.00	\$156.00	\$156.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01119-0029	1-01142-0064	1-01129-0059
Address	65 CENTRAL PARK WEST	2054 BROADWAY	52 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	111	320	149
Year Built	1929	1923	1903
Gross SqFt	182,048	235,400	113,309
Estimated Gross Income	\$5,685,359	\$6,106,713	\$3,538,879
Gross Income per SqFt	\$31.20	\$25.90	\$31.20
Full Market Value	\$27,500,000	\$29,600,000	\$17,100,000
Market Value per SqFt	\$151.00	\$126.00	\$151.00
Distance from Cooperative in miles		0.25	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01119-0036	1-01124-0059	1-01141-0051
Address	70 CENTRAL PARK WEST	50 WEST 72 STREET	2028 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	67	213	183
Year Built	1918	1927	1900
Gross SqFt	126,557	143,791	133,460
Estimated Gross Income	\$4,138,413	\$4,246,364	\$4,805,766
Gross Income per SqFt	\$32.70	\$29.50	\$36.00
Full Market Value	\$20,100,000	\$20,600,000	\$24,200,000
Market Value per SqFt	\$159.00	\$143.00	\$181.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01119-0047	1-01122-0047	1-01128-0061
Address	40 WEST 67 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	39	35	57
Year Built	1930	1916	1900
Gross SqFt	56,245	58,361	62,434
Estimated Gross Income	\$1,766,093	\$998,928	\$1,879,883
Gross Income per SqFt	\$31.40	\$17.12	\$30.10
Full Market Value	\$8,560,000	\$4,060,000	\$9,110,000
Market Value per SqFt	\$152.00	\$70.00	\$146.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01119-0050	1-01163-0053	1-01162-0046
Address	50 WEST 67 STREET	244 WEST 72 STREET	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	62	92	170
Year Built	1917	1928	1917
Gross SqFt	84,062	87,150	106,920
Estimated Gross Income	\$2,829,526	\$2,112,713	\$3,599,355
Gross Income per SqFt	\$33.70	\$24.24	\$33.70
Full Market Value	\$13,700,000	\$9,440,000	\$17,400,000
Market Value per SqFt	\$163.00	\$108.00	\$163.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01120-0007	1-01120-0055	1-01123-0001
Address	39 WEST 67 STREET	58 WEST 68 STREET	65 WEST 70 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	41	30	17
Year Built	1906	1926	1926
Gross SqFt	42,857	21,220	31,992
Estimated Gross Income	\$1,360,709	\$365,077	\$1,481,159
Gross Income per SqFt	\$31.70	\$17.20	\$46.30
Full Market Value	\$6,590,000	\$1,480,000	\$7,450,000
Market Value per SqFt	\$154.00	\$70.00	\$233.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01120-0011	1-01128-0061	1-01122-0047
Address	33 WEST 67 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	36	57	35
Year Built	1905	1900	1916
Gross SqFt	66,847	62,434	58,361
Estimated Gross Income	\$1,871,716	\$1,879,883	\$998,928
Gross Income per SqFt	\$28.00	\$30.10	\$17.12
Full Market Value	\$9,070,000	\$9,110,000	\$4,060,000
Market Value per SqFt	\$136.00	\$146.00	\$70.00
Distance from Cooperative in miles		0.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01120-0014	1-01125-0061	1-02142-0200
Address	27 WEST 67 STREET	46 WEST 73 STREET	4161 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	32	36	48
Year Built	1902	1925	1925
Gross SqFt	59,431	22,788	43,994
Estimated Gross Income	\$1,539,262	\$583,962	\$665,287
Gross Income per SqFt	\$25.90	\$25.60	\$15.12
Full Market Value	\$7,460,000	\$2,830,000	\$2,710,000
Market Value per SqFt	\$126.00	\$124.00	\$62.00
Distance from Cooperative in miles		0.25	5.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01120-0017	1-01126-0038	1-00850-0064
Address	17 WEST 67 STREET	8 WEST 74 STREET	12 EAST 22 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	FLATIRON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	73	86	87
Year Built	1930	1941	1911
Gross SqFt	61,568	71,890	78,646
Estimated Gross Income	\$2,025,587	\$2,164,607	\$2,552,000
Gross Income per SqFt	\$32.90	\$30.10	\$32.40
Full Market Value	\$9,810,000	\$10,500,000	\$12,400,000
Market Value per SqFt	\$159.00	\$146.00	\$158.00
Distance from Cooperative in miles		0.30	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01120-0022	1-01123-0001	1-01128-0043
Address	15 WEST 67 STREET	65 WEST 70 STREET	16 WEST 76 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	34	17	16
Year Built	1905	1926	1926
Gross SqFt	64,899	31,992	10,213
Estimated Gross Income	\$2,174,116	\$1,481,159	\$225,157
Gross Income per SqFt	\$33.50	\$46.30	\$22.05
Full Market Value	\$10,500,000	\$7,450,000	\$1,010,000
Market Value per SqFt	\$162.00	\$233.00	\$99.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01120-0023	1-01129-0059	1-01142-0064
Address	11 WEST 67 STREET	52 WEST 77 STREET	2054 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	122	149	320
Year Built	1917	1903	1923
Gross SqFt	212,000	113,309	235,400
Estimated Gross Income	\$6,620,760	\$3,538,879	\$6,106,713
Gross Income per SqFt	\$31.20	\$31.20	\$25.90
Full Market Value	\$32,100,000	\$17,100,000	\$29,600,000
Market Value per SqFt	\$151.00	\$151.00	\$126.00
Distance from Cooperative in miles		0.45	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01120-0029	1-01129-0059	1-01162-0046
Address	75 CENTRAL PARK WEST	52 WEST 77 STREET	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	61	149	170
Year Built	1929	1903	1917
Gross SqFt	117,150	113,309	106,920
Estimated Gross Income	\$3,707,797	\$3,538,879	\$3,599,355
Gross Income per SqFt	\$31.60	\$31.20	\$33.70
Full Market Value	\$18,000,000	\$17,100,000	\$17,400,000
Market Value per SqFt	\$154.00	\$151.00	\$163.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01120-0057	1-01170-0012	1-01127-0061
Address	60 WEST 68 STREET	2200 BROADWAY	313 COLUMBUS AVENUE
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	73	117	50
Year Built	1920	1905	1900
Gross SqFt	61,908	202,586	52,388
Estimated Gross Income	\$2,625,518	\$5,298,502	\$2,221,907
Gross Income per SqFt	\$42.40	\$26.20	\$42.40
Full Market Value	\$13,200,000	\$25,700,000	\$11,200,000
Market Value per SqFt	\$213.00	\$127.00	\$214.00
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01120-0061	1-01127-0061	1-01141-0013
Address	74 WEST 68 STREET	313 COLUMBUS AVENUE	2020 BROADWAY
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	58	50	64
Year Built	1924	1900	1900
Gross SqFt	51,428	52,388	48,606
Estimated Gross Income	\$1,573,696	\$2,221,907	\$1,321,597
Gross Income per SqFt	\$30.60	\$42.40	\$27.20
Full Market Value	\$7,620,000	\$11,200,000	\$6,400,000
Market Value per SqFt	\$148.00	\$214.00	\$132.00
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01121-0002	1-01170-0040	1-01117-0023
Address	75 WEST 68 STREET	212 WEST 79 STREET	15 WEST 64 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	24	20
Year Built	1910	1900	1910
Gross SqFt	9,465	8,000	9,415
Estimated Gross Income	\$550,011	\$464,914	\$360,590
Gross Income per SqFt	\$58.00	\$58.00	\$38.30
Full Market Value	\$2,770,000	\$2,340,000	\$1,810,000
Market Value per SqFt	\$293.00	\$293.00	\$192.00
Distance from Cooperative in miles		0.60	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01121-0008	1-01166-0051	1-01152-0056
Address	61 WEST 68 STREET	228 WEST 75 STREET	242 WEST 61 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	12	11
Year Built	1910	1900	1900
Gross SqFt	11,197	4,100	10,100
Estimated Gross Income	\$331,655	\$120,985	\$333,900
Gross Income per SqFt	\$29.60	\$29.50	\$33.10
Full Market Value	\$1,610,000	\$586,000	\$1,620,000
Market Value per SqFt	\$144.00	\$143.00	\$160.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01121-0029	1-01129-0059	1-01170-0012
Address	80 CENTRAL PARK WEST	52 WEST 77 STREET	2200 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	175	149	117
Year Built	1968	1903	1905
Gross SqFt	201,052	113,309	202,586
Estimated Gross Income	\$6,278,853	\$3,538,879	\$5,298,502
Gross Income per SqFt	\$31.20	\$31.20	\$26.20
Full Market Value	\$30,400,000	\$17,100,000	\$25,700,000
Market Value per SqFt	\$151.00	\$151.00	\$127.00
Distance from Cooperative in miles		0.40	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01121-0036	1-01162-0046	1-01167-0011
Address	88 CENTRAL PARK WEST	228 WEST 71 STREET	2139 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	42	170	224
Year Built	1910	1917	1901
Gross SqFt	132,291	106,920	224,803
Estimated Gross Income	\$4,452,915	\$3,599,355	\$8,245,787
Gross Income per SqFt	\$33.70	\$33.70	\$36.70
Full Market Value	\$21,600,000	\$17,400,000	\$41,500,000
Market Value per SqFt	\$163.00	\$163.00	\$185.00
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01121-0043	1-01185-0008	1-01126-0038
Address	24 WEST 69 STREET	323 WEST 75 STREET	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	19	30	86
Year Built	1922	1925	1941
Gross SqFt	28,168	14,127	71,890
Estimated Gross Income	\$1,050,384	\$402,751	\$2,164,607
Gross Income per SqFt	\$37.30	\$28.50	\$30.10
Full Market Value	\$5,280,000	\$1,950,000	\$10,500,000
Market Value per SqFt	\$187.00	\$138.00	\$146.00
Distance from Cooperative in miles		0.60	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01121-0045	1-01124-0056	1-01129-0064
Address	26 WEST 69 STREET	42 WEST 72 STREET	66 WEST 77 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	40
Year Built	1925	1920	1926
Gross SqFt	27,308	24,607	30,980
Estimated Gross Income	\$964,791	\$888,853	\$1,185,294
Gross Income per SqFt	\$35.30	\$36.10	\$38.30
Full Market Value	\$4,850,000	\$4,470,000	\$5,960,000
Market Value per SqFt	\$178.00	\$182.00	\$192.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01122-0023	1-01122-0022	1-01143-0049
Address	11 WEST 69 STREET	19 WEST 69 STREET	140 142 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	39	83	75
Year Built	1928	1916	1920
Gross SqFt	43,820	42,642	59,848
Estimated Gross Income	\$1,414,509	\$1,842,335	\$2,224,635
Gross Income per SqFt	\$32.30	\$43.20	\$37.20
Full Market Value	\$6,850,000	\$9,260,000	\$11,200,000
Market Value per SqFt	\$156.00	\$217.00	\$187.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01122-0029	1-01126-0029	1-01164-0005
Address	91 CENTRAL PARK WEST	135 CENTRAL PARK WEST	253 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	94	64	265
Year Built	1929	1906	1926
Gross SqFt	209,355	217,280	218,851
Estimated Gross Income	\$6,623,992	\$8,489,130	\$5,298,037
Gross Income per SqFt	\$31.60	\$39.10	\$24.21
Full Market Value	\$32,100,000	\$42,700,000	\$23,700,000
Market Value per SqFt	\$153.00	\$197.00	\$108.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01122-0040	1-01122-0047	1-01150-0048
Address	18 WEST 70 STREET	30 WEST 70 STREET	140 WEST 79 STREET
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	56	35	74
Year Built	1926	1916	1914
Gross SqFt	60,300	58,361	75,240
Estimated Gross Income	\$1,933,821	\$998,928	\$1,863,787
Gross Income per SqFt	\$32.10	\$17.12	\$24.77
Full Market Value	\$9,370,000	\$4,060,000	\$8,330,000
Market Value per SqFt	\$155.00	\$70.00	\$111.00
Distance from Cooperative in miles		0.00	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01123-0029	1-01145-0025	1-01158-0033
Address	101 CENTRAL PARK WEST	115 WEST 73 STREET	212 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	104	39	233
Year Built	1930	1920	1926
Gross SqFt	384,336	55,012	160,049
Estimated Gross Income	\$13,828,409	\$1,768,635	\$5,148,776
Gross Income per SqFt	\$36.00	\$32.10	\$32.20
Full Market Value	\$69,500,000	\$8,570,000	\$24,900,000
Market Value per SqFt	\$181.00	\$156.00	\$156.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01124-0005	1-01128-0061	1-01122-0047
Address	59 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	40	57	35
Year Built	1924	1900	1916
Gross SqFt	54,976	62,434	58,361
Estimated Gross Income	\$1,726,246	\$1,879,883	\$998,928
Gross Income per SqFt	\$31.40	\$30.10	\$17.12
Full Market Value	\$8,360,000	\$9,110,000	\$4,060,000
Market Value per SqFt	\$152.00	\$146.00	\$70.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01124-0021	1-01128-0061	1-01143-0049
Address	17 WEST 71 STREET	331 COLUMBUS AVENUE	140 142 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	D6-ELEVATOR
Total Units	39	57	75
Year Built	1923	1900	1920
Gross SqFt	71,907	62,434	59,848
Estimated Gross Income	\$2,365,740	\$1,879,883	\$2,224,635
Gross Income per SqFt	\$32.90	\$30.10	\$37.20
Full Market Value	\$11,500,000	\$9,110,000	\$11,200,000
Market Value per SqFt	\$160.00	\$146.00	\$187.00
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01124-0027	1-01170-0001	1-01234-0019
Address	115 CENTRAL PARK WEST	2201 BROADWAY	2360 BROADWAY
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	238	174	218
Year Built	1931	1908	1920
Gross SqFt	617,569	455,328	665,741
Estimated Gross Income	\$18,138,001	\$12,388,952	\$17,605,074
Gross Income per SqFt	\$29.40	\$27.20	\$26.40
Full Market Value	\$87,900,000	\$60,000,000	\$85,300,000
Market Value per SqFt	\$142.00	\$132.00	\$128.00
Distance from Cooperative in miles		0.55	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01124-0042	1-01124-0059	1-01158-0033
Address	12 WEST 72 STREET	50 WEST 72 STREET	212 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	174	213	233
Year Built	1927	1927	1926
Gross SqFt	178,893	143,791	160,049
Estimated Gross Income	\$5,411,513	\$4,246,364	\$5,148,776
Gross Income per SqFt	\$30.20	\$29.50	\$32.20
Full Market Value	\$26,200,000	\$20,600,000	\$24,900,000
Market Value per SqFt	\$146.00	\$143.00	\$156.00
Distance from Cooperative in miles		0.00	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01124-0046	1-01128-0001	1-00850-0039
Address	20 WEST 72 STREET	321 COLUMBUS AVENUE	268 PARK AVENUE SOUTH
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	FLATIRON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	170	95	83
Year Built	1925	1900	1927
Gross SqFt	127,961	111,854	99,750
Estimated Gross Income	\$3,390,966	\$2,750,823	\$3,057,000
Gross Income per SqFt	\$26.50	\$24.59	\$30.60
Full Market Value	\$16,400,000	\$12,300,000	\$14,800,000
Market Value per SqFt	\$128.00	\$110.00	\$148.00
Distance from Cooperative in miles		0.20	2.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01125-0002	1-01122-0047	1-01163-0017
Address	49 WEST 72 STREET	30 WEST 70 STREET	235 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	D3-ELEVATOR
Total Units	81	35	33
Year Built	1930	1916	1912
Gross SqFt	54,488	58,361	44,604
Estimated Gross Income	\$1,747,430	\$998,928	\$1,124,913
Gross Income per SqFt	\$32.10	\$17.12	\$25.20
Full Market Value	\$8,470,000	\$4,060,000	\$5,030,000
Market Value per SqFt	\$155.00	\$70.00	\$113.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01125-0024	1-01021-0001	1-01171-0062
Address	15 WEST 72 STREET	810 8 AVENUE	101 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	504	550	506
Year Built	1964	1998	1999
Gross SqFt	625,517	578,099	631,204
Estimated Gross Income	\$20,648,316	\$20,533,030	\$20,306,367
Gross Income per SqFt	\$33.00	\$35.50	\$32.20
Full Market Value	\$100,000,000	\$103,000,000	\$98,400,000
Market Value per SqFt	\$160.00	\$178.00	\$156.00
Distance from Cooperative in miles		1.15	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01125-0025	1-01167-0011	1-01170-0001
Address	121 CENTRAL PARK WEST	2139 BROADWAY	2201 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	94	224	174
Year Built	1900	1901	1908
Gross SqFt	309,608	224,803	455,328
Estimated Gross Income	\$10,136,565	\$8,245,787	\$12,388,952
Gross Income per SqFt	\$32.70	\$36.70	\$27.20
Full Market Value	\$49,100,000	\$41,500,000	\$60,000,000
Market Value per SqFt	\$159.00	\$185.00	\$132.00
Distance from Cooperative in miles		0.40	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01126-0014	1-01124-0059	1-01164-0005
Address	23 WEST 73 STREET	50 WEST 72 STREET	253 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	258	213	265
Year Built	1926	1927	1926
Gross SqFt	289,066	143,791	218,851
Estimated Gross Income	\$8,486,977	\$4,246,364	\$5,298,037
Gross Income per SqFt	\$29.40	\$29.50	\$24.21
Full Market Value	\$41,100,000	\$20,600,000	\$23,700,000
Market Value per SqFt	\$142.00	\$143.00	\$108.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01126-0042	1-01147-0030	1-01184-0025
Address	16 WEST 74 STREET	322 COLUMBUS AVENUE	312 WEST 73 STREET
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	12	66	16
Year Built	1900	1926	1920
Gross SqFt	10,174	36,258	14,025
Estimated Gross Income	\$416,014	\$1,559,838	\$451,813
Gross Income per SqFt	\$40.90	\$43.00	\$32.20
Full Market Value	\$2,090,000	\$7,840,000	\$2,190,000
Market Value per SqFt	\$205.00	\$216.00	\$156.00
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01126-0048	1-01147-0030	1-01184-0025
Address	28 WEST 74 STREET	322 COLUMBUS AVENUE	312 WEST 73 STREET
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	18	66	16
Year Built	1902	1926	1920
Gross SqFt	18,940	36,258	14,025
Estimated Gross Income	\$774,456	\$1,559,838	\$451,813
Gross Income per SqFt	\$40.90	\$43.00	\$32.20
Full Market Value	\$3,890,000	\$7,840,000	\$2,190,000
Market Value per SqFt	\$205.00	\$216.00	\$156.00
Distance from Cooperative in miles		0.20	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01126-0050	1-01127-0001	1-01120-0038
Address	32 WEST 74 STREET	301 COLUMBUS AVENUE	12 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	14	27	27
Year Built	1910	1900	1900
Gross SqFt	18,569	32,956	10,438
Estimated Gross Income	\$603,678	\$1,084,955	\$1,113,167
Gross Income per SqFt	\$32.50	\$32.90	\$107.00
Full Market Value	\$2,920,000	\$5,260,000	\$5,600,000
Market Value per SqFt	\$157.00	\$160.00	\$537.00
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01127-0017	1-01185-0028	1-01129-0017
Address	29 WEST 74 STREET	302 WEST 76 STREET	23 WEST 76 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	22	21
Year Built	1910	1911	1910
Gross SqFt	9,160	9,681	10,350
Estimated Gross Income	\$305,944	\$340,401	\$351,900
Gross Income per SqFt	\$33.40	\$35.20	\$34.00
Full Market Value	\$1,480,000	\$1,710,000	\$1,770,000
Market Value per SqFt	\$162.00	\$177.00	\$171.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01127-0029	1-01151-0017	1-01171-0132
Address	145 CENTRAL PARK WEST	517 WEST 59 STREET	160 RIVERSIDE BOULEVARD
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	146	467	459
Year Built	1930	1973	1999
Gross SqFt	490,265	402,707	524,466
Estimated Gross Income	\$13,707,809	\$6,484,449	\$20,879,500
Gross Income per SqFt	\$28.00	\$16.10	\$39.80
Full Market Value	\$66,400,000	\$26,400,000	\$105,000,000
Market Value per SqFt	\$135.00	\$66.00	\$200.00
Distance from Cooperative in miles		0.80	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01128-0029	1-01144-0001	1-01144-0061
Address	151 CENTRAL PARK WEST	261 AMSTERDAM AVENUE	269 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	35	65	80
Year Built	1907	1906	1906
Gross SqFt	124,867	111,997	110,770
Estimated Gross Income	\$3,648,613	\$3,260,013	\$3,260,013
Gross Income per SqFt	\$29.20	\$29.10	\$29.40
Full Market Value	\$17,700,000	\$15,800,000	\$15,800,000
Market Value per SqFt	\$142.00	\$141.00	\$143.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01128-0052	1-01140-0029	1-01184-0100
Address	34 WEST 76 STREET	180 COLUMBUS AVENUE	318 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	13	14	11
Year Built	1900	1900	1900
Gross SqFt	9,603	7,762	8,160
Estimated Gross Income	\$357,711	\$289,124	\$230,105
Gross Income per SqFt	\$37.20	\$37.20	\$28.20
Full Market Value	\$1,800,000	\$1,450,000	\$1,110,000
Market Value per SqFt	\$187.00	\$187.00	\$136.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01129-0039	1-01145-0025	1-01158-0033
Address	6 WEST 77 STREET	115 WEST 73 STREET	212 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	102	39	233
Year Built	1928	1920	1926
Gross SqFt	176,891	55,012	160,049
Estimated Gross Income	\$6,311,470	\$1,768,635	\$5,148,776
Gross Income per SqFt	\$35.70	\$32.10	\$32.20
Full Market Value	\$31,700,000	\$8,570,000	\$24,900,000
Market Value per SqFt	\$179.00	\$156.00	\$156.00
Distance from Cooperative in miles		0.20	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01129-0045	1-01122-0047	1-01150-0048
Address	20 WEST 77 STREET	30 WEST 70 STREET	140 WEST 79 STREET
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	31	35	74
Year Built	1926	1916	1914
Gross SqFt	58,723	58,361	75,240
Estimated Gross Income	\$1,883,246	\$998,928	\$1,863,787
Gross Income per SqFt	\$32.10	\$17.12	\$24.77
Full Market Value	\$9,120,000	\$4,060,000	\$8,330,000
Market Value per SqFt	\$155.00	\$70.00	\$111.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01129-0050	1-01145-0025	1-01158-0033
Address	40 WEST 77 STREET	115 WEST 73 STREET	212 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	102	39	233
Year Built	1928	1920	1926
Gross SqFt	162,676	55,012	160,049
Estimated Gross Income	\$5,804,279	\$1,768,635	\$5,148,776
Gross Income per SqFt	\$35.70	\$32.10	\$32.20
Full Market Value	\$29,200,000	\$8,570,000	\$24,900,000
Market Value per SqFt	\$179.00	\$156.00	\$156.00
Distance from Cooperative in miles		0.20	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01129-0055	1-01127-0001	1-01128-0042
Address	44 WEST 77 STREET	301 COLUMBUS AVENUE	14 WEST 76 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	27	12
Year Built	1909	1900	1926
Gross SqFt	118,168	32,956	10,281
Estimated Gross Income	\$4,616,823	\$1,084,955	\$249,380
Gross Income per SqFt	\$39.10	\$32.90	\$24.26
Full Market Value	\$23,200,000	\$5,260,000	\$1,110,000
Market Value per SqFt	\$196.00	\$160.00	\$108.00
Distance from Cooperative in miles		0.10	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01138-0001	1-00889-0068	1-01024-0001
Address	141 AMSTERDAM AVENUE	120 EAST 34 STREET	870 8 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MURRAY HILL	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	376	282	387
Year Built	1962	1962	1965
Gross SqFt	367,600	310,860	380,441
Estimated Gross Income	\$10,483,952	\$9,589,498	\$9,931,930
Gross Income per SqFt	\$28.50	\$30.80	\$26.10
Full Market Value	\$50,800,000	\$46,500,000	\$48,100,000
Market Value per SqFt	\$138.00	\$150.00	\$126.00
Distance from Cooperative in miles		1.95	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01138-0053	1-01158-0033	1-01158-0038
Address	130 WEST 67 STREET	212 AMSTERDAM AVENUE	210 WEST 70 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	245	233	186
Year Built	1975	1926	1924
Gross SqFt	186,737	160,049	171,085
Estimated Gross Income	\$5,956,910	\$5,148,776	\$3,387,953
Gross Income per SqFt	\$31.90	\$32.20	\$19.80
Full Market Value	\$28,900,000	\$24,900,000	\$15,100,000
Market Value per SqFt	\$155.00	\$156.00	\$88.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01140-0036	1-01143-0046	1-01166-0051
Address	108 WEST 69 STREET	132 WEST 72 STREET	228 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	12	12
Year Built	1900	1900	1900
Gross SqFt	7,813	8,961	4,100
Estimated Gross Income	\$287,049	\$329,262	\$120,985
Gross Income per SqFt	\$36.70	\$36.70	\$29.50
Full Market Value	\$1,440,000	\$1,660,000	\$586,000
Market Value per SqFt	\$184.00	\$185.00	\$143.00
Distance from Cooperative in miles		0.15	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01140-0046	1-01124-0059	1-01141-0051
Address	140 WEST 69 STREET	50 WEST 72 STREET	2028 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	246	213	183
Year Built	1905	1927	1900
Gross SqFt	142,894	143,791	133,460
Estimated Gross Income	\$4,462,579	\$4,246,364	\$4,805,766
Gross Income per SqFt	\$31.20	\$29.50	\$36.00
Full Market Value	\$21,600,000	\$20,600,000	\$24,200,000
Market Value per SqFt	\$151.00	\$143.00	\$181.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01141-0037	1-01149-0033	1-01163-0017
Address	114 WEST 70 STREET	370 COLUMBUS AVENUE	235 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	36	56	33
Year Built	1922	1910	1912
Gross SqFt	41,034	31,125	44,604
Estimated Gross Income	\$1,255,640	\$1,001,291	\$1,124,913
Gross Income per SqFt	\$30.60	\$32.20	\$25.20
Full Market Value	\$6,080,000	\$4,850,000	\$5,030,000
Market Value per SqFt	\$148.00	\$156.00	\$113.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01141-0039	1-01143-0049	1-01122-0047
Address	120 WEST 70 STREET	140 142 WEST 72 STREET	30 WEST 70 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	38	75	35
Year Built	1917	1920	1916
Gross SqFt	66,917	59,848	58,361
Estimated Gross Income	\$2,348,786	\$2,224,635	\$998,928
Gross Income per SqFt	\$35.10	\$37.20	\$17.12
Full Market Value	\$11,800,000	\$11,200,000	\$4,060,000
Market Value per SqFt	\$176.00	\$187.00	\$70.00
Distance from Cooperative in miles		0.10	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01142-0048	1-01143-0049	1-01140-0133
Address	140 WEST 71 STREET	140 142 WEST 72 STREET	106 WEST 69 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	80	75	37
Year Built	1920	1920	1913
Gross SqFt	57,086	59,848	35,736
Estimated Gross Income	\$1,927,794	\$2,224,635	\$1,326,394
Gross Income per SqFt	\$33.80	\$37.20	\$37.10
Full Market Value	\$9,340,000	\$11,200,000	\$6,670,000
Market Value per SqFt	\$164.00	\$187.00	\$187.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01143-0001	1-01129-0059	1-01144-0061
Address	2060 BROADWAY	52 WEST 77 STREET	269 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	53	149	80
Year Built	1902	1903	1906
Gross SqFt	130,410	113,309	110,770
Estimated Gross Income	\$4,072,704	\$3,538,879	\$3,260,013
Gross Income per SqFt	\$31.20	\$31.20	\$29.40
Full Market Value	\$19,700,000	\$17,100,000	\$15,800,000
Market Value per SqFt	\$151.00	\$151.00	\$143.00
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01143-0007	1-01121-0041	1-01129-0017
Address	167 WEST 71 STREET	18 WEST 69 STREET	23 WEST 76 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	11	21
Year Built	1920	1926	1910
Gross SqFt	11,224	8,785	10,350
Estimated Gross Income	\$354,117	\$291,643	\$351,900
Gross Income per SqFt	\$31.50	\$33.20	\$34.00
Full Market Value	\$1,720,000	\$1,410,000	\$1,770,000
Market Value per SqFt	\$153.00	\$161.00	\$171.00
Distance from Cooperative in miles		0.20	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01143-0024	1-01126-0038	1-01150-0048
Address	119 WEST 71 STREET	8 WEST 74 STREET	140 WEST 79 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	36	86	74
Year Built	1913	1941	1914
Gross SqFt	55,382	71,890	75,240
Estimated Gross Income	\$1,822,067	\$2,164,607	\$1,863,787
Gross Income per SqFt	\$32.90	\$30.10	\$24.77
Full Market Value	\$8,830,000	\$10,500,000	\$8,330,000
Market Value per SqFt	\$159.00	\$146.00	\$111.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01143-0037	1-01145-0025	1-01162-0063
Address	116 WEST 72 STREET	115 WEST 73 STREET	240 WEST END AVENUE
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	92	39	63
Year Built	1918	1920	1924
Gross SqFt	50,590	55,012	64,615
Estimated Gross Income	\$1,214,160	\$1,768,635	\$1,363,320
Gross Income per SqFt	\$24.00	\$32.10	\$21.10
Full Market Value	\$5,430,000	\$8,570,000	\$6,090,000
Market Value per SqFt	\$107.00	\$156.00	\$94.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01143-0039	1-01147-0033	1-01149-0061
Address	118 WEST 72 STREET	328 COLUMBUS AVENUE	373 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	45	14	16
Year Built	1915	1910	1900
Gross SqFt	26,911	22,010	22,874
Estimated Gross Income	\$1,087,742	\$889,713	\$489,988
Gross Income per SqFt	\$40.40	\$40.40	\$21.42
Full Market Value	\$5,470,000	\$4,470,000	\$2,190,000
Market Value per SqFt	\$203.00	\$203.00	\$96.00
Distance from Cooperative in miles		0.20	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01144-0024	1-01128-0061	1-01141-0051
Address	121 WEST 72 STREET	331 COLUMBUS AVENUE	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	92	57	183
Year Built	1926	1900	1900
Gross SqFt	74,654	62,434	133,460
Estimated Gross Income	\$2,247,831	\$1,879,883	\$4,805,766
Gross Income per SqFt	\$30.10	\$30.10	\$36.00
Full Market Value	\$10,900,000	\$9,110,000	\$24,200,000
Market Value per SqFt	\$146.00	\$146.00	\$181.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01144-0043	1-00844-0008	1-01127-0001
Address	126 WEST 73 STREET	9 EAST 16 STREET	301 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	FLATIRON	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	40	16	27
Year Built	1915	1900	1900
Gross SqFt	24,596	30,680	32,956
Estimated Gross Income	\$789,531	\$1,145,000	\$1,084,955
Gross Income per SqFt	\$32.10	\$37.30	\$32.90
Full Market Value	\$3,830,000	\$5,760,000	\$5,260,000
Market Value per SqFt	\$156.00	\$188.00	\$160.00
Distance from Cooperative in miles		2.85	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01145-0001	1-01129-0059	1-01558-0033
Address	175 WEST 73 STREET	52 WEST 77 STREET	334 EAST 96 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	C1-WALK-UP
Total Units	152	149	30
Year Built	1924	1903	1940
Gross SqFt	120,383	113,309	13,884
Estimated Gross Income	\$3,941,339	\$3,538,879	\$138,572
Gross Income per SqFt	\$32.70	\$31.20	\$9.98
Full Market Value	\$19,100,000	\$17,100,000	\$391,000
Market Value per SqFt	\$159.00	\$151.00	\$28.20
Distance from Cooperative in miles		0.20	1.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01145-0007	1-01152-0057	1-01143-0046
Address	167 WEST 73 STREET	244 WEST 61 STREET	132 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	11	12
Year Built	1910	1900	1900
Gross SqFt	11,655	10,100	8,961
Estimated Gross Income	\$428,204	\$333,900	\$329,262
Gross Income per SqFt	\$36.70	\$33.10	\$36.70
Full Market Value	\$2,150,000	\$1,620,000	\$1,660,000
Market Value per SqFt	\$184.00	\$160.00	\$185.00
Distance from Cooperative in miles		0.65	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01145-0029	1-01163-0017	1-01127-0061
Address	105 WEST 73 STREET	235 WEST 71 STREET	313 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	38	33	50
Year Built	1920	1912	1900
Gross SqFt	46,621	44,604	52,388
Estimated Gross Income	\$1,543,155	\$1,124,913	\$2,221,907
Gross Income per SqFt	\$33.10	\$25.20	\$42.40
Full Market Value	\$7,480,000	\$5,030,000	\$11,200,000
Market Value per SqFt	\$160.00	\$113.00	\$214.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01145-0049	1-01167-0007	1-01162-0046
Address	140 WEST 74 STREET	245 WEST 75 STREET	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	31	48	170
Year Built	1910	1924	1917
Gross SqFt	19,190	24,840	106,920
Estimated Gross Income	\$671,650	\$847,731	\$3,599,355
Gross Income per SqFt	\$35.00	\$34.10	\$33.70
Full Market Value	\$3,380,000	\$4,260,000	\$17,400,000
Market Value per SqFt	\$176.00	\$171.00	\$163.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01145-0061	1-01129-0059	1-01162-0046
Address	287 AMSTERDAM AVENUE	52 WEST 77 STREET	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	156	149	170
Year Built	1913	1903	1917
Gross SqFt	114,150	113,309	106,920
Estimated Gross Income	\$3,564,904	\$3,538,879	\$3,599,355
Gross Income per SqFt	\$31.20	\$31.20	\$33.70
Full Market Value	\$17,300,000	\$17,100,000	\$17,400,000
Market Value per SqFt	\$152.00	\$151.00	\$163.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01145-0105	1-01152-0057	1-01143-0046
Address	171 WEST 73 STREET	244 WEST 61 STREET	132 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	11	11	12
Year Built	1910	1900	1900
Gross SqFt	5,525	10,100	8,961
Estimated Gross Income	\$173,982	\$333,900	\$329,262
Gross Income per SqFt	\$31.50	\$33.10	\$36.70
Full Market Value	\$843,000	\$1,620,000	\$1,660,000
Market Value per SqFt	\$153.00	\$160.00	\$185.00
Distance from Cooperative in miles		0.65	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01146-0008	1-00844-0019	1-01163-0017
Address	151 WEST 74 STREET	33 UNION SQUARE	235 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	FLATIRON	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	43	19	33
Year Built	1923	1900	1912
Gross SqFt	47,551	43,841	44,604
Estimated Gross Income	\$1,607,223	\$1,950,000	\$1,124,913
Gross Income per SqFt	\$33.80	\$44.50	\$25.20
Full Market Value	\$7,790,000	\$9,800,000	\$5,030,000
Market Value per SqFt	\$164.00	\$224.00	\$113.00
Distance from Cooperative in miles		2.95	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01146-0018	1-01143-0049	1-01163-0020
Address	123 WEST 74 STREET	140 142 WEST 72 STREET	225 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	42	75	37
Year Built	1925	1920	1920
Gross SqFt	54,105	59,848	49,150
Estimated Gross Income	\$1,899,085	\$2,224,635	\$888,266
Gross Income per SqFt	\$35.10	\$37.20	\$18.07
Full Market Value	\$9,550,000	\$11,200,000	\$3,610,000
Market Value per SqFt	\$177.00	\$187.00	\$73.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01146-0049	1-01122-0001	1-01129-0047
Address	136 WEST 75 STREET	201 COLUMBUS AVENUE	22 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	C7-WALK-UP	D1-ELEVATOR
Total Units	30	71	42
Year Built	1940	1890	1921
Gross SqFt	27,176	29,720	26,910
Estimated Gross Income	\$840,553	\$1,457,612	\$755,158
Gross Income per SqFt	\$30.90	\$49.00	\$28.10
Full Market Value	\$4,070,000	\$7,330,000	\$3,660,000
Market Value per SqFt	\$150.00	\$247.00	\$136.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01147-0056	1-01143-0020	1-01149-0033
Address	166 WEST 76 STREET	133 WEST 71 STREET	370 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	41	36	56
Year Built	1900	1928	1910
Gross SqFt	28,300	30,712	31,125
Estimated Gross Income	\$735,800	\$753,105	\$1,001,291
Gross Income per SqFt	\$26.00	\$24.52	\$32.20
Full Market Value	\$3,570,000	\$3,370,000	\$4,850,000
Market Value per SqFt	\$126.00	\$110.00	\$156.00
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01147-0059	1-01169-0042	1-01140-0037
Address	170 WEST 76 STREET	226 WEST 78 STREET	110 WEST 69 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	22	42	36
Year Built	1926	1925	1924
Gross SqFt	28,971	27,100	30,159
Estimated Gross Income	\$824,224	\$702,669	\$705,040
Gross Income per SqFt	\$28.40	\$25.90	\$23.38
Full Market Value	\$3,990,000	\$3,400,000	\$3,150,000
Market Value per SqFt	\$138.00	\$125.00	\$104.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01148-0021	1-01149-0033	1-01163-0017
Address	125 WEST 76 STREET	370 COLUMBUS AVENUE	235 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	28	56	33
Year Built	1922	1910	1912
Gross SqFt	46,118	31,125	44,604
Estimated Gross Income	\$1,411,210	\$1,001,291	\$1,124,913
Gross Income per SqFt	\$30.60	\$32.20	\$25.20
Full Market Value	\$6,840,000	\$4,850,000	\$5,030,000
Market Value per SqFt	\$148.00	\$156.00	\$113.00
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01148-0056	1-00844-0017	1-01144-0001
Address	160 WEST 77 STREET	31 UNION SQUARE	261 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	FLATIRON	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	45	88	65
Year Built	1927	1902	1906
Gross SqFt	53,427	118,067	111,997
Estimated Gross Income	\$1,634,866	\$3,369,000	\$3,260,013
Gross Income per SqFt	\$30.60	\$28.50	\$29.10
Full Market Value	\$7,920,000	\$16,300,000	\$15,800,000
Market Value per SqFt	\$148.00	\$138.00	\$141.00
Distance from Cooperative in miles		3.05	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01149-0043	1-01185-0028	1-01129-0017
Address	120 WEST 78 STREET	302 WEST 76 STREET	23 WEST 76 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	22	21
Year Built	1910	1911	1910
Gross SqFt	10,934	9,681	10,350
Estimated Gross Income	\$365,195	\$340,401	\$351,900
Gross Income per SqFt	\$33.40	\$35.20	\$34.00
Full Market Value	\$1,770,000	\$1,710,000	\$1,770,000
Market Value per SqFt	\$162.00	\$177.00	\$171.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01150-0037	1-01117-0014	1-01127-0001
Address	112 WEST 79 STREET	35 WEST 64 STREET	301 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	50	69	27
Year Built	1925	1904	1900
Gross SqFt	104,238	37,778	32,956
Estimated Gross Income	\$3,106,292	\$1,026,291	\$1,084,955
Gross Income per SqFt	\$29.80	\$27.20	\$32.90
Full Market Value	\$15,100,000	\$4,970,000	\$5,260,000
Market Value per SqFt	\$145.00	\$132.00	\$160.00
Distance from Cooperative in miles		0.70	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01150-0055	1-01128-0061	1-01128-0017
Address	150 WEST 79 STREET	331 COLUMBUS AVENUE	27 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	C5-WALK-UP
Total Units	72	57	12
Year Built	1911	1900	1900
Gross SqFt	70,080	62,434	8,333
Estimated Gross Income	\$2,236,252	\$1,879,883	\$265,872
Gross Income per SqFt	\$31.90	\$30.10	\$31.90
Full Market Value	\$10,800,000	\$9,110,000	\$1,290,000
Market Value per SqFt	\$154.00	\$146.00	\$155.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01150-0056	1-01162-0046	1-01163-0053
Address	160 WEST 79 STREET	228 WEST 71 STREET	244 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	62	170	92
Year Built	1925	1917	1928
Gross SqFt	93,100	106,920	87,150
Estimated Gross Income	\$3,133,746	\$3,599,355	\$2,112,713
Gross Income per SqFt	\$33.70	\$33.70	\$24.24
Full Market Value	\$15,200,000	\$17,400,000	\$9,440,000
Market Value per SqFt	\$163.00	\$163.00	\$108.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01156-0001	1-01113-0001	1-01171-0133
Address	110 WEST END AVENUE	45 WEST 60 STREET	140 RIVERSIDE BOULEVARD
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	188	325	357
Year Built	1976	1981	2002
Gross SqFt	403,200	408,644	367,786
Estimated Gross Income	\$10,209,024	\$16,404,788	\$13,404,144
Gross Income per SqFt	\$25.30	\$40.10	\$36.40
Full Market Value	\$28,800,000	\$82,500,000	\$67,400,000
Market Value per SqFt	\$71.00	\$202.00	\$183.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01162-0001	1-01125-0009	1-01163-0053
Address	230 WEST END AVENUE	37 WEST 72 STREET	244 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	115	94	92
Year Built	1927	1929	1928
Gross SqFt	92,239	80,281	87,150
Estimated Gross Income	\$2,235,873	\$2,086,405	\$2,112,713
Gross Income per SqFt	\$24.24	\$26.00	\$24.24
Full Market Value	\$9,990,000	\$10,100,000	\$9,440,000
Market Value per SqFt	\$108.00	\$126.00	\$108.00
Distance from Cooperative in miles		0.35	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01162-0012	1-01128-0061	1-01144-0061
Address	243 WEST 70 STREET	331 COLUMBUS AVENUE	269 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	53	57	80
Year Built	1926	1900	1906
Gross SqFt	68,989	62,434	110,770
Estimated Gross Income	\$1,797,163	\$1,879,883	\$3,260,013
Gross Income per SqFt	\$26.00	\$30.10	\$29.40
Full Market Value	\$8,710,000	\$9,110,000	\$15,800,000
Market Value per SqFt	\$126.00	\$146.00	\$143.00
Distance from Cooperative in miles		0.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01162-0016	1-00767-0043	1-00792-0008
Address	235 WEST 70 STREET	128 7 AVENUE	151 WEST 16 STREET
Neighborhood	UPPER WEST SIDE (59-79)	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	61	65	76
Year Built	1965	1959	1962
Gross SqFt	44,975	46,812	43,770
Estimated Gross Income	\$1,371,737	\$1,476,000	\$1,484,000
Gross Income per SqFt	\$30.50	\$31.50	\$33.90
Full Market Value	\$6,650,000	\$7,150,000	\$7,460,000
Market Value per SqFt	\$148.00	\$153.00	\$170.00
Distance from Cooperative in miles		2.65	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01162-0020	1-00846-0041	1-00844-0008
Address	225 WEST 70 STREET	220 PARK AVENUE SOUTH	9 EAST 16 STREET
Neighborhood	UPPER WEST SIDE (59-79)	FLATIRON	FLATIRON
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	42	36	16
Year Built	1975	1900	1900
Gross SqFt	22,626	33,638	30,680
Estimated Gross Income	\$803,223	\$1,253,000	\$1,145,000
Gross Income per SqFt	\$35.50	\$37.20	\$37.30
Full Market Value	\$4,040,000	\$6,300,000	\$5,760,000
Market Value per SqFt	\$179.00	\$187.00	\$188.00
Distance from Cooperative in miles		2.80	2.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01162-0029	1-01113-0001	1-01171-0133
Address	2039 BROADWAY	45 WEST 60 STREET	140 RIVERSIDE BOULEVARD
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	396	325	357
Year Built	1971	1981	2002
Gross SqFt	421,205	408,644	367,786
Estimated Gross Income	\$15,352,922	\$16,404,788	\$13,404,144
Gross Income per SqFt	\$36.40	\$40.10	\$36.40
Full Market Value	\$77,200,000	\$82,500,000	\$67,400,000
Market Value per SqFt	\$183.00	\$202.00	\$183.00
Distance from Cooperative in miles		0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01163-0001	1-01141-0051	1-01150-0048
Address	246 WEST END AVENUE	2028 BROADWAY	140 WEST 79 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	102	183	74
Year Built	1912	1900	1914
Gross SqFt	125,284	133,460	75,240
Estimated Gross Income	\$3,633,236	\$4,805,766	\$1,863,787
Gross Income per SqFt	\$29.00	\$36.00	\$24.77
Full Market Value	\$17,600,000	\$24,200,000	\$8,330,000
Market Value per SqFt	\$140.00	\$181.00	\$111.00
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01163-0061	1-01162-0046	1-01144-0061
Address	260 WEST END AVENUE	228 WEST 71 STREET	269 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	80	170	80
Year Built	1925	1917	1906
Gross SqFt	109,069	106,920	110,770
Estimated Gross Income	\$3,671,262	\$3,599,355	\$3,260,013
Gross Income per SqFt	\$33.70	\$33.70	\$29.40
Full Market Value	\$17,800,000	\$17,400,000	\$15,800,000
Market Value per SqFt	\$163.00	\$163.00	\$143.00
Distance from Cooperative in miles		0.05	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01164-0002	1-01122-0047	1-01128-0061
Address	269 WEST 72 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	60	35	57
Year Built	1924	1916	1900
Gross SqFt	49,327	58,361	62,434
Estimated Gross Income	\$1,581,916	\$998,928	\$1,879,883
Gross Income per SqFt	\$32.10	\$17.12	\$30.10
Full Market Value	\$7,660,000	\$4,060,000	\$9,110,000
Market Value per SqFt	\$155.00	\$70.00	\$146.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01164-0063	1-01126-0038	1-01163-0053
Address	270 WEST END AVENUE	8 WEST 74 STREET	244 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	D6-ELEVATOR
Total Units	36	86	92
Year Built	1918	1941	1928
Gross SqFt	80,463	71,890	87,150
Estimated Gross Income	\$2,208,709	\$2,164,607	\$2,112,713
Gross Income per SqFt	\$27.40	\$30.10	\$24.24
Full Market Value	\$10,700,000	\$10,500,000	\$9,440,000
Market Value per SqFt	\$133.00	\$146.00	\$108.00
Distance from Cooperative in miles		0.35	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01165-0004	1-01124-0059	1-01141-0051
Address	290 WEST END AVENUE	50 WEST 72 STREET	2028 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	63	213	183
Year Built	1925	1927	1900
Gross SqFt	148,845	143,791	133,460
Estimated Gross Income	\$4,865,743	\$4,246,364	\$4,805,766
Gross Income per SqFt	\$32.70	\$29.50	\$36.00
Full Market Value	\$23,600,000	\$20,600,000	\$24,200,000
Market Value per SqFt	\$159.00	\$143.00	\$181.00
Distance from Cooperative in miles		0.40	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01166-0001	1-01158-0033	1-01129-0059
Address	300 WEST END AVENUE	212 AMSTERDAM AVENUE	52 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	35	233	149
Year Built	1917	1926	1903
Gross SqFt	125,030	160,049	113,309
Estimated Gross Income	\$4,000,960	\$5,148,776	\$3,538,879
Gross Income per SqFt	\$32.00	\$32.20	\$31.20
Full Market Value	\$19,400,000	\$24,900,000	\$17,100,000
Market Value per SqFt	\$155.00	\$156.00	\$151.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01166-0006	1-01124-0056	1-00843-0041
Address	251 WEST 74 STREET	42 WEST 72 STREET	8 EAST 16 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	27	51	20
Year Built	1948	1920	1925
Gross SqFt	22,400	24,607	20,795
Estimated Gross Income	\$659,680	\$888,853	\$504,000
Gross Income per SqFt	\$29.50	\$36.10	\$24.24
Full Market Value	\$3,200,000	\$4,470,000	\$2,250,000
Market Value per SqFt	\$143.00	\$182.00	\$108.00
Distance from Cooperative in miles		0.40	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01166-0007	1-00850-0064	1-01150-0048
Address	245 WEST 74 STREET	12 EAST 22 STREET	140 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (59-79)	FLATIRON	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	59	87	74
Year Built	1924	1911	1914
Gross SqFt	75,312	78,646	75,240
Estimated Gross Income	\$2,007,064	\$2,552,000	\$1,863,787
Gross Income per SqFt	\$26.60	\$32.40	\$24.77
Full Market Value	\$9,720,000	\$12,400,000	\$8,330,000
Market Value per SqFt	\$129.00	\$158.00	\$111.00
Distance from Cooperative in miles		2.85	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01166-0058	1-01127-0001	1-01140-0133
Address	250 WEST 75 STREET	301 COLUMBUS AVENUE	106 WEST 69 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	36	27	37
Year Built	1922	1900	1913
Gross SqFt	38,277	32,956	35,736
Estimated Gross Income	\$1,075,583	\$1,084,955	\$1,326,394
Gross Income per SqFt	\$28.10	\$32.90	\$37.10
Full Market Value	\$5,210,000	\$5,260,000	\$6,670,000
Market Value per SqFt	\$136.00	\$160.00	\$187.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01166-0061	1-01126-0038	1-01150-0048
Address	310 WEST END AVENUE	8 WEST 74 STREET	140 WEST 79 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	66	86	74
Year Built	1925	1941	1914
Gross SqFt	85,836	71,890	75,240
Estimated Gross Income	\$2,824,004	\$2,164,607	\$1,863,787
Gross Income per SqFt	\$32.90	\$30.10	\$24.77
Full Market Value	\$13,700,000	\$10,500,000	\$8,330,000
Market Value per SqFt	\$160.00	\$146.00	\$111.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01166-0154	1-01154-0206	1-01141-0013
Address	240 WEST 75 STREET	242 WEST 64 STREET	2020 BROADWAY
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	38	54	64
Year Built	1920	1911	1900
Gross SqFt	44,351	42,102	48,606
Estimated Gross Income	\$1,135,385	\$1,143,911	\$1,321,597
Gross Income per SqFt	\$25.60	\$27.20	\$27.20
Full Market Value	\$5,500,000	\$5,540,000	\$6,400,000
Market Value per SqFt	\$124.00	\$132.00	\$132.00
Distance from Cooperative in miles		0.60	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01167-0001	1-00850-0064	1-01150-0048
Address	320 WEST END AVENUE	12 EAST 22 STREET	140 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (59-79)	FLATIRON	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	34	87	74
Year Built	1924	1911	1914
Gross SqFt	77,008	78,646	75,240
Estimated Gross Income	\$2,194,728	\$2,552,000	\$1,863,787
Gross Income per SqFt	\$28.50	\$32.40	\$24.77
Full Market Value	\$10,600,000	\$12,400,000	\$8,330,000
Market Value per SqFt	\$138.00	\$158.00	\$111.00
Distance from Cooperative in miles		2.90	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01167-0061	1-01124-0059	1-01168-0010
Address	336 WEST END AVENUE	50 WEST 72 STREET	2161 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	105	213	83
Year Built	1931	1927	1925
Gross SqFt	126,811	143,791	170,800
Estimated Gross Income	\$3,723,170	\$4,246,364	\$4,536,013
Gross Income per SqFt	\$29.40	\$29.50	\$26.60
Full Market Value	\$18,000,000	\$20,600,000	\$22,000,000
Market Value per SqFt	\$142.00	\$143.00	\$129.00
Distance from Cooperative in miles		0.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01167-0064	1-01122-0022	1-01154-0202
Address	330 WEST END AVENUE	19 WEST 69 STREET	236 WEST 64 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	22	83	63
Year Built	1916	1916	1911
Gross SqFt	39,466	42,642	42,102
Estimated Gross Income	\$1,273,962	\$1,842,335	\$698,893
Gross Income per SqFt	\$32.30	\$43.20	\$16.60
Full Market Value	\$6,170,000	\$9,260,000	\$2,840,000
Market Value per SqFt	\$156.00	\$217.00	\$67.00
Distance from Cooperative in miles		0.50	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01168-0022	1-01167-0011	1-01170-0012
Address	2162 BROADWAY	2139 BROADWAY	2200 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	121	224	117
Year Built	1930	1901	1905
Gross SqFt	195,491	224,803	202,586
Estimated Gross Income	\$6,605,640	\$8,245,787	\$5,298,502
Gross Income per SqFt	\$33.80	\$36.70	\$26.20
Full Market Value	\$32,000,000	\$41,500,000	\$25,700,000
Market Value per SqFt	\$164.00	\$185.00	\$127.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01169-0036	1-01152-0056	1-01166-0051
Address	204 WEST 78 STREET	242 WEST 61 STREET	228 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	11	12
Year Built	1920	1900	1900
Gross SqFt	14,015	10,100	4,100
Estimated Gross Income	\$415,124	\$333,900	\$120,985
Gross Income per SqFt	\$29.60	\$33.10	\$29.50
Full Market Value	\$2,010,000	\$1,620,000	\$586,000
Market Value per SqFt	\$143.00	\$160.00	\$143.00
Distance from Cooperative in miles		0.85	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01169-0037	1-01154-0206	1-01163-0017
Address	210 WEST 78 STREET	242 WEST 64 STREET	235 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	38	54	33
Year Built	1926	1911	1912
Gross SqFt	56,147	42,102	44,604
Estimated Gross Income	\$1,667,565	\$1,143,911	\$1,124,913
Gross Income per SqFt	\$29.70	\$27.20	\$25.20
Full Market Value	\$8,080,000	\$5,540,000	\$5,030,000
Market Value per SqFt	\$144.00	\$132.00	\$113.00
Distance from Cooperative in miles		0.75	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01170-0023	1-01154-0206	1-01163-0017
Address	215 WEST 78 STREET	242 WEST 64 STREET	235 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	40	54	33
Year Built	1926	1911	1912
Gross SqFt	62,403	42,102	44,604
Estimated Gross Income	\$1,753,524	\$1,143,911	\$1,124,913
Gross Income per SqFt	\$28.10	\$27.20	\$25.20
Full Market Value	\$8,500,000	\$5,540,000	\$5,030,000
Market Value per SqFt	\$136.00	\$132.00	\$113.00
Distance from Cooperative in miles		0.80	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01179-0019	1-01151-0017	1-01171-0132
Address	139 WEST END AVENUE	517 WEST 59 STREET	160 RIVERSIDE BOULEVARD
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	421	467	459
Year Built	1962	1973	1999
Gross SqFt	426,476	402,707	524,466
Estimated Gross Income	\$11,924,268	\$6,484,449	\$20,879,500
Gross Income per SqFt	\$28.00	\$16.10	\$39.80
Full Market Value	\$57,800,000	\$26,400,000	\$105,000,000
Market Value per SqFt	\$136.00	\$66.00	\$200.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01182-0012	1-01147-0030	1-01163-0017
Address	345 WEST 70 STREET	322 COLUMBUS AVENUE	235 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	D3-ELEVATOR
Total Units	36	66	33
Year Built	1910	1926	1912
Gross SqFt	41,106	36,258	44,604
Estimated Gross Income	\$1,220,848	\$1,559,838	\$1,124,913
Gross Income per SqFt	\$29.70	\$43.00	\$25.20
Full Market Value	\$5,920,000	\$7,840,000	\$5,030,000
Market Value per SqFt	\$144.00	\$216.00	\$113.00
Distance from Cooperative in miles		0.40	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01182-0020	1-01143-0049	1-01167-0011
Address	315 WEST 70 STREET	140 142 WEST 72 STREET	2139 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	185	75	224
Year Built	1963	1920	1901
Gross SqFt	243,741	59,848	224,803
Estimated Gross Income	\$8,940,419	\$2,224,635	\$8,245,787
Gross Income per SqFt	\$36.70	\$37.20	\$36.70
Full Market Value	\$45,000,000	\$11,200,000	\$41,500,000
Market Value per SqFt	\$185.00	\$187.00	\$185.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01183-0029	1-01129-0059	1-01162-0046
Address	243 WEST END AVENUE	52 WEST 77 STREET	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	186	149	170
Year Built	1925	1903	1917
Gross SqFt	105,996	113,309	106,920
Estimated Gross Income	\$3,120,522	\$3,538,879	\$3,599,355
Gross Income per SqFt	\$29.40	\$31.20	\$33.70
Full Market Value	\$15,100,000	\$17,100,000	\$17,400,000
Market Value per SqFt	\$142.00	\$151.00	\$163.00
Distance from Cooperative in miles		0.55	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01183-0032	1-01128-0061	1-01122-0047
Address	255 WEST END AVENUE	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	60	57	35
Year Built	1917	1900	1916
Gross SqFt	63,495	62,434	58,361
Estimated Gross Income	\$2,036,284	\$1,879,883	\$998,928
Gross Income per SqFt	\$32.10	\$30.10	\$17.12
Full Market Value	\$9,870,000	\$9,110,000	\$4,060,000
Market Value per SqFt	\$155.00	\$146.00	\$70.00
Distance from Cooperative in miles		0.55	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01183-0035	1-01149-0033	1-01169-0042
Address	257 WEST END AVENUE	370 COLUMBUS AVENUE	226 WEST 78 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	35	56	42
Year Built	1942	1910	1925
Gross SqFt	32,940	31,125	27,100
Estimated Gross Income	\$925,614	\$1,001,291	\$702,669
Gross Income per SqFt	\$28.10	\$32.20	\$25.90
Full Market Value	\$4,480,000	\$4,850,000	\$3,400,000
Market Value per SqFt	\$136.00	\$156.00	\$125.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01183-0037	1-00850-0039	1-01128-0001
Address	310 WEST 72 STREET	268 PARK AVENUE SOUTH	321 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	FLATIRON	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	123	83	95
Year Built	1925	1927	1900
Gross SqFt	143,554	99,750	111,854
Estimated Gross Income	\$4,364,041	\$3,057,000	\$2,750,823
Gross Income per SqFt	\$30.40	\$30.60	\$24.59
Full Market Value	\$21,100,000	\$14,800,000	\$12,300,000
Market Value per SqFt	\$147.00	\$148.00	\$110.00
Distance from Cooperative in miles		2.75	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01183-0042	1-01162-0046	1-01141-0051
Address	322 WEST 72 STREET	228 WEST 71 STREET	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	62	170	183
Year Built	1925	1917	1900
Gross SqFt	107,376	106,920	133,460
Estimated Gross Income	\$3,446,769	\$3,599,355	\$4,805,766
Gross Income per SqFt	\$32.10	\$33.70	\$36.00
Full Market Value	\$16,700,000	\$17,400,000	\$24,200,000
Market Value per SqFt	\$156.00	\$163.00	\$181.00
Distance from Cooperative in miles		0.15	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01183-0046	1-01169-0029	1-01144-0061
Address	330 WEST 72 STREET	360 AMSTERDAM AVENUE	269 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	63	134	80
Year Built	1927	1929	1906
Gross SqFt	100,056	131,476	110,770
Estimated Gross Income	\$2,944,648	\$3,200,812	\$3,260,013
Gross Income per SqFt	\$29.40	\$24.35	\$29.40
Full Market Value	\$14,300,000	\$14,300,000	\$15,800,000
Market Value per SqFt	\$143.00	\$109.00	\$143.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01184-0007	1-01154-0206	1-01163-0017
Address	305 WEST 72 STREET	242 WEST 64 STREET	235 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	49	54	33
Year Built	1913	1911	1912
Gross SqFt	56,074	42,102	44,604
Estimated Gross Income	\$1,665,397	\$1,143,911	\$1,124,913
Gross Income per SqFt	\$29.70	\$27.20	\$25.20
Full Market Value	\$8,070,000	\$5,540,000	\$5,030,000
Market Value per SqFt	\$144.00	\$132.00	\$113.00
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01184-0010	1-01167-0011	1-01141-0051
Address	263 WEST END AVENUE	2139 BROADWAY	2028 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	125	224	183
Year Built	1929	1901	1900
Gross SqFt	172,671	224,803	133,460
Estimated Gross Income	\$5,508,204	\$8,245,787	\$4,805,766
Gross Income per SqFt	\$31.90	\$36.70	\$36.00
Full Market Value	\$26,700,000	\$41,500,000	\$24,200,000
Market Value per SqFt	\$155.00	\$185.00	\$181.00
Distance from Cooperative in miles		0.15	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01184-0019	1-01167-0011	1-01129-0059
Address	277 WEST END AVENUE	2139 BROADWAY	52 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	81	224	149
Year Built	1926	1901	1903
Gross SqFt	203,479	224,803	113,309
Estimated Gross Income	\$6,525,572	\$8,245,787	\$3,538,879
Gross Income per SqFt	\$32.10	\$36.70	\$31.20
Full Market Value	\$31,600,000	\$41,500,000	\$17,100,000
Market Value per SqFt	\$155.00	\$185.00	\$151.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01184-0028	1-01141-0051	1-01169-0029
Address	5 RIVERSIDE DRIVE	2028 BROADWAY	360 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	100	183	134
Year Built	1936	1900	1929
Gross SqFt	127,782	133,460	131,476
Estimated Gross Income	\$4,601,429	\$4,805,766	\$3,200,812
Gross Income per SqFt	\$36.00	\$36.00	\$24.35
Full Market Value	\$23,100,000	\$24,200,000	\$14,300,000
Market Value per SqFt	\$181.00	\$181.00	\$109.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01184-0031	1-01143-0049	1-01162-0046
Address	11 RIVERSIDE DRIVE	140 142 WEST 72 STREET	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	658	75	170
Year Built	1950	1920	1917
Gross SqFt	676,308	59,848	106,920
Estimated Gross Income	\$22,811,868	\$2,224,635	\$3,599,355
Gross Income per SqFt	\$33.70	\$37.20	\$33.70
Full Market Value	\$111,000,000	\$11,200,000	\$17,400,000
Market Value per SqFt	\$164.00	\$187.00	\$163.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01184-0083	1-00844-0008	1-01127-0001
Address	315 WEST END AVENUE	9 EAST 16 STREET	301 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	FLATIRON	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	25	16	27
Year Built	1950	1900	1900
Gross SqFt	33,880	30,680	32,956
Estimated Gross Income	\$1,145,144	\$1,145,000	\$1,084,955
Gross Income per SqFt	\$33.80	\$37.30	\$32.90
Full Market Value	\$5,550,000	\$5,760,000	\$5,260,000
Market Value per SqFt	\$164.00	\$188.00	\$160.00
Distance from Cooperative in miles		3.05	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01184-0087	1-01126-0038	1-00850-0064
Address	304 WEST 75 STREET	8 WEST 74 STREET	12 EAST 22 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	FLATIRON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	120	86	87
Year Built	1930	1941	1911
Gross SqFt	77,310	71,890	78,646
Estimated Gross Income	\$2,373,417	\$2,164,607	\$2,552,000
Gross Income per SqFt	\$30.70	\$30.10	\$32.40
Full Market Value	\$11,500,000	\$10,500,000	\$12,400,000
Market Value per SqFt	\$149.00	\$146.00	\$158.00
Distance from Cooperative in miles		0.50	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01185-0001	1-01126-0029	1-01158-0033
Address	33 RIVERSIDE DRIVE	135 CENTRAL PARK WEST	212 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	144	64	233
Year Built	1928	1906	1926
Gross SqFt	186,100	217,280	160,049
Estimated Gross Income	\$6,007,308	\$8,489,130	\$5,148,776
Gross Income per SqFt	\$32.30	\$39.10	\$32.20
Full Market Value	\$29,100,000	\$42,700,000	\$24,900,000
Market Value per SqFt	\$156.00	\$197.00	\$156.00
Distance from Cooperative in miles		0.50	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01185-0019	1-01158-0033	1-01141-0051
Address	325 WEST END AVENUE	212 AMSTERDAM AVENUE	2028 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	54	233	183
Year Built	1916	1926	1900
Gross SqFt	160,203	160,049	133,460
Estimated Gross Income	\$5,408,453	\$5,148,776	\$4,805,766
Gross Income per SqFt	\$33.80	\$32.20	\$36.00
Full Market Value	\$26,200,000	\$24,900,000	\$24,200,000
Market Value per SqFt	\$164.00	\$156.00	\$181.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01185-0025	1-01122-0047	1-01150-0048
Address	333 WEST END AVENUE	30 WEST 70 STREET	140 WEST 79 STREET
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	50	35	74
Year Built	1925	1916	1914
Gross SqFt	100,772	58,361	75,240
Estimated Gross Income	\$3,231,758	\$998,928	\$1,863,787
Gross Income per SqFt	\$32.10	\$17.12	\$24.77
Full Market Value	\$15,700,000	\$4,060,000	\$8,330,000
Market Value per SqFt	\$156.00	\$70.00	\$111.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01185-0032	1-01122-0047	1-01171-0133
Address	320 WEST 76 STREET	30 WEST 70 STREET	140 RIVERSIDE BOULEVARD
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	75	35	357
Year Built	1948	1916	2002
Gross SqFt	79,050	58,361	367,786
Estimated Gross Income	\$2,846,590	\$998,928	\$13,404,144
Gross Income per SqFt	\$36.00	\$17.12	\$36.40
Full Market Value	\$14,300,000	\$4,060,000	\$67,400,000
Market Value per SqFt	\$181.00	\$70.00	\$183.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01185-0042	1-01128-0061	1-01122-0047
Address	37 RIVERSIDE DRIVE	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	32	57	35
Year Built	1925	1900	1916
Gross SqFt	82,662	62,434	58,361
Estimated Gross Income	\$2,650,970	\$1,879,883	\$998,928
Gross Income per SqFt	\$32.10	\$30.10	\$17.12
Full Market Value	\$12,800,000	\$9,110,000	\$4,060,000
Market Value per SqFt	\$155.00	\$146.00	\$70.00
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01185-0082	1-01149-0033	1-01129-0064
Address	314 WEST 77 STREET	370 COLUMBUS AVENUE	66 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	56	40
Year Built	1924	1910	1926
Gross SqFt	30,265	31,125	30,980
Estimated Gross Income	\$953,952	\$1,001,291	\$1,185,294
Gross Income per SqFt	\$31.50	\$32.20	\$38.30
Full Market Value	\$4,620,000	\$4,850,000	\$5,960,000
Market Value per SqFt	\$153.00	\$156.00	\$192.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01186-0001	1-01170-0012	1-01167-0011
Address	329 WEST 77 STREET	2200 BROADWAY	2139 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	97	117	224
Year Built	1930	1905	1901
Gross SqFt	209,780	202,586	224,803
Estimated Gross Income	\$6,198,999	\$5,298,502	\$8,245,787
Gross Income per SqFt	\$29.60	\$26.20	\$36.70
Full Market Value	\$30,000,000	\$25,700,000	\$41,500,000
Market Value per SqFt	\$143.00	\$127.00	\$185.00
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01186-0016	1-01166-0051	1-01152-0057
Address	313 WEST 77 STREET	228 WEST 75 STREET	244 WEST 61 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	11	12	11
Year Built	1920	1900	1900
Gross SqFt	5,898	4,100	10,100
Estimated Gross Income	\$174,698	\$120,985	\$333,900
Gross Income per SqFt	\$29.60	\$29.50	\$33.10
Full Market Value	\$846,000	\$586,000	\$1,620,000
Market Value per SqFt	\$143.00	\$143.00	\$160.00
Distance from Cooperative in miles		0.20	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01186-0033	1-01126-0038	1-01150-0048
Address	375 WEST END AVENUE	8 WEST 74 STREET	140 WEST 79 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	48	86	74
Year Built	1912	1941	1914
Gross SqFt	80,613	71,890	75,240
Estimated Gross Income	\$2,652,167	\$2,164,607	\$1,863,787
Gross Income per SqFt	\$32.90	\$30.10	\$24.77
Full Market Value	\$12,800,000	\$10,500,000	\$8,330,000
Market Value per SqFt	\$159.00	\$146.00	\$111.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01186-0048	1-01141-0051	1-01158-0033
Address	54 RIVERSIDE DRIVE	2028 BROADWAY	212 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	81	183	233
Year Built	1926	1900	1926
Gross SqFt	147,001	133,460	160,049
Estimated Gross Income	\$4,812,812	\$4,805,766	\$5,148,776
Gross Income per SqFt	\$32.70	\$36.00	\$32.20
Full Market Value	\$23,300,000	\$24,200,000	\$24,900,000
Market Value per SqFt	\$159.00	\$181.00	\$156.00
Distance from Cooperative in miles		0.55	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01186-0051	1-01154-0206	1-01163-0017
Address	52 RIVERSIDE DRIVE	242 WEST 64 STREET	235 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	48	54	33
Year Built	1926	1911	1912
Gross SqFt	62,487	42,102	44,604
Estimated Gross Income	\$1,755,884	\$1,143,911	\$1,124,913
Gross Income per SqFt	\$28.10	\$27.20	\$25.20
Full Market Value	\$8,510,000	\$5,540,000	\$5,030,000
Market Value per SqFt	\$136.00	\$132.00	\$113.00
Distance from Cooperative in miles		0.75	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01186-0052	1-01158-0033	1-01168-0010
Address	60 RIVERSIDE DRIVE	212 AMSTERDAM AVENUE	2161 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	152	233	83
Year Built	1965	1926	1925
Gross SqFt	177,041	160,049	170,800
Estimated Gross Income	\$5,796,322	\$5,148,776	\$4,536,013
Gross Income per SqFt	\$32.70	\$32.20	\$26.60
Full Market Value	\$28,100,000	\$24,900,000	\$22,000,000
Market Value per SqFt	\$159.00	\$156.00	\$129.00
Distance from Cooperative in miles		0.55	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01186-0059	1-01129-0059	1-01162-0046
Address	321 WEST 78 STREET	52 WEST 77 STREET	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	56	149	170
Year Built	1925	1903	1917
Gross SqFt	95,992	113,309	106,920
Estimated Gross Income	\$3,231,090	\$3,538,879	\$3,599,355
Gross Income per SqFt	\$33.70	\$31.20	\$33.70
Full Market Value	\$15,700,000	\$17,100,000	\$17,400,000
Market Value per SqFt	\$164.00	\$151.00	\$163.00
Distance from Cooperative in miles		0.50	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01186-0084	1-01149-0033	1-01127-0001
Address	302 WEST 79 STREET	370 COLUMBUS AVENUE	301 COLUMBUS AVENUE
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	45	56	27
Year Built	1905	1910	1900
Gross SqFt	41,800	31,125	32,956
Estimated Gross Income	\$1,369,786	\$1,001,291	\$1,084,955
Gross Income per SqFt	\$32.80	\$32.20	\$32.90
Full Market Value	\$6,640,000	\$4,850,000	\$5,260,000
Market Value per SqFt	\$159.00	\$156.00	\$160.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01186-0087	1-01122-0047	1-01143-0049
Address	310 WEST 79 STREET	30 WEST 70 STREET	140 142 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	35	35	75
Year Built	1910	1916	1920
Gross SqFt	58,266	58,361	59,848
Estimated Gross Income	\$2,045,136	\$998,928	\$2,224,635
Gross Income per SqFt	\$35.10	\$17.12	\$37.20
Full Market Value	\$10,300,000	\$4,060,000	\$11,200,000
Market Value per SqFt	\$177.00	\$70.00	\$187.00
Distance from Cooperative in miles		0.65	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01186-0091	1-01122-0047	1-01143-0049
Address	316 WEST 79 STREET	30 WEST 70 STREET	140 142 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	25	35	75
Year Built	1910	1916	1920
Gross SqFt	58,266	58,361	59,848
Estimated Gross Income	\$2,045,136	\$998,928	\$2,224,635
Gross Income per SqFt	\$35.10	\$17.12	\$37.20
Full Market Value	\$10,300,000	\$4,060,000	\$11,200,000
Market Value per SqFt	\$177.00	\$70.00	\$187.00
Distance from Cooperative in miles		0.65	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01186-0095	1-01154-0206	1-01154-0202
Address	67 RIVERSIDE DRIVE	242 WEST 64 STREET	236 WEST 64 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	37	54	63
Year Built	1907	1911	1911
Gross SqFt	64,421	42,102	42,102
Estimated Gross Income	\$1,707,156	\$1,143,911	\$698,893
Gross Income per SqFt	\$26.50	\$27.20	\$16.60
Full Market Value	\$8,270,000	\$5,540,000	\$2,840,000
Market Value per SqFt	\$128.00	\$132.00	\$67.00
Distance from Cooperative in miles		0.80	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01195-0001	1-01210-0001	1-01252-0005
Address	441 COLUMBUS AVENUE	401 AMSTERDAM AVENUE	202 RIVERSIDE DRIVE
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	130	80	90
Year Built	1905	1927	1905
Gross SqFt	101,145	106,521	102,791
Estimated Gross Income	\$2,665,170	\$2,806,916	\$2,172,183
Gross Income per SqFt	\$26.30	\$26.40	\$21.13
Full Market Value	\$12,900,000	\$13,600,000	\$9,710,000
Market Value per SqFt	\$128.00	\$128.00	\$94.00
Distance from Cooperative in miles		0.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01195-0010	1-01200-0005	1-01246-0001
Address	35 WEST 81 STREET	51 WEST 86 STREET	125 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	72	83	64
Year Built	1914	1927	1907
Gross SqFt	69,707	70,144	70,328
Estimated Gross Income	\$1,762,890	\$1,774,089	\$1,533,127
Gross Income per SqFt	\$25.30	\$25.30	\$21.80
Full Market Value	\$7,880,000	\$7,930,000	\$6,850,000
Market Value per SqFt	\$113.00	\$113.00	\$97.00
Distance from Cooperative in miles		0.25	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01195-0018	1-01233-0016	1-01244-0072
Address	15 WEST 81 STREET	2350 BROADWAY	441 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	134	321	103
Year Built	1930	1903	1926
Gross SqFt	325,873	236,789	240,040
Estimated Gross Income	\$8,616,082	\$6,794,554	\$5,094,264
Gross Income per SqFt	\$26.40	\$28.70	\$21.22
Full Market Value	\$41,700,000	\$32,900,000	\$22,800,000
Market Value per SqFt	\$128.00	\$139.00	\$95.00
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01195-0023	1-01229-0006	1-01248-0037
Address	11 WEST 81 STREET	265 WEST 81 STREET	302 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	36	36	54
Year Built	1908	1900	1914
Gross SqFt	46,086	41,137	47,067
Estimated Gross Income	\$1,239,252	\$1,106,276	\$904,931
Gross Income per SqFt	\$26.90	\$26.90	\$19.23
Full Market Value	\$6,000,000	\$5,360,000	\$4,040,000
Market Value per SqFt	\$130.00	\$130.00	\$86.00
Distance from Cooperative in miles		0.40	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01195-0029	1-01234-0019	1-01244-0072
Address	211 CENTRAL PARK WEST	2360 BROADWAY	441 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	193	218	103
Year Built	1929	1920	1926
Gross SqFt	600,613	665,741	240,040
Estimated Gross Income	\$15,880,207	\$17,605,074	\$5,094,264
Gross Income per SqFt	\$26.40	\$26.40	\$21.22
Full Market Value	\$76,900,000	\$85,300,000	\$22,800,000
Market Value per SqFt	\$128.00	\$128.00	\$95.00
Distance from Cooperative in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01195-0048	1-01212-0053	1-01252-0001
Address	32 WEST 82 STREET	150 WEST 82 STREET	200 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	57	60	59
Year Built	1926	1926	1906
Gross SqFt	55,120	49,977	63,794
Estimated Gross Income	\$1,384,614	\$1,255,376	\$1,536,420
Gross Income per SqFt	\$25.10	\$25.10	\$24.08
Full Market Value	\$6,190,000	\$5,610,000	\$6,870,000
Market Value per SqFt	\$112.00	\$112.00	\$108.00
Distance from Cooperative in miles		0.15	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01195-0054	1-01195-0062	1-01196-0046
Address	56 WEST 82 STREET	76 WEST 82 STREET	28 WEST 83 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	C5-WALK-UP
Total Units	19	12	30
Year Built	1900	1900	1900
Gross SqFt	14,214	14,065	17,755
Estimated Gross Income	\$403,393	\$399,100	\$474,216
Gross Income per SqFt	\$28.40	\$28.40	\$26.70
Full Market Value	\$1,950,000	\$1,930,000	\$2,300,000
Market Value per SqFt	\$137.00	\$137.00	\$130.00
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01196-0009	1-01252-0001	1-01212-0053
Address	41 WEST 82 STREET	200 RIVERSIDE DRIVE	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	59	60
Year Built	1916	1906	1926
Gross SqFt	59,824	63,794	49,977
Estimated Gross Income	\$1,502,778	\$1,536,420	\$1,255,376
Gross Income per SqFt	\$25.10	\$24.08	\$25.10
Full Market Value	\$6,720,000	\$6,870,000	\$5,610,000
Market Value per SqFt	\$112.00	\$108.00	\$112.00
Distance from Cooperative in miles		0.70	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01196-0013	1-01229-0006	1-01246-0053
Address	35 WEST 82 STREET	265 WEST 81 STREET	350 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D2-ELEVATOR
Total Units	29	36	54
Year Built	1912	1900	1908
Gross SqFt	33,102	41,137	35,094
Estimated Gross Income	\$890,112	\$1,106,276	\$863,127
Gross Income per SqFt	\$26.90	\$26.90	\$24.59
Full Market Value	\$4,310,000	\$5,360,000	\$3,860,000
Market Value per SqFt	\$130.00	\$130.00	\$110.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01196-0029	1-01244-0072	1-01230-0043
Address	225 CENTRAL PARK WEST	441 WEST END AVENUE	2290 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	345	103	125
Year Built	1926	1926	1924
Gross SqFt	245,676	240,040	165,452
Estimated Gross Income	\$6,743,806	\$5,094,264	\$4,541,076
Gross Income per SqFt	\$27.40	\$21.22	\$27.40
Full Market Value	\$32,700,000	\$22,800,000	\$22,000,000
Market Value per SqFt	\$133.00	\$95.00	\$133.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01196-0035	1-01227-0027	1-01217-0035
Address	227 CENTRAL PARK WEST	207 WEST 79 STREET	101 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	22	38	43
Year Built	1900	1920	1910
Gross SqFt	28,206	23,952	29,083
Estimated Gross Income	\$1,016,544	\$863,287	\$1,407,490
Gross Income per SqFt	\$36.00	\$36.00	\$48.40
Full Market Value	\$5,110,000	\$4,340,000	\$7,080,000
Market Value per SqFt	\$181.00	\$181.00	\$243.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01196-0052	1-01200-0005	1-01212-0053
Address	46 WEST 83 STREET	51 WEST 86 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	66	83	60
Year Built	1911	1927	1926
Gross SqFt	56,949	70,144	49,977
Estimated Gross Income	\$1,440,240	\$1,774,089	\$1,255,376
Gross Income per SqFt	\$25.30	\$25.30	\$25.10
Full Market Value	\$6,440,000	\$7,930,000	\$5,610,000
Market Value per SqFt	\$113.00	\$113.00	\$112.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01197-0001	1-01211-0002	1-01197-0063
Address	481 COLUMBUS AVENUE	423 AMSTERDAM AVENUE	491 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	16	13
Year Built	1900	1910	1900
Gross SqFt	10,910	10,790	10,265
Estimated Gross Income	\$551,936	\$545,872	\$411,061
Gross Income per SqFt	\$51.00	\$51.00	\$40.00
Full Market Value	\$2,780,000	\$2,740,000	\$2,070,000
Market Value per SqFt	\$255.00	\$254.00	\$202.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01197-0005	1-01200-0152	1-01195-0062
Address	71 WEST 83 STREET	46 WEST 87 STREET	76 WEST 82 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	12
Year Built	1900	1910	1900
Gross SqFt	11,000	8,861	14,065
Estimated Gross Income	\$356,070	\$286,818	\$399,100
Gross Income per SqFt	\$32.40	\$32.40	\$28.40
Full Market Value	\$1,730,000	\$1,390,000	\$1,930,000
Market Value per SqFt	\$157.00	\$157.00	\$137.00
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01197-0010	1-01231-0059	1-01227-0027
Address	55 WEST 83 STREET	268 WEST 84 STREET	207 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	28	38
Year Built	1900	1940	1920
Gross SqFt	12,641	13,793	23,952
Estimated Gross Income	\$351,799	\$383,860	\$863,287
Gross Income per SqFt	\$27.80	\$27.80	\$36.00
Full Market Value	\$1,700,000	\$1,860,000	\$4,340,000
Market Value per SqFt	\$134.00	\$135.00	\$181.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01197-0029	1-01230-0043	1-01216-0060
Address	232 CENTRAL PARK WEST	2290 BROADWAY	168 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	164	125	50
Year Built	1929	1924	1923
Gross SqFt	156,360	165,452	100,042
Estimated Gross Income	\$4,292,082	\$4,541,076	\$2,257,630
Gross Income per SqFt	\$27.50	\$27.40	\$22.57
Full Market Value	\$20,800,000	\$22,000,000	\$10,100,000
Market Value per SqFt	\$133.00	\$133.00	\$101.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01197-0036	1-01230-0043	1-01244-0072
Address	239 CENTRAL PARK WEST	2290 BROADWAY	441 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	92	125	103
Year Built	1926	1924	1926
Gross SqFt	203,217	165,452	240,040
Estimated Gross Income	\$5,578,306	\$4,541,076	\$5,094,264
Gross Income per SqFt	\$27.40	\$27.40	\$21.22
Full Market Value	\$27,000,000	\$22,000,000	\$22,800,000
Market Value per SqFt	\$133.00	\$133.00	\$95.00
Distance from Cooperative in miles		0.30	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01197-0050	1-01229-0006	1-01212-0053
Address	36 WEST 84 STREET	265 WEST 81 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	27	36	60
Year Built	1924	1900	1926
Gross SqFt	42,814	41,137	49,977
Estimated Gross Income	\$1,151,268	\$1,106,276	\$1,255,376
Gross Income per SqFt	\$26.90	\$26.90	\$25.10
Full Market Value	\$5,580,000	\$5,360,000	\$5,610,000
Market Value per SqFt	\$130.00	\$130.00	\$112.00
Distance from Cooperative in miles		0.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01197-0052	1-01211-0052	1-01248-0037
Address	40 WEST 84 STREET	158 WEST 81 STREET	302 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	28	38	54
Year Built	1917	1930	1914
Gross SqFt	36,265	37,251	47,067
Estimated Gross Income	\$759,389	\$780,208	\$904,931
Gross Income per SqFt	\$20.94	\$20.94	\$19.23
Full Market Value	\$3,390,000	\$3,490,000	\$4,040,000
Market Value per SqFt	\$93.00	\$94.00	\$86.00
Distance from Cooperative in miles		0.25	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01197-0061	1-01216-0001	1-01253-0016
Address	493 COLUMBUS AVENUE	175 WEST 85 STREET	311 WEST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	33	46	24
Year Built	1900	1900	1930
Gross SqFt	20,350	20,370	22,290
Estimated Gross Income	\$573,666	\$593,690	\$628,390
Gross Income per SqFt	\$28.20	\$29.10	\$28.20
Full Market Value	\$2,780,000	\$2,880,000	\$2,070,000
Market Value per SqFt	\$137.00	\$141.00	\$93.00
Distance from Cooperative in miles		0.20	0.75

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01198-0019	1-01235-0009	1-01771-0014
Address	15 WEST 84 STREET	265 WEST 87 STREET	135 EAST 122 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	90	29	21
Year Built	1950	1950	1950
Gross SqFt	89,840	19,931	22,930
Estimated Gross Income	\$2,358,300	\$523,093	\$327,029
Gross Income per SqFt	\$26.30	\$26.20	\$14.26
Full Market Value	\$11,400,000	\$2,530,000	\$1,000,000
Market Value per SqFt	\$127.00	\$127.00	\$43.60
Distance from Cooperative in miles		0.40	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01199-0029	1-01200-0015	1-01195-0014
Address	251 CENTRAL PARK WEST	27 WEST 86 STREET	25 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	68	64	64
Year Built	1925	1926	1927
Gross SqFt	128,194	126,045	109,896
Estimated Gross Income	\$2,748,479	\$2,702,738	\$2,864,751
Gross Income per SqFt	\$21.44	\$21.44	\$26.10
Full Market Value	\$12,300,000	\$12,100,000	\$13,900,000
Market Value per SqFt	\$96.00	\$96.00	\$126.00
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01199-0036	1-01230-0043	1-01236-0010
Address	257 CENTRAL PARK WEST	2290 BROADWAY	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	72	125	79
Year Built	1925	1924	1924
Gross SqFt	148,380	165,452	164,530
Estimated Gross Income	\$4,073,031	\$4,541,076	\$3,268,387
Gross Income per SqFt	\$27.50	\$27.40	\$19.86
Full Market Value	\$19,700,000	\$22,000,000	\$14,600,000
Market Value per SqFt	\$133.00	\$133.00	\$89.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01199-0040	1-01200-0005	1-01246-0001
Address	10 WEST 86 STREET	51 WEST 86 STREET	125 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	30	83	64
Year Built	1925	1927	1907
Gross SqFt	66,227	70,144	70,328
Estimated Gross Income	\$1,674,880	\$1,774,089	\$1,533,127
Gross Income per SqFt	\$25.30	\$25.30	\$21.80
Full Market Value	\$7,490,000	\$7,930,000	\$6,850,000
Market Value per SqFt	\$113.00	\$113.00	\$97.00
Distance from Cooperative in miles		0.05	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01200-0031	1-01244-0072	1-01230-0043
Address	261 CENTRAL PARK WEST	441 WEST END AVENUE	2290 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	91	103	125
Year Built	1927	1926	1924
Gross SqFt	238,548	240,040	165,452
Estimated Gross Income	\$6,016,180	\$5,094,264	\$4,541,076
Gross Income per SqFt	\$25.20	\$21.22	\$27.40
Full Market Value	\$26,900,000	\$22,800,000	\$22,000,000
Market Value per SqFt	\$113.00	\$95.00	\$133.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01201-0029	1-01226-0040	1-01216-0051
Address	271 CENTRAL PARK WEST	110 WEST 96 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	27	60	66
Year Built	1913	1926	1929
Gross SqFt	83,743	81,030	96,546
Estimated Gross Income	\$1,618,752	\$1,566,709	\$2,114,068
Gross Income per SqFt	\$19.33	\$19.33	\$21.90
Full Market Value	\$7,230,000	\$7,000,000	\$9,450,000
Market Value per SqFt	\$86.00	\$86.00	\$98.00
Distance from Cooperative in miles		0.45	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01202-0036	1-01235-0009	1-01226-0001
Address	285 CENTRAL PARK WEST	265 WEST 87 STREET	169 WEST 95 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	58	29	235
Year Built	1966	1950	1971
Gross SqFt	177,679	19,931	235,426
Estimated Gross Income	\$4,664,073	\$523,093	\$2,789,586
Gross Income per SqFt	\$26.20	\$26.20	\$11.85
Full Market Value	\$22,600,000	\$2,530,000	\$9,830,000
Market Value per SqFt	\$127.00	\$127.00	\$41.80
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01203-0001	1-01675-0011	1-01235-0009
Address	609 COLUMBUS AVENUE	324 EAST 104 STREET	265 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	189	100	29
Year Built	1971	1971	1950
Gross SqFt	224,530	49,203	19,931
Estimated Gross Income	\$4,474,882	\$792,168	\$523,093
Gross Income per SqFt	\$19.93	\$16.10	\$26.20
Full Market Value	\$12,600,000	\$2,240,000	\$2,530,000
Market Value per SqFt	\$56.00	\$46.00	\$127.00
Distance from Cooperative in miles		1.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01203-0037	1-01228-0039	1-01253-0086
Address	2 WEST 90 STREET	204 WEST 81 STREET	320 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	23	20	32
Year Built	1930	1920	1940
Gross SqFt	15,658	15,735	16,334
Estimated Gross Income	\$572,613	\$575,399	\$695,025
Gross Income per SqFt	\$36.60	\$36.60	\$42.60
Full Market Value	\$2,880,000	\$2,890,000	\$3,490,000
Market Value per SqFt	\$184.00	\$184.00	\$214.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01204-0001	1-01675-0011	1-01740-0007
Address	621 COLUMBUS AVENUE	324 EAST 104 STREET	646 LENOX AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	183	100	134
Year Built	1970	1971	1970
Gross SqFt	221,587	49,203	129,386
Estimated Gross Income	\$4,416,228	\$792,168	\$1,173,531
Gross Income per SqFt	\$19.93	\$16.10	\$9.07
Full Market Value	\$20,100,000	\$2,240,000	\$3,310,000
Market Value per SqFt	\$91.00	\$46.00	\$25.60
Distance from Cooperative in miles		1.40	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01204-0016	1-01195-0014	1-01205-0029
Address	35 WEST 90 STREET	25 WEST 81 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	D1-ELEVATOR	D3-ELEVATOR
Total Units	100	64	51
Year Built	1931	1927	1911
Gross SqFt	109,451	109,896	109,769
Estimated Gross Income	\$2,274,391	\$2,864,751	\$2,280,816
Gross Income per SqFt	\$20.78	\$26.10	\$20.78
Full Market Value	\$10,200,000	\$13,900,000	\$10,200,000
Market Value per SqFt	\$93.00	\$126.00	\$93.00
Distance from Cooperative in miles		0.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01204-0029	1-01234-0019	1-01244-0072
Address	300 CENTRAL PARK WEST	2360 BROADWAY	441 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	212	218	103
Year Built	1930	1920	1926
Gross SqFt	608,532	665,741	240,040
Estimated Gross Income	\$15,967,879	\$17,605,074	\$5,094,264
Gross Income per SqFt	\$26.20	\$26.40	\$21.22
Full Market Value	\$77,400,000	\$85,300,000	\$22,800,000
Market Value per SqFt	\$127.00	\$128.00	\$95.00
Distance from Cooperative in miles		0.35	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01205-0034	1-01234-0019	1-01244-0072
Address	320 CENTRAL PARK WEST	2360 BROADWAY	441 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	201	218	103
Year Built	1931	1920	1926
Gross SqFt	349,342	665,741	240,040
Estimated Gross Income	\$7,413,037	\$17,605,074	\$5,094,264
Gross Income per SqFt	\$21.22	\$26.40	\$21.22
Full Market Value	\$33,100,000	\$85,300,000	\$22,800,000
Market Value per SqFt	\$95.00	\$128.00	\$95.00
Distance from Cooperative in miles		0.40	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01206-0017	1-01252-0005	1-01216-0051
Address	35 WEST 92 STREET	202 RIVERSIDE DRIVE	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	87	90	66
Year Built	1931	1905	1929
Gross SqFt	98,081	102,791	96,546
Estimated Gross Income	\$2,072,451	\$2,172,183	\$2,114,068
Gross Income per SqFt	\$21.13	\$21.13	\$21.90
Full Market Value	\$9,260,000	\$9,710,000	\$9,450,000
Market Value per SqFt	\$94.00	\$94.00	\$98.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01206-0029	1-01200-0025	1-01200-0015
Address	322 CENTRAL PARK WEST	5 WEST 86 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	D3-ELEVATOR	D3-ELEVATOR
Total Units	49	85	64
Year Built	1926	1937	1926
Gross SqFt	120,112	116,021	126,045
Estimated Gross Income	\$2,903,107	\$2,804,001	\$2,702,738
Gross Income per SqFt	\$24.17	\$24.17	\$21.44
Full Market Value	\$13,000,000	\$12,500,000	\$12,100,000
Market Value per SqFt	\$108.00	\$108.00	\$96.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01206-0032	1-01253-0064	1-01246-0053
Address	325 CENTRAL PARK WEST	311 WEST 95 STREET	350 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
Total Units	20	32	54
Year Built	1930	1931	1908
Gross SqFt	32,725	31,360	35,094
Estimated Gross Income	\$826,306	\$791,860	\$863,127
Gross Income per SqFt	\$25.20	\$25.30	\$24.59
Full Market Value	\$3,690,000	\$3,540,000	\$3,860,000
Market Value per SqFt	\$113.00	\$113.00	\$110.00
Distance from Cooperative in miles		0.50	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01206-0042	1-01218-0036	1-01821-0047
Address	10 WEST 93 STREET	570 COLUMBUS AVENUE	118 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	18	24
Year Built	1915	1910	1915
Gross SqFt	21,692	22,205	21,630
Estimated Gross Income	\$547,072	\$867,549	\$648,720
Gross Income per SqFt	\$25.20	\$39.10	\$30.00
Full Market Value	\$1,540,000	\$2,450,000	\$3,140,000
Market Value per SqFt	\$71.00	\$110.00	\$145.00
Distance from Cooperative in miles		0.30	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01207-0001	1-01244-0072	1-01234-0019
Address	689 COLUMBUS AVENUE	441 WEST END AVENUE	2360 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	243	103	218
Year Built	1965	1926	1920
Gross SqFt	303,950	240,040	665,741
Estimated Gross Income	\$6,449,819	\$5,094,264	\$17,605,074
Gross Income per SqFt	\$21.22	\$21.22	\$26.40
Full Market Value	\$29,300,000	\$22,800,000	\$85,300,000
Market Value per SqFt	\$96.00	\$95.00	\$128.00
Distance from Cooperative in miles		0.75	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01207-0006	1-01248-0051	1-01253-0064
Address	57 WEST 93 STREET	340 WEST 87 STREET	311 WEST 95 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	42	29	32
Year Built	1926	1925	1931
Gross SqFt	28,764	29,303	31,360
Estimated Gross Income	\$704,142	\$717,219	\$791,860
Gross Income per SqFt	\$24.48	\$24.48	\$25.30
Full Market Value	\$3,150,000	\$3,210,000	\$3,540,000
Market Value per SqFt	\$110.00	\$110.00	\$113.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01207-0015	1-01248-0037	1-01212-0053
Address	37 WEST 93 STREET	302 WEST 87 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	32	54	60
Year Built	1920	1914	1926
Gross SqFt	53,478	47,067	49,977
Estimated Gross Income	\$1,028,381	\$904,931	\$1,255,376
Gross Income per SqFt	\$19.23	\$19.23	\$25.10
Full Market Value	\$4,600,000	\$4,040,000	\$5,610,000
Market Value per SqFt	\$86.00	\$86.00	\$112.00
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01207-0016	1-01248-0037	1-01212-0053
Address	31 WEST 93 STREET	302 WEST 87 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	34	54	60
Year Built	1920	1914	1926
Gross SqFt	47,349	47,067	49,977
Estimated Gross Income	\$910,521	\$904,931	\$1,255,376
Gross Income per SqFt	\$19.23	\$19.23	\$25.10
Full Market Value	\$4,070,000	\$4,040,000	\$5,610,000
Market Value per SqFt	\$86.00	\$86.00	\$112.00
Distance from Cooperative in miles		0.60	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01207-0029	1-01230-0043	1-01236-0010
Address	333 CENTRAL PARK WEST	2290 BROADWAY	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	69	125	79
Year Built	1910	1924	1924
Gross SqFt	163,032	165,452	164,530
Estimated Gross Income	\$3,237,815	\$4,541,076	\$3,268,387
Gross Income per SqFt	\$19.86	\$27.40	\$19.86
Full Market Value	\$14,500,000	\$22,000,000	\$14,600,000
Market Value per SqFt	\$89.00	\$133.00	\$89.00
Distance from Cooperative in miles		0.65	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01207-0034	1-01236-0010	1-01244-0072
Address	336 CENTRAL PARK WEST	2401 BROADWAY	441 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	97	79	103
Year Built	1929	1924	1926
Gross SqFt	202,485	164,530	240,040
Estimated Gross Income	\$4,021,352	\$3,268,387	\$5,094,264
Gross Income per SqFt	\$19.86	\$19.86	\$21.22
Full Market Value	\$18,000,000	\$14,600,000	\$22,800,000
Market Value per SqFt	\$89.00	\$89.00	\$95.00
Distance from Cooperative in miles		0.45	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01208-0052	1-01248-0037	1-01229-0006
Address	46 WEST 95 STREET	302 WEST 87 STREET	265 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	38	54	36
Year Built	1923	1914	1900
Gross SqFt	39,941	47,067	41,137
Estimated Gross Income	\$768,065	\$904,931	\$1,106,276
Gross Income per SqFt	\$19.23	\$19.23	\$26.90
Full Market Value	\$3,430,000	\$4,040,000	\$5,360,000
Market Value per SqFt	\$86.00	\$86.00	\$130.00
Distance from Cooperative in miles		0.65	0.75

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01209-0006	1-01216-0027	1-01209-0033
Address	65 WEST 95 STREET	101 WEST 85 STREET	360 CENTRAL PARK WEST
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	71	44	142
Year Built	1928	1900	1929
Gross SqFt	75,686	73,764	186,523
Estimated Gross Income	\$1,334,344	\$1,276,276	\$3,089,617
Gross Income per SqFt	\$17.63	\$17.30	\$16.56
Full Market Value	\$5,430,000	\$5,190,000	\$12,600,000
Market Value per SqFt	\$72.00	\$70.00	\$68.00
Distance from Cooperative in miles		0.55	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01209-0037	1-01200-0015	1-01240-0010
Address	12 WEST 96 STREET	27 WEST 86 STREET	2481 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	69	64	91
Year Built	1930	1926	1925
Gross SqFt	127,289	126,045	132,975
Estimated Gross Income	\$2,291,202	\$2,702,738	\$2,132,672
Gross Income per SqFt	\$18.00	\$21.44	\$16.04
Full Market Value	\$9,320,000	\$12,100,000	\$8,670,000
Market Value per SqFt	\$73.00	\$96.00	\$65.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01209-0049	1-01675-0011	1-01235-0009
Address	44 WEST 96 STREET	324 EAST 104 STREET	265 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	25	100	29
Year Built	1964	1971	1950
Gross SqFt	20,358	49,203	19,931
Estimated Gross Income	\$470,066	\$792,168	\$523,093
Gross Income per SqFt	\$23.09	\$16.10	\$26.20
Full Market Value	\$2,100,000	\$2,240,000	\$2,530,000
Market Value per SqFt	\$103.00	\$46.00	\$127.00
Distance from Cooperative in miles		1.30	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01209-0051	1-01253-0016	1-01248-0051
Address	46 WEST 96 STREET	311 WEST 94 STREET	340 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	12	24	29
Year Built	1910	1930	1925
Gross SqFt	21,258	22,290	29,303
Estimated Gross Income	\$520,395	\$628,390	\$717,219
Gross Income per SqFt	\$24.48	\$28.20	\$24.48
Full Market Value	\$2,330,000	\$2,070,000	\$3,210,000
Market Value per SqFt	\$110.00	\$93.00	\$110.00
Distance from Cooperative in miles		0.50	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01209-0053	1-01205-0029	1-01195-0014
Address	50 WEST 96 STREET	315 CENTRAL PARK WEST	25 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	61	51	64
Year Built	1929	1911	1927
Gross SqFt	108,666	109,769	109,896
Estimated Gross Income	\$2,258,079	\$2,280,816	\$2,864,751
Gross Income per SqFt	\$20.78	\$20.78	\$26.10
Full Market Value	\$10,100,000	\$10,200,000	\$13,900,000
Market Value per SqFt	\$93.00	\$93.00	\$126.00
Distance from Cooperative in miles		0.20	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01209-0109	1-01216-0048	1-01209-0033
Address	55 WEST 95 STREET	140 WEST 86 STREET	360 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	D6-ELEVATOR
Total Units	48	47	142
Year Built	1913	1925	1929
Gross SqFt	61,605	66,614	186,523
Estimated Gross Income	\$1,211,770	\$1,310,067	\$3,089,617
Gross Income per SqFt	\$19.67	\$19.67	\$16.56
Full Market Value	\$5,420,000	\$5,850,000	\$12,600,000
Market Value per SqFt	\$88.00	\$88.00	\$68.00
Distance from Cooperative in miles		0.55	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01209-0146	1-01673-0052	1-01250-0045
Address	36 WEST 96 STREET	1976 2 AVENUE	312 WEST 89 STREET
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-EAST	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	11	17	20
Year Built	1910	1900	1900
Gross SqFt	5,355	9,700	12,008
Estimated Gross Income	\$114,061	\$206,856	\$366,108
Gross Income per SqFt	\$21.30	\$21.33	\$30.50
Full Market Value	\$510,000	\$924,000	\$1,770,000
Market Value per SqFt	\$95.00	\$95.00	\$147.00
Distance from Cooperative in miles		1.25	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01210-0005	1-01216-0051	1-01226-0040
Address	171 WEST 79 STREET	144 WEST 86 STREET	110 WEST 96 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	63	66	60
Year Built	1924	1929	1926
Gross SqFt	94,659	96,546	81,030
Estimated Gross Income	\$2,073,032	\$2,114,068	\$1,566,709
Gross Income per SqFt	\$21.90	\$21.90	\$19.33
Full Market Value	\$9,260,000	\$9,450,000	\$7,000,000
Market Value per SqFt	\$98.00	\$98.00	\$86.00
Distance from Cooperative in miles		0.30	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01210-0009	1-01248-0037	1-01212-0053
Address	157 WEST 79 STREET	302 WEST 87 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	60	54	60
Year Built	1911	1914	1926
Gross SqFt	51,453	47,067	49,977
Estimated Gross Income	\$989,441	\$904,931	\$1,255,376
Gross Income per SqFt	\$19.23	\$19.23	\$25.10
Full Market Value	\$4,420,000	\$4,040,000	\$5,610,000
Market Value per SqFt	\$86.00	\$86.00	\$112.00
Distance from Cooperative in miles		0.50	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01210-0015	1-01212-0053	1-01248-0037
Address	145 WEST 79 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)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	67	60	54
Year Built	1928	1926	1914
Gross SqFt	59,544	49,977	47,067
Estimated Gross Income	\$1,321,876	\$1,255,376	\$904,931
Gross Income per SqFt	\$22.20	\$25.10	\$19.23
Full Market Value	\$5,910,000	\$5,610,000	\$4,040,000
Market Value per SqFt	\$99.00	\$112.00	\$86.00
Distance from Cooperative in miles		0.10	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01210-0017	1-01248-0037	1-01212-0053
Address	135 WEST 79 STREET	302 WEST 87 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	53	54	60
Year Built	1914	1914	1926
Gross SqFt	53,370	47,067	49,977
Estimated Gross Income	\$1,185,881	\$904,931	\$1,255,376
Gross Income per SqFt	\$22.22	\$19.23	\$25.10
Full Market Value	\$5,300,000	\$4,040,000	\$5,610,000
Market Value per SqFt	\$99.00	\$86.00	\$112.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01210-0019	1-01200-0015	1-01200-0025
Address	127 WEST 79 STREET	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	132	64	85
Year Built	1926	1926	1937
Gross SqFt	123,898	126,045	116,021
Estimated Gross Income	\$2,656,373	\$2,702,738	\$2,804,001
Gross Income per SqFt	\$21.44	\$21.44	\$24.17
Full Market Value	\$11,900,000	\$12,100,000	\$12,500,000
Market Value per SqFt	\$96.00	\$96.00	\$108.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01210-0037	1-01212-0001	1-01216-0048
Address	102 WEST 80 STREET	175 WEST 81 STREET	140 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	65	25	47
Year Built	1901	1900	1925
Gross SqFt	40,916	21,340	66,614
Estimated Gross Income	\$918,155	\$478,865	\$1,310,067
Gross Income per SqFt	\$22.44	\$22.44	\$19.67
Full Market Value	\$4,100,000	\$2,140,000	\$5,850,000
Market Value per SqFt	\$100.00	\$100.00	\$88.00
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01211-0013	1-01214-0007	1-01196-0002
Address	153 WEST 80 STREET	167 WEST 83 STREET	463 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	11	13
Year Built	1910	1900	1900
Gross SqFt	14,100	5,545	10,065
Estimated Gross Income	\$364,062	\$117,743	\$254,200
Gross Income per SqFt	\$25.80	\$21.23	\$25.30
Full Market Value	\$1,760,000	\$526,000	\$1,140,000
Market Value per SqFt	\$125.00	\$95.00	\$113.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01211-0026	1-01195-0062	1-01196-0046
Address	123 WEST 80 STREET	76 WEST 82 STREET	28 WEST 83 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	C5-WALK-UP
Total Units	23	12	30
Year Built	1890	1900	1900
Gross SqFt	11,700	14,065	17,755
Estimated Gross Income	\$320,580	\$399,100	\$474,216
Gross Income per SqFt	\$27.40	\$28.40	\$26.70
Full Market Value	\$1,550,000	\$1,930,000	\$2,300,000
Market Value per SqFt	\$132.00	\$137.00	\$130.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01211-0029	1-01248-0037	1-01212-0053
Address	418 COLUMBUS AVENUE	302 WEST 87 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	63	54	60
Year Built	1900	1914	1926
Gross SqFt	47,487	47,067	49,977
Estimated Gross Income	\$1,055,636	\$904,931	\$1,255,376
Gross Income per SqFt	\$22.23	\$19.23	\$25.10
Full Market Value	\$4,720,000	\$4,040,000	\$5,610,000
Market Value per SqFt	\$99.00	\$86.00	\$112.00
Distance from Cooperative in miles		0.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01211-0034	1-01214-0060	1-01212-0005
Address	430 COLUMBUS AVENUE	160 WEST 84 STREET	171 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	13	20	22
Year Built	1900	1900	1900
Gross SqFt	12,628	11,040	15,535
Estimated Gross Income	\$373,157	\$326,264	\$448,135
Gross Income per SqFt	\$29.50	\$29.60	\$28.80
Full Market Value	\$1,810,000	\$1,580,000	\$2,170,000
Market Value per SqFt	\$143.00	\$143.00	\$140.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01211-0042	1-01195-0062	1-01196-0046
Address	118 WEST 81 STREET	76 WEST 82 STREET	28 WEST 83 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	C5-WALK-UP
Total Units	11	12	30
Year Built	1900	1900	1900
Gross SqFt	6,150	14,065	17,755
Estimated Gross Income	\$174,537	\$399,100	\$474,216
Gross Income per SqFt	\$28.40	\$28.40	\$26.70
Full Market Value	\$846,000	\$1,930,000	\$2,300,000
Market Value per SqFt	\$138.00	\$137.00	\$130.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01211-0056	1-01212-0053	1-01229-0006
Address	170 WEST 81 STREET	150 WEST 82 STREET	265 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	49	60	36
Year Built	1927	1926	1900
Gross SqFt	43,896	49,977	41,137
Estimated Gross Income	\$1,107,057	\$1,255,376	\$1,106,276
Gross Income per SqFt	\$25.20	\$25.10	\$26.90
Full Market Value	\$4,950,000	\$5,610,000	\$5,360,000
Market Value per SqFt	\$113.00	\$112.00	\$130.00
Distance from Cooperative in miles		0.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01211-0061	1-01232-0029	1-01196-0046
Address	176 WEST 81 STREET	498 AMSTERDAM AVENUE	28 WEST 83 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	11	22	30
Year Built	1900	1900	1900
Gross SqFt	15,240	19,573	17,755
Estimated Gross Income	\$417,576	\$450,537	\$474,216
Gross Income per SqFt	\$27.40	\$23.02	\$26.70
Full Market Value	\$1,180,000	\$2,010,000	\$2,300,000
Market Value per SqFt	\$77.00	\$103.00	\$130.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01211-0135	1-01253-0016	1-01248-0051
Address	100 WEST 81 STREET	311 WEST 94 STREET	340 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	17	24	29
Year Built	1920	1930	1925
Gross SqFt	29,540	22,290	29,303
Estimated Gross Income	\$832,732	\$628,390	\$717,219
Gross Income per SqFt	\$28.20	\$28.20	\$24.48
Full Market Value	\$4,030,000	\$2,070,000	\$3,210,000
Market Value per SqFt	\$136.00	\$93.00	\$110.00
Distance from Cooperative in miles		0.75	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01212-0047	1-01231-0059	1-01216-0001
Address	134 WEST 82 STREET	268 WEST 84 STREET	175 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	20	28	46
Year Built	1900	1940	1900
Gross SqFt	10,568	13,793	20,370
Estimated Gross Income	\$294,107	\$383,860	\$593,690
Gross Income per SqFt	\$27.80	\$27.80	\$29.10
Full Market Value	\$1,420,000	\$1,860,000	\$2,880,000
Market Value per SqFt	\$134.00	\$135.00	\$141.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01212-0052	1-01231-0059	1-01216-0001
Address	146 WEST 82 STREET	268 WEST 84 STREET	175 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	18	28	46
Year Built	1900	1940	1900
Gross SqFt	11,863	13,793	20,370
Estimated Gross Income	\$330,147	\$383,860	\$593,690
Gross Income per SqFt	\$27.80	\$27.80	\$29.10
Full Market Value	\$1,600,000	\$1,860,000	\$2,880,000
Market Value per SqFt	\$135.00	\$135.00	\$141.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01213-0009	1-01226-0040	1-01210-0012
Address	139 WEST 82 STREET	110 WEST 96 STREET	147 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	75	60	61
Year Built	1929	1926	1926
Gross SqFt	77,188	81,030	76,193
Estimated Gross Income	\$1,492,044	\$1,566,709	\$2,076,021
Gross Income per SqFt	\$19.33	\$19.33	\$27.20
Full Market Value	\$6,670,000	\$7,000,000	\$10,100,000
Market Value per SqFt	\$86.00	\$86.00	\$133.00
Distance from Cooperative in miles		0.65	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01214-0001	1-01195-0062	1-01673-0052
Address	177 WEST 83 STREET	76 WEST 82 STREET	1976 2 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	12	17
Year Built	1900	1900	1900
Gross SqFt	11,855	14,065	9,700
Estimated Gross Income	\$336,444	\$399,100	\$206,856
Gross Income per SqFt	\$28.40	\$28.40	\$21.33
Full Market Value	\$950,000	\$1,930,000	\$924,000
Market Value per SqFt	\$80.00	\$137.00	\$95.00
Distance from Cooperative in miles		0.20	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01215-0035	1-01212-0053	1-01200-0005
Address	102 WEST 85 STREET	150 WEST 82 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	91	60	83
Year Built	1931	1926	1927
Gross SqFt	64,429	49,977	70,144
Estimated Gross Income	\$1,618,456	\$1,255,376	\$1,774,089
Gross Income per SqFt	\$25.10	\$25.10	\$25.30
Full Market Value	\$7,230,000	\$5,610,000	\$7,930,000
Market Value per SqFt	\$112.00	\$112.00	\$113.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01215-0056	1-01675-0011	1-01235-0009
Address	160 WEST 85 STREET	324 EAST 104 STREET	265 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	60	100	29
Year Built	1950	1971	1950
Gross SqFt	56,023	49,203	19,931
Estimated Gross Income	\$1,116,538	\$792,168	\$523,093
Gross Income per SqFt	\$19.93	\$16.10	\$26.20
Full Market Value	\$4,990,000	\$2,240,000	\$2,530,000
Market Value per SqFt	\$89.00	\$46.00	\$127.00
Distance from Cooperative in miles		1.70	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01215-0061	1-01673-0052	1-01196-0046
Address	170 WEST 85 STREET	1976 2 AVENUE	28 WEST 83 STREET
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-EAST	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	28	17	30
Year Built	1900	1900	1900
Gross SqFt	20,945	9,700	17,755
Estimated Gross Income	\$446,756	\$206,856	\$474,216
Gross Income per SqFt	\$21.33	\$21.33	\$26.70
Full Market Value	\$1,260,000	\$924,000	\$2,300,000
Market Value per SqFt	\$60.00	\$95.00	\$130.00
Distance from Cooperative in miles		1.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01216-0016	1-01253-0016	1-01217-0035
Address	131 WEST 85 STREET	311 WEST 94 STREET	101 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	41	24	43
Year Built	1900	1930	1910
Gross SqFt	25,090	22,290	29,083
Estimated Gross Income	\$707,287	\$628,390	\$1,407,490
Gross Income per SqFt	\$28.20	\$28.20	\$48.40
Full Market Value	\$3,430,000	\$2,070,000	\$7,080,000
Market Value per SqFt	\$137.00	\$93.00	\$243.00
Distance from Cooperative in miles		0.55	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01216-0044	1-01246-0001	1-01200-0005
Address	130 WEST 86 STREET	125 RIVERSIDE DRIVE	51 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	48	64	83
Year Built	1926	1907	1927
Gross SqFt	69,125	70,328	70,144
Estimated Gross Income	\$1,506,925	\$1,533,127	\$1,774,089
Gross Income per SqFt	\$21.80	\$21.80	\$25.30
Full Market Value	\$6,730,000	\$6,850,000	\$7,930,000
Market Value per SqFt	\$97.00	\$97.00	\$113.00
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01217-0006	1-01246-0001	1-01216-0054
Address	161 WEST 86 STREET	125 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	D6-ELEVATOR	D3-ELEVATOR
Total Units	33	64	38
Year Built	1914	1907	1916
Gross SqFt	83,329	70,328	76,302
Estimated Gross Income	\$1,816,572	\$1,533,127	\$1,267,154
Gross Income per SqFt	\$21.80	\$21.80	\$16.61
Full Market Value	\$8,120,000	\$6,850,000	\$5,150,000
Market Value per SqFt	\$97.00	\$97.00	\$67.00
Distance from Cooperative in miles		0.35	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01217-0011	1-01246-0001	1-01200-0005
Address	151 WEST 86 STREET	125 RIVERSIDE DRIVE	51 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	28	64	83
Year Built	1914	1907	1927
Gross SqFt	70,744	70,328	70,144
Estimated Gross Income	\$1,542,219	\$1,533,127	\$1,774,089
Gross Income per SqFt	\$21.80	\$21.80	\$25.30
Full Market Value	\$6,890,000	\$6,850,000	\$7,930,000
Market Value per SqFt	\$97.00	\$97.00	\$113.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01217-0014	1-01252-0005	1-01200-0015
Address	145 WEST 86 STREET	202 RIVERSIDE DRIVE	27 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	90	64
Year Built	1925	1905	1926
Gross SqFt	97,476	102,791	126,045
Estimated Gross Income	\$2,059,667	\$2,172,183	\$2,702,738
Gross Income per SqFt	\$21.13	\$21.13	\$21.44
Full Market Value	\$9,200,000	\$9,710,000	\$12,100,000
Market Value per SqFt	\$94.00	\$94.00	\$96.00
Distance from Cooperative in miles		0.45	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01217-0029	1-01200-0015	1-01200-0025
Address	105 WEST 86 STREET	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	130	64	85
Year Built	1929	1926	1937
Gross SqFt	123,217	126,045	116,021
Estimated Gross Income	\$2,641,772	\$2,702,738	\$2,804,001
Gross Income per SqFt	\$21.44	\$21.44	\$24.17
Full Market Value	\$11,800,000	\$12,100,000	\$12,500,000
Market Value per SqFt	\$96.00	\$96.00	\$108.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01217-0050	1-01216-0048	1-01217-0057
Address	150 WEST 87 STREET	140 WEST 86 STREET	166 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	41	47	202
Year Built	1914	1925	1914
Gross SqFt	59,175	66,614	72,000
Estimated Gross Income	\$1,163,972	\$1,310,067	\$1,473,091
Gross Income per SqFt	\$19.67	\$19.67	\$20.46
Full Market Value	\$5,200,000	\$5,850,000	\$4,520,000
Market Value per SqFt	\$88.00	\$88.00	\$63.00
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01217-0054	1-01252-0001	1-01210-0012
Address	160 WEST 87 STREET	200 RIVERSIDE DRIVE	147 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	40	59	61
Year Built	1914	1906	1926
Gross SqFt	59,408	63,794	76,193
Estimated Gross Income	\$1,430,544	\$1,536,420	\$2,076,021
Gross Income per SqFt	\$24.08	\$24.08	\$27.20
Full Market Value	\$6,390,000	\$6,870,000	\$10,100,000
Market Value per SqFt	\$108.00	\$108.00	\$133.00
Distance from Cooperative in miles		0.45	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01217-0064	1-01200-0015	1-01200-0025
Address	541 AMSTERDAM AVENUE	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	89	64	85
Year Built	1918	1926	1937
Gross SqFt	117,216	126,045	116,021
Estimated Gross Income	\$2,513,111	\$2,702,738	\$2,804,001
Gross Income per SqFt	\$21.44	\$21.44	\$24.17
Full Market Value	\$11,200,000	\$12,100,000	\$12,500,000
Market Value per SqFt	\$96.00	\$96.00	\$108.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01219-0057	1-01211-0010	1-01198-0016
Address	170 WEST 89 STREET	159 WEST 80 STREET	27 WEST 84 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	20	20
Year Built	1910	1910	1910
Gross SqFt	18,354	14,100	10,610
Estimated Gross Income	\$530,063	\$425,546	\$290,714
Gross Income per SqFt	\$28.90	\$30.20	\$27.40
Full Market Value	\$2,570,000	\$2,060,000	\$821,000
Market Value per SqFt	\$140.00	\$146.00	\$77.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01219-0059	1-01198-0016	1-01211-0010
Address	174 WEST 89 STREET	27 WEST 84 STREET	159 WEST 80 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	C4-WALK-UP
Total Units	20	20	20
Year Built	1910	1910	1910
Gross SqFt	18,885	10,610	14,100
Estimated Gross Income	\$517,449	\$290,714	\$425,546
Gross Income per SqFt	\$27.40	\$27.40	\$30.20
Full Market Value	\$2,510,000	\$821,000	\$2,060,000
Market Value per SqFt	\$133.00	\$77.00	\$146.00
Distance from Cooperative in miles		0.25	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01222-9029	1-01236-0010	1-01244-0072
Address	100 WEST 92 STREET	2401 BROADWAY	441 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	200	79	103
Year Built	1969	1924	1926
Gross SqFt	193,107	164,530	240,040
Estimated Gross Income	\$4,097,730	\$3,268,387	\$5,094,264
Gross Income per SqFt	\$21.22	\$19.86	\$21.22
Full Market Value	\$18,600,000	\$14,600,000	\$22,800,000
Market Value per SqFt	\$96.00	\$89.00	\$95.00
Distance from Cooperative in miles		0.25	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01224-0001	1-01244-0072	1-01230-0043
Address	681 AMSTERDAM AVENUE	441 WEST END AVENUE	2290 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	178	103	125
Year Built	1929	1926	1924
Gross SqFt	238,456	240,040	165,452
Estimated Gross Income	\$5,060,036	\$5,094,264	\$4,541,076
Gross Income per SqFt	\$21.22	\$21.22	\$27.40
Full Market Value	\$22,600,000	\$22,800,000	\$22,000,000
Market Value per SqFt	\$95.00	\$95.00	\$133.00
Distance from Cooperative in miles		0.65	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01224-0013	1-01248-0037	1-01212-0053
Address	149 WEST 93 STREET	302 WEST 87 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	D9-ELEVATOR	D3-ELEVATOR
Total Units	31	54	60
Year Built	1926	1914	1926
Gross SqFt	34,322	47,067	49,977
Estimated Gross Income	\$660,012	\$904,931	\$1,255,376
Gross Income per SqFt	\$19.23	\$19.23	\$25.10
Full Market Value	\$2,950,000	\$4,040,000	\$5,610,000
Market Value per SqFt	\$86.00	\$86.00	\$112.00
Distance from Cooperative in miles		0.50	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01224-0023	1-01236-0010	1-01205-0029
Address	123 WEST 93 STREET	2401 BROADWAY	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	79	51
Year Built	1926	1924	1911
Gross SqFt	107,243	164,530	109,769
Estimated Gross Income	\$2,129,845	\$3,268,387	\$2,280,816
Gross Income per SqFt	\$19.86	\$19.86	\$20.78
Full Market Value	\$9,520,000	\$14,600,000	\$10,200,000
Market Value per SqFt	\$89.00	\$89.00	\$93.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01224-0029	1-01244-0072	1-01234-0019
Address	100 WEST 94 STREET	441 WEST END AVENUE	2360 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	172	103	218
Year Built	1966	1926	1920
Gross SqFt	199,526	240,040	665,741
Estimated Gross Income	\$4,008,477	\$5,094,264	\$17,605,074
Gross Income per SqFt	\$20.09	\$21.22	\$26.40
Full Market Value	\$11,300,000	\$22,800,000	\$85,300,000
Market Value per SqFt	\$57.00	\$95.00	\$128.00
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01224-0038	1-01248-0037	1-01252-0001
Address	110 WEST 94 STREET	302 WEST 87 STREET	200 RIVERSIDE DRIVE
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	37	54	59
Year Built	1936	1914	1906
Gross SqFt	52,990	47,067	63,794
Estimated Gross Income	\$1,018,997	\$904,931	\$1,536,420
Gross Income per SqFt	\$19.23	\$19.23	\$24.08
Full Market Value	\$4,550,000	\$4,040,000	\$6,870,000
Market Value per SqFt	\$86.00	\$86.00	\$108.00
Distance from Cooperative in miles		0.50	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01224-0058	1-01675-0011	1-01235-0009
Address	168 WEST 94 STREET	324 EAST 104 STREET	265 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	126	100	29
Year Built	1967	1971	1950
Gross SqFt	95,759	49,203	19,931
Estimated Gross Income	\$1,606,836	\$792,168	\$523,093
Gross Income per SqFt	\$16.78	\$16.10	\$26.20
Full Market Value	\$4,540,000	\$2,240,000	\$2,530,000
Market Value per SqFt	\$47.40	\$46.00	\$127.00
Distance from Cooperative in miles		1.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01225-0001	1-01675-0011	1-01235-0009
Address	701 AMSTERDAM AVENUE	324 EAST 104 STREET	265 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	200	100	29
Year Built	1967	1971	1950
Gross SqFt	323,484	49,203	19,931
Estimated Gross Income	\$5,208,092	\$792,168	\$523,093
Gross Income per SqFt	\$16.10	\$16.10	\$26.20
Full Market Value	\$14,700,000	\$2,240,000	\$2,530,000
Market Value per SqFt	\$45.40	\$46.00	\$127.00
Distance from Cooperative in miles		1.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01225-0023	1-01226-0040	1-01212-0053
Address	109 WEST 94 STREET	110 WEST 96 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	50	60	60
Year Built	1936	1926	1926
Gross SqFt	44,094	81,030	49,977
Estimated Gross Income	\$852,337	\$1,566,709	\$1,255,376
Gross Income per SqFt	\$19.33	\$19.33	\$25.10
Full Market Value	\$3,810,000	\$7,000,000	\$5,610,000
Market Value per SqFt	\$86.00	\$86.00	\$112.00
Distance from Cooperative in miles		0.05	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01225-0029	1-01675-0011	1-01226-0001
Address	700 COLUMBUS AVENUE	324 EAST 104 STREET	169 WEST 95 STREET
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	200	100	235
Year Built	1968	1971	1971
Gross SqFt	489,471	49,203	235,426
Estimated Gross Income	\$9,755,157	\$792,168	\$2,789,586
Gross Income per SqFt	\$19.93	\$16.10	\$11.85
Full Market Value	\$44,400,000	\$2,240,000	\$9,830,000
Market Value per SqFt	\$91.00	\$46.00	\$41.80
Distance from Cooperative in miles		1.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01225-0052	1-01248-0037	1-01252-0001
Address	150 WEST 95 STREET	302 WEST 87 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	40	54	59
Year Built	1925	1914	1906
Gross SqFt	55,404	47,067	63,794
Estimated Gross Income	\$1,065,418	\$904,931	\$1,536,420
Gross Income per SqFt	\$19.23	\$19.23	\$24.08
Full Market Value	\$4,760,000	\$4,040,000	\$6,870,000
Market Value per SqFt	\$86.00	\$86.00	\$108.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01225-0055	1-01216-0048	1-01216-0027
Address	160 WEST 95 STREET	140 WEST 86 STREET	101 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	37	47	44
Year Built	1914	1925	1900
Gross SqFt	61,800	66,614	73,764
Estimated Gross Income	\$1,069,140	\$1,310,067	\$1,276,276
Gross Income per SqFt	\$17.30	\$19.67	\$17.30
Full Market Value	\$4,350,000	\$5,850,000	\$5,190,000
Market Value per SqFt	\$70.00	\$88.00	\$70.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01226-0043	1-01248-0037	1-01218-0036
Address	126 WEST 96 STREET	302 WEST 87 STREET	570 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	29	54	18
Year Built	1910	1914	1910
Gross SqFt	19,450	47,067	22,205
Estimated Gross Income	\$374,023	\$904,931	\$867,549
Gross Income per SqFt	\$19.23	\$19.23	\$39.10
Full Market Value	\$1,670,000	\$4,040,000	\$2,450,000
Market Value per SqFt	\$86.00	\$86.00	\$110.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01226-0045	1-01675-0011	1-01235-0009
Address	132 WEST 96 STREET	324 EAST 104 STREET	265 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	212	100	29
Year Built	1967	1971	1950
Gross SqFt	196,650	49,203	19,931
Estimated Gross Income	\$3,919,234	\$792,168	\$523,093
Gross Income per SqFt	\$19.93	\$16.10	\$26.20
Full Market Value	\$17,800,000	\$2,240,000	\$2,530,000
Market Value per SqFt	\$91.00	\$46.00	\$127.00
Distance from Cooperative in miles		1.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01227-0001	1-01198-0029	1-01595-0001
Address	400 WEST END AVENUE	241 CENTRAL PARK WEST	20 LENOX AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	95	140	118
Year Built	1931	1931	1920
Gross SqFt	190,359	253,749	142,639
Estimated Gross Income	\$4,039,417	\$5,763,620	\$2,937,663
Gross Income per SqFt	\$21.22	\$22.71	\$20.60
Full Market Value	\$18,100,000	\$25,800,000	\$8,300,000
Market Value per SqFt	\$95.00	\$102.00	\$58.00
Distance from Cooperative in miles		0.45	1.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01229-0001	1-01236-0010	1-01200-0015
Address	440 WEST END AVENUE	2401 BROADWAY	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	79	64
Year Built	1928	1924	1926
Gross SqFt	162,075	164,530	126,045
Estimated Gross Income	\$3,218,809	\$3,268,387	\$2,702,738
Gross Income per SqFt	\$19.86	\$19.86	\$21.44
Full Market Value	\$14,400,000	\$14,600,000	\$12,100,000
Market Value per SqFt	\$89.00	\$89.00	\$96.00
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01229-0030	1-01195-0062	1-01196-0046
Address	442 AMSTERDAM AVENUE	76 WEST 82 STREET	28 WEST 83 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	C5-WALK-UP
Total Units	14	12	30
Year Built	1920	1900	1900
Gross SqFt	11,928	14,065	17,755
Estimated Gross Income	\$326,827	\$399,100	\$474,216
Gross Income per SqFt	\$27.40	\$28.40	\$26.70
Full Market Value	\$1,580,000	\$1,930,000	\$2,300,000
Market Value per SqFt	\$132.00	\$137.00	\$130.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01229-0054	1-01216-0051	1-01246-0001
Address	2273 BROADWAY	144 WEST 86 STREET	125 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	41	66	64
Year Built	1910	1929	1907
Gross SqFt	84,367	96,546	70,328
Estimated Gross Income	\$1,839,200	\$2,114,068	\$1,533,127
Gross Income per SqFt	\$21.80	\$21.90	\$21.80
Full Market Value	\$8,220,000	\$9,450,000	\$6,850,000
Market Value per SqFt	\$97.00	\$98.00	\$97.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01229-0061	1-01236-0010	1-01200-0015
Address	450 WEST END AVENUE	2401 BROADWAY	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	56	79	64
Year Built	1931	1924	1926
Gross SqFt	150,285	164,530	126,045
Estimated Gross Income	\$2,984,660	\$3,268,387	\$2,702,738
Gross Income per SqFt	\$19.86	\$19.86	\$21.44
Full Market Value	\$13,300,000	\$14,600,000	\$12,100,000
Market Value per SqFt	\$88.00	\$89.00	\$96.00
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01230-0061	1-01234-0019	1-01230-0043
Address	470 WEST END AVENUE	2360 BROADWAY	2290 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	108	218	125
Year Built	1928	1920	1924
Gross SqFt	207,126	665,741	165,452
Estimated Gross Income	\$5,476,411	\$17,605,074	\$4,541,076
Gross Income per SqFt	\$26.40	\$26.40	\$27.40
Full Market Value	\$26,500,000	\$85,300,000	\$22,000,000
Market Value per SqFt	\$128.00	\$128.00	\$133.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01231-0001	1-01236-0010	1-01205-0029
Address	480 WEST END AVENUE	2401 BROADWAY	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	69	79	51
Year Built	1913	1924	1911
Gross SqFt	140,076	164,530	109,769
Estimated Gross Income	\$2,781,909	\$3,268,387	\$2,280,816
Gross Income per SqFt	\$19.86	\$19.86	\$20.78
Full Market Value	\$12,400,000	\$14,600,000	\$10,200,000
Market Value per SqFt	\$89.00	\$89.00	\$93.00
Distance from Cooperative in miles		0.25	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01231-0032	1-01250-0045	1-01603-0050
Address	486 AMSTERDAM AVENUE	312 WEST 89 STREET	1413 MADISON AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (96-110)
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	13	20	14
Year Built	1920	1900	1920
Gross SqFt	9,375	12,008	8,945
Estimated Gross Income	\$285,468	\$366,108	\$293,202
Gross Income per SqFt	\$30.40	\$30.50	\$32.80
Full Market Value	\$806,000	\$1,770,000	\$1,420,000
Market Value per SqFt	\$86.00	\$147.00	\$159.00
Distance from Cooperative in miles		0.30	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01232-0027	1-01210-0058	1-01603-0050
Address	205 WEST 84 STREET	164 WEST 80 STREET	1413 MADISON AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (96-110)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	19	49	14
Year Built	1910	1900	1920
Gross SqFt	11,825	29,825	8,945
Estimated Gross Income	\$399,566	\$1,007,151	\$293,202
Gross Income per SqFt	\$33.80	\$33.80	\$32.80
Full Market Value	\$1,940,000	\$4,880,000	\$1,420,000
Market Value per SqFt	\$164.00	\$164.00	\$159.00
Distance from Cooperative in miles		0.30	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01232-0037	1-01196-0046	1-01210-0058
Address	202 WEST 85 STREET	28 WEST 83 STREET	164 WEST 80 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	C7-WALK-UP
Total Units	55	30	49
Year Built	1910	1900	1900
Gross SqFt	77,620	17,755	29,825
Estimated Gross Income	\$2,073,230	\$474,216	\$1,007,151
Gross Income per SqFt	\$26.70	\$26.70	\$33.80
Full Market Value	\$10,000,000	\$2,300,000	\$4,880,000
Market Value per SqFt	\$129.00	\$130.00	\$164.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01232-0057	1-01252-0001	1-01229-0008
Address	252 WEST 85 STREET	200 RIVERSIDE DRIVE	2261 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	38	59	47
Year Built	1914	1906	1912
Gross SqFt	59,119	63,794	58,254
Estimated Gross Income	\$1,423,585	\$1,536,420	\$2,275,985
Gross Income per SqFt	\$24.08	\$24.08	\$39.10
Full Market Value	\$6,360,000	\$6,870,000	\$11,400,000
Market Value per SqFt	\$108.00	\$108.00	\$196.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01232-0061	1-01200-0005	1-01212-0053
Address	512 WEST END AVENUE	51 WEST 86 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	46	83	60
Year Built	1923	1927	1926
Gross SqFt	68,072	70,144	49,977
Estimated Gross Income	\$1,483,969	\$1,774,089	\$1,255,376
Gross Income per SqFt	\$21.80	\$25.30	\$25.10
Full Market Value	\$6,630,000	\$7,930,000	\$5,610,000
Market Value per SqFt	\$97.00	\$113.00	\$112.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01233-0002	1-01200-0005	1-01210-0012
Address	522 WEST END AVENUE	51 WEST 86 STREET	147 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	60	83	61
Year Built	1924	1927	1926
Gross SqFt	80,328	70,144	76,193
Estimated Gross Income	\$2,031,495	\$1,774,089	\$2,076,021
Gross Income per SqFt	\$25.30	\$25.30	\$27.20
Full Market Value	\$9,080,000	\$7,930,000	\$10,100,000
Market Value per SqFt	\$113.00	\$113.00	\$133.00
Distance from Cooperative in miles		0.40	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01233-0033	1-01205-0029	1-01244-0072
Address	530 AMSTERDAM AVENUE	315 CENTRAL PARK WEST	441 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	233	51	103
Year Built	1931	1911	1926
Gross SqFt	352,821	109,769	240,040
Estimated Gross Income	\$7,331,620	\$2,280,816	\$5,094,264
Gross Income per SqFt	\$20.78	\$20.78	\$21.22
Full Market Value	\$32,800,000	\$10,200,000	\$22,800,000
Market Value per SqFt	\$93.00	\$93.00	\$95.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01234-0007	1-01231-0064	1-01246-0001
Address	257 WEST 86 STREET	498 WEST END AVENUE	125 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	40	48	64
Year Built	1907	1912	1907
Gross SqFt	67,142	82,648	70,328
Estimated Gross Income	\$1,117,242	\$1,375,343	\$1,533,127
Gross Income per SqFt	\$16.64	\$16.64	\$21.80
Full Market Value	\$4,540,000	\$5,590,000	\$6,850,000
Market Value per SqFt	\$68.00	\$68.00	\$97.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01235-0002	1-01231-0026	1-01216-0048
Address	562 WEST END AVENUE	215 WEST 83 STREET	140 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	113	47
Year Built	1913	1927	1925
Gross SqFt	71,126	82,916	66,614
Estimated Gross Income	\$1,525,652	\$1,778,932	\$1,310,067
Gross Income per SqFt	\$21.45	\$21.45	\$19.67
Full Market Value	\$6,820,000	\$7,950,000	\$5,850,000
Market Value per SqFt	\$96.00	\$96.00	\$88.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01235-0026	1-01253-0016	1-01211-0052
Address	203 WEST 87 STREET	311 WEST 94 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	D1-ELEVATOR	D3-ELEVATOR
Total Units	39	24	38
Year Built	1940	1930	1930
Gross SqFt	24,560	22,290	37,251
Estimated Gross Income	\$619,403	\$628,390	\$780,208
Gross Income per SqFt	\$25.20	\$28.20	\$20.94
Full Market Value	\$2,770,000	\$2,070,000	\$3,490,000
Market Value per SqFt	\$113.00	\$93.00	\$94.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01236-0001	1-01212-0053	1-01229-0008
Address	580 WEST END AVENUE	150 WEST 82 STREET	2261 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	17	60	47
Year Built	1928	1926	1912
Gross SqFt	55,217	49,977	58,254
Estimated Gross Income	\$1,387,051	\$1,255,376	\$2,275,985
Gross Income per SqFt	\$25.10	\$25.10	\$39.10
Full Market Value	\$6,200,000	\$5,610,000	\$11,400,000
Market Value per SqFt	\$112.00	\$112.00	\$196.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01236-0003	1-01212-0053	1-01252-0001
Address	584 WEST END AVENUE	150 WEST 82 STREET	200 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	67	60	59
Year Built	1922	1926	1906
Gross SqFt	64,865	49,977	63,794
Estimated Gross Income	\$1,629,408	\$1,255,376	\$1,536,420
Gross Income per SqFt	\$25.10	\$25.10	\$24.08
Full Market Value	\$7,280,000	\$5,610,000	\$6,870,000
Market Value per SqFt	\$112.00	\$112.00	\$108.00
Distance from Cooperative in miles		0.40	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01236-0061	1-01205-0029	1-01216-0060
Address	590 WEST END AVENUE	315 CENTRAL PARK WEST	168 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	51	50
Year Built	1916	1911	1923
Gross SqFt	97,685	109,769	100,042
Estimated Gross Income	\$2,029,894	\$2,280,816	\$2,257,630
Gross Income per SqFt	\$20.78	\$20.78	\$22.57
Full Market Value	\$9,070,000	\$10,200,000	\$10,100,000
Market Value per SqFt	\$93.00	\$93.00	\$101.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01237-0001	1-01216-0060	1-01205-0029
Address	600 WEST END AVENUE	168 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	69	50	51
Year Built	1910	1923	1911
Gross SqFt	100,977	100,042	109,769
Estimated Gross Income	\$2,279,050	\$2,257,630	\$2,280,816
Gross Income per SqFt	\$22.57	\$22.57	\$20.78
Full Market Value	\$10,200,000	\$10,100,000	\$10,200,000
Market Value per SqFt	\$101.00	\$101.00	\$93.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01237-0005	1-01206-0023	1-01248-0037
Address	267 WEST 89 STREET	7 WEST 92 STREET	302 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	34	51	54
Year Built	1920	1915	1914
Gross SqFt	48,155	45,014	47,067
Estimated Gross Income	\$828,266	\$774,315	\$904,931
Gross Income per SqFt	\$17.20	\$17.20	\$19.23
Full Market Value	\$3,370,000	\$2,190,000	\$4,040,000
Market Value per SqFt	\$70.00	\$49.00	\$86.00
Distance from Cooperative in miles		0.40	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01237-0017	1-01236-0010	1-01244-0072
Address	2420 BROADWAY	2401 BROADWAY	441 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	164	79	103
Year Built	1920	1924	1926
Gross SqFt	313,563	164,530	240,040
Estimated Gross Income	\$6,227,361	\$3,268,387	\$5,094,264
Gross Income per SqFt	\$19.86	\$19.86	\$21.22
Full Market Value	\$27,800,000	\$14,600,000	\$22,800,000
Market Value per SqFt	\$89.00	\$89.00	\$95.00
Distance from Cooperative in miles		0.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01237-0029	1-01236-0010	1-01216-0060
Address	600 AMSTERDAM AVENUE	2401 BROADWAY	168 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	121	79	50
Year Built	1925	1924	1923
Gross SqFt	161,425	164,530	100,042
Estimated Gross Income	\$3,205,900	\$3,268,387	\$2,257,630
Gross Income per SqFt	\$19.86	\$19.86	\$22.57
Full Market Value	\$14,300,000	\$14,600,000	\$10,100,000
Market Value per SqFt	\$89.00	\$89.00	\$101.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01237-0061	1-01236-0010	1-01216-0060
Address	608 WEST END AVENUE	2401 BROADWAY	168 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	60	79	50
Year Built	1915	1924	1923
Gross SqFt	177,048	164,530	100,042
Estimated Gross Income	\$3,516,173	\$3,268,387	\$2,257,630
Gross Income per SqFt	\$19.86	\$19.86	\$22.57
Full Market Value	\$15,700,000	\$14,600,000	\$10,100,000
Market Value per SqFt	\$89.00	\$89.00	\$101.00
Distance from Cooperative in miles		0.05	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01238-0010	1-01226-0040	1-01216-0051
Address	255 WEST 90 STREET	110 WEST 96 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	43	60	66
Year Built	1920	1926	1929
Gross SqFt	96,627	81,030	96,546
Estimated Gross Income	\$1,867,799	\$1,566,709	\$2,114,068
Gross Income per SqFt	\$19.33	\$19.33	\$21.90
Full Market Value	\$8,350,000	\$7,000,000	\$9,450,000
Market Value per SqFt	\$86.00	\$86.00	\$98.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01239-0023	1-01236-0010	1-01200-0015
Address	2460 BROADWAY	2401 BROADWAY	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	96	79	64
Year Built	1917	1924	1926
Gross SqFt	150,033	164,530	126,045
Estimated Gross Income	\$2,979,655	\$3,268,387	\$2,702,738
Gross Income per SqFt	\$19.86	\$19.86	\$21.44
Full Market Value	\$13,300,000	\$14,600,000	\$12,100,000
Market Value per SqFt	\$89.00	\$89.00	\$96.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01239-0056	1-01211-0052	1-01253-0064
Address	288 WEST 92 STREET	158 WEST 81 STREET	311 WEST 95 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	30	38	32
Year Built	1940	1930	1931
Gross SqFt	22,150	37,251	31,360
Estimated Gross Income	\$463,821	\$780,208	\$791,860
Gross Income per SqFt	\$20.94	\$20.94	\$25.30
Full Market Value	\$2,070,000	\$3,490,000	\$3,540,000
Market Value per SqFt	\$93.00	\$94.00	\$113.00
Distance from Cooperative in miles		0.60	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01240-0024	1-01244-0072	1-01234-0019
Address	2480 BROADWAY	441 WEST END AVENUE	2360 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	155	103	218
Year Built	1922	1926	1920
Gross SqFt	223,179	240,040	665,741
Estimated Gross Income	\$4,735,858	\$5,094,264	\$17,605,074
Gross Income per SqFt	\$21.22	\$21.22	\$26.40
Full Market Value	\$21,200,000	\$22,800,000	\$85,300,000
Market Value per SqFt	\$95.00	\$95.00	\$128.00
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01240-0061	1-01244-0072	1-01234-0019
Address	670 WEST END AVENUE	441 WEST END AVENUE	2360 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	95	103	218
Year Built	1926	1926	1920
Gross SqFt	199,483	240,040	665,741
Estimated Gross Income	\$4,233,029	\$5,094,264	\$17,605,074
Gross Income per SqFt	\$21.22	\$21.22	\$26.40
Full Market Value	\$18,900,000	\$22,800,000	\$85,300,000
Market Value per SqFt	\$95.00	\$95.00	\$128.00
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01241-0052	1-01244-0072	1-01234-0019
Address	2511 BROADWAY	441 WEST END AVENUE	2360 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	150	103	218
Year Built	1925	1926	1920
Gross SqFt	280,809	240,040	665,741
Estimated Gross Income	\$5,958,766	\$5,094,264	\$17,605,074
Gross Income per SqFt	\$21.22	\$21.22	\$26.40
Full Market Value	\$26,600,000	\$22,800,000	\$85,300,000
Market Value per SqFt	\$95.00	\$95.00	\$128.00
Distance from Cooperative in miles		0.60	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01242-0009	1-01196-0046	1-01250-0045
Address	259 WEST 95 STREET	28 WEST 83 STREET	312 WEST 89 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	61	30	20
Year Built	1921	1900	1900
Gross SqFt	38,800	17,755	12,008
Estimated Gross Income	\$1,036,348	\$474,216	\$366,108
Gross Income per SqFt	\$26.70	\$26.70	\$30.50
Full Market Value	\$5,020,000	\$2,300,000	\$1,770,000
Market Value per SqFt	\$129.00	\$130.00	\$147.00
Distance from Cooperative in miles		0.70	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01242-0062	1-01216-0060	1-01252-0005
Address	706 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)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	93	50	90
Year Built	1928	1923	1905
Gross SqFt	99,494	100,042	102,791
Estimated Gross Income	\$2,102,308	\$2,257,630	\$2,172,183
Gross Income per SqFt	\$21.13	\$22.57	\$21.13
Full Market Value	\$9,400,000	\$10,100,000	\$9,710,000
Market Value per SqFt	\$94.00	\$101.00	\$94.00
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01243-0008	1-01253-0016	1-01248-0051
Address	255 WEST 95 STREET	311 WEST 94 STREET	340 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	30	24	29
Year Built	1908	1930	1925
Gross SqFt	25,272	22,290	29,303
Estimated Gross Income	\$712,417	\$628,390	\$717,219
Gross Income per SqFt	\$28.20	\$28.20	\$24.48
Full Market Value	\$3,450,000	\$2,070,000	\$3,210,000
Market Value per SqFt	\$137.00	\$93.00	\$110.00
Distance from Cooperative in miles		0.10	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01243-0010	1-01217-0035	1-01253-0016
Address	2541 BROADWAY	101 WEST 86 STREET	311 WEST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	22	43	24
Year Built	1925	1910	1930
Gross SqFt	43,404	29,083	22,290
Estimated Gross Income	\$1,389,796	\$1,407,490	\$628,390
Gross Income per SqFt	\$32.00	\$48.40	\$28.20
Full Market Value	\$6,730,000	\$7,080,000	\$2,070,000
Market Value per SqFt	\$155.00	\$243.00	\$93.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01243-0028	1-01675-0011	1-01235-0009
Address	205 WEST 95 STREET	324 EAST 104 STREET	265 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	54	100	29
Year Built	1948	1971	1950
Gross SqFt	56,778	49,203	19,931
Estimated Gross Income	\$1,131,585	\$792,168	\$523,093
Gross Income per SqFt	\$19.93	\$16.10	\$26.20
Full Market Value	\$5,060,000	\$2,240,000	\$2,530,000
Market Value per SqFt	\$89.00	\$46.00	\$127.00
Distance from Cooperative in miles		1.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01244-0001	1-01675-0011	1-01235-0009
Address	70 RIVERSIDE DRIVE	324 EAST 104 STREET	265 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	57	100	29
Year Built	1951	1971	1950
Gross SqFt	92,976	49,203	19,931
Estimated Gross Income	\$1,854,871	\$792,168	\$523,093
Gross Income per SqFt	\$19.95	\$16.10	\$26.20
Full Market Value	\$8,290,000	\$2,240,000	\$2,530,000
Market Value per SqFt	\$89.00	\$46.00	\$127.00
Distance from Cooperative in miles		2.05	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01244-0012	1-01206-0023	1-01246-0001
Address	401 WEST END AVENUE	7 WEST 92 STREET	125 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	76	51	64
Year Built	1900	1915	1907
Gross SqFt	65,522	45,014	70,328
Estimated Gross Income	\$1,126,978	\$774,315	\$1,533,127
Gross Income per SqFt	\$17.20	\$17.20	\$21.80
Full Market Value	\$4,580,000	\$2,190,000	\$6,850,000
Market Value per SqFt	\$70.00	\$49.00	\$97.00
Distance from Cooperative in miles		0.80	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01244-0019	1-01236-0010	1-01200-0025
Address	411 WEST END AVENUE	2401 BROADWAY	5 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	104	79	85
Year Built	1936	1924	1937
Gross SqFt	147,289	164,530	116,021
Estimated Gross Income	\$2,925,159	\$3,268,387	\$2,804,001
Gross Income per SqFt	\$19.86	\$19.86	\$24.17
Full Market Value	\$13,100,000	\$14,600,000	\$12,500,000
Market Value per SqFt	\$89.00	\$89.00	\$108.00
Distance from Cooperative in miles		0.45	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01244-0044	1-01211-0052	1-01212-0053
Address	425 WEST END AVENUE	158 WEST 81 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	30	38	60
Year Built	1920	1930	1926
Gross SqFt	45,774	37,251	49,977
Estimated Gross Income	\$958,507	\$780,208	\$1,255,376
Gross Income per SqFt	\$20.94	\$20.94	\$25.10
Full Market Value	\$4,280,000	\$3,490,000	\$5,610,000
Market Value per SqFt	\$94.00	\$94.00	\$112.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01244-0063	1-01236-0010	1-01244-0072
Address	90 RIVERSIDE DRIVE	2401 BROADWAY	441 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	107	79	103
Year Built	1927	1924	1926
Gross SqFt	282,295	164,530	240,040
Estimated Gross Income	\$5,606,378	\$3,268,387	\$5,094,264
Gross Income per SqFt	\$19.86	\$19.86	\$21.22
Full Market Value	\$25,100,000	\$14,600,000	\$22,800,000
Market Value per SqFt	\$89.00	\$89.00	\$95.00
Distance from Cooperative in miles		0.35	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01244-0085	1-01195-0062	1-01196-0046
Address	316 WEST 82 STREET	76 WEST 82 STREET	28 WEST 83 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	C5-WALK-UP
Total Units	11	12	30
Year Built	1910	1900	1900
Gross SqFt	11,850	14,065	17,755
Estimated Gross Income	\$336,303	\$399,100	\$474,216
Gross Income per SqFt	\$28.40	\$28.40	\$26.70
Full Market Value	\$1,630,000	\$1,930,000	\$2,300,000
Market Value per SqFt	\$138.00	\$137.00	\$130.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01245-0003	1-01200-0025	1-01236-0010
Address	100 RIVERSIDE DRIVE	5 WEST 86 STREET	2401 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	93	85	79
Year Built	1940	1937	1924
Gross SqFt	168,982	116,021	164,530
Estimated Gross Income	\$3,746,330	\$2,804,001	\$3,268,387
Gross Income per SqFt	\$22.17	\$24.17	\$19.86
Full Market Value	\$16,700,000	\$12,500,000	\$14,600,000
Market Value per SqFt	\$99.00	\$108.00	\$89.00
Distance from Cooperative in miles		0.50	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01245-0013	1-01195-0062	1-01196-0046
Address	313 WEST 82 STREET	76 WEST 82 STREET	28 WEST 83 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	C5-WALK-UP
Total Units	11	12	30
Year Built	1900	1900	1900
Gross SqFt	7,224	14,065	17,755
Estimated Gross Income	\$205,017	\$399,100	\$474,216
Gross Income per SqFt	\$28.40	\$28.40	\$26.70
Full Market Value	\$993,000	\$1,930,000	\$2,300,000
Market Value per SqFt	\$137.00	\$137.00	\$130.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01245-0014	1-01195-0062	1-01200-0152
Address	311 WEST 82 STREET	76 WEST 82 STREET	46 WEST 87 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	C5-WALK-UP
Total Units	11	12	13
Year Built	1900	1900	1910
Gross SqFt	7,288	14,065	8,861
Estimated Gross Income	\$206,833	\$399,100	\$286,818
Gross Income per SqFt	\$28.40	\$28.40	\$32.40
Full Market Value	\$1,000,000	\$1,930,000	\$1,390,000
Market Value per SqFt	\$137.00	\$137.00	\$157.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01245-0015	1-01195-0062	1-01200-0152
Address	309 WEST 82 STREET	76 WEST 82 STREET	46 WEST 87 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	C5-WALK-UP
Total Units	11	12	13
Year Built	1910	1900	1910
Gross SqFt	7,288	14,065	8,861
Estimated Gross Income	\$206,833	\$399,100	\$286,818
Gross Income per SqFt	\$28.40	\$28.40	\$32.40
Full Market Value	\$1,000,000	\$1,930,000	\$1,390,000
Market Value per SqFt	\$137.00	\$137.00	\$157.00
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01245-0016	1-01195-0062	1-01250-0045
Address	307 WEST 82 STREET	76 WEST 82 STREET	312 WEST 89 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	C5-WALK-UP
Total Units	11	12	20
Year Built	1910	1900	1900
Gross SqFt	7,224	14,065	12,008
Estimated Gross Income	\$205,017	\$399,100	\$366,108
Gross Income per SqFt	\$28.40	\$28.40	\$30.50
Full Market Value	\$993,000	\$1,930,000	\$1,770,000
Market Value per SqFt	\$137.00	\$137.00	\$147.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01245-0019	1-01217-0057	1-01195-0014
Address	465 WEST END AVENUE	166 WEST 87 STREET	25 WEST 81 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	41	202	64
Year Built	1911	1914	1927
Gross SqFt	100,400	72,000	109,896
Estimated Gross Income	\$2,266,028	\$1,473,091	\$2,864,751
Gross Income per SqFt	\$22.57	\$20.46	\$26.10
Full Market Value	\$10,100,000	\$4,520,000	\$13,900,000
Market Value per SqFt	\$101.00	\$63.00	\$126.00
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01245-0025	1-01216-0060	1-01210-0001
Address	300 WEST 83 STREET	168 WEST 86 STREET	401 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	48	50	80
Year Built	1929	1923	1927
Gross SqFt	99,435	100,042	106,521
Estimated Gross Income	\$2,244,247	\$2,257,630	\$2,806,916
Gross Income per SqFt	\$22.57	\$22.57	\$26.40
Full Market Value	\$10,000,000	\$10,100,000	\$13,600,000
Market Value per SqFt	\$101.00	\$101.00	\$128.00
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01245-0034	1-01211-0052	1-01253-0016
Address	320 WEST 83 STREET	158 WEST 81 STREET	311 WEST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	50	38	24
Year Built	1940	1930	1930
Gross SqFt	38,623	37,251	22,290
Estimated Gross Income	\$808,765	\$780,208	\$628,390
Gross Income per SqFt	\$20.94	\$20.94	\$28.20
Full Market Value	\$3,610,000	\$3,490,000	\$2,070,000
Market Value per SqFt	\$93.00	\$94.00	\$93.00
Distance from Cooperative in miles		0.30	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01245-0037	1-01248-0051	1-01253-0016
Address	324 WEST 83 STREET	340 WEST 87 STREET	311 WEST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	25	29	24
Year Built	1930	1925	1930
Gross SqFt	27,986	29,303	22,290
Estimated Gross Income	\$685,097	\$717,219	\$628,390
Gross Income per SqFt	\$24.48	\$24.48	\$28.20
Full Market Value	\$3,060,000	\$3,210,000	\$2,070,000
Market Value per SqFt	\$109.00	\$110.00	\$93.00
Distance from Cooperative in miles		0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01245-0039	1-01246-0001	1-01248-0051
Address	326 WEST 83 STREET	125 RIVERSIDE DRIVE	340 WEST 87 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	30	64	29
Year Built	1920	1907	1925
Gross SqFt	19,362	70,328	29,303
Estimated Gross Income	\$460,815	\$1,533,127	\$717,219
Gross Income per SqFt	\$23.80	\$21.80	\$24.48
Full Market Value	\$2,060,000	\$6,850,000	\$3,210,000
Market Value per SqFt	\$106.00	\$97.00	\$110.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01245-0047	1-01244-0072	1-01234-0019
Address	110 RIVERSIDE DRIVE	441 WEST END AVENUE	2360 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	170	103	218
Year Built	1929	1926	1920
Gross SqFt	396,076	240,040	665,741
Estimated Gross Income	\$8,404,732	\$5,094,264	\$17,605,074
Gross Income per SqFt	\$21.22	\$21.22	\$26.40
Full Market Value	\$37,600,000	\$22,800,000	\$85,300,000
Market Value per SqFt	\$95.00	\$95.00	\$128.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01245-0058	1-01248-0051	1-01216-0001
Address	325 WEST 83 STREET	340 WEST 87 STREET	175 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	24	29	46
Year Built	1910	1925	1900
Gross SqFt	18,078	29,303	20,370
Estimated Gross Income	\$442,549	\$717,219	\$593,690
Gross Income per SqFt	\$24.48	\$24.48	\$29.10
Full Market Value	\$1,980,000	\$3,210,000	\$2,880,000
Market Value per SqFt	\$110.00	\$110.00	\$141.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01245-0059	1-01248-0051	1-01253-0016
Address	323 WEST 83 STREET	340 WEST 87 STREET	311 WEST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	24	29	24
Year Built	1920	1925	1930
Gross SqFt	23,676	29,303	22,290
Estimated Gross Income	\$579,588	\$717,219	\$628,390
Gross Income per SqFt	\$24.48	\$24.48	\$28.20
Full Market Value	\$2,590,000	\$3,210,000	\$2,070,000
Market Value per SqFt	\$109.00	\$110.00	\$93.00
Distance from Cooperative in miles		0.15	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01245-0080	1-01235-0009	1-01675-0011
Address	316 WEST 84 STREET	265 WEST 87 STREET	324 EAST 104 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	HARLEM-EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	41	29	100
Year Built	1949	1950	1971
Gross SqFt	51,450	19,931	49,203
Estimated Gross Income	\$1,025,398	\$523,093	\$792,168
Gross Income per SqFt	\$19.93	\$26.20	\$16.10
Full Market Value	\$4,580,000	\$2,530,000	\$2,240,000
Market Value per SqFt	\$89.00	\$127.00	\$45.50
Distance from Cooperative in miles		0.25	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01245-0086	1-01211-0052	1-01248-0051
Address	320 WEST 84 STREET	158 WEST 81 STREET	340 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	36	38	29
Year Built	1900	1930	1925
Gross SqFt	24,941	37,251	29,303
Estimated Gross Income	\$522,264	\$780,208	\$717,219
Gross Income per SqFt	\$20.94	\$20.94	\$24.48
Full Market Value	\$2,330,000	\$3,490,000	\$3,210,000
Market Value per SqFt	\$93.00	\$94.00	\$110.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01246-0029	1-01205-0029	1-01200-0025
Address	505 WEST END AVENUE	315 CENTRAL PARK WEST	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	68	51	85
Year Built	1922	1911	1937
Gross SqFt	112,000	109,769	116,021
Estimated Gross Income	\$2,327,360	\$2,280,816	\$2,804,001
Gross Income per SqFt	\$20.78	\$20.78	\$24.17
Full Market Value	\$10,400,000	\$10,200,000	\$12,500,000
Market Value per SqFt	\$93.00	\$93.00	\$108.00
Distance from Cooperative in miles		0.60	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01246-0036	1-01205-0029	1-01200-0025
Address	511 WEST END AVENUE	315 CENTRAL PARK WEST	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	64	51	85
Year Built	1926	1911	1937
Gross SqFt	123,411	109,769	116,021
Estimated Gross Income	\$2,564,480	\$2,280,816	\$2,804,001
Gross Income per SqFt	\$20.78	\$20.78	\$24.17
Full Market Value	\$11,500,000	\$10,200,000	\$12,500,000
Market Value per SqFt	\$93.00	\$93.00	\$108.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01246-0039	1-01216-0048	1-01216-0140
Address	310 WEST 85 STREET	140 WEST 86 STREET	120 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	36	47	48
Year Built	1923	1925	1912
Gross SqFt	48,184	66,614	57,799
Estimated Gross Income	\$947,779	\$1,310,067	\$1,183,387
Gross Income per SqFt	\$19.67	\$19.67	\$20.47
Full Market Value	\$4,240,000	\$5,850,000	\$5,290,000
Market Value per SqFt	\$88.00	\$88.00	\$92.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01246-0046	1-01245-0088	1-01216-0001
Address	332 WEST 85 STREET	324 WEST 84 STREET	175 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	20	48	46
Year Built	1910	1914	1900
Gross SqFt	18,840	38,016	20,370
Estimated Gross Income	\$421,639	\$850,793	\$593,690
Gross Income per SqFt	\$22.38	\$22.38	\$29.10
Full Market Value	\$1,880,000	\$3,800,000	\$2,880,000
Market Value per SqFt	\$100.00	\$100.00	\$141.00
Distance from Cooperative in miles		0.05	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01246-0058	1-01246-0001	1-01211-0052
Address	126 RIVERSIDE DRIVE	125 RIVERSIDE DRIVE	158 WEST 81 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	27	64	38
Year Built	1920	1907	1930
Gross SqFt	25,288	70,328	37,251
Estimated Gross Income	\$551,278	\$1,533,127	\$780,208
Gross Income per SqFt	\$21.80	\$21.80	\$20.94
Full Market Value	\$2,460,000	\$6,850,000	\$3,490,000
Market Value per SqFt	\$97.00	\$97.00	\$94.00
Distance from Cooperative in miles		0.00	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01247-0001	1-01200-0015	1-01200-0025
Address	131 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	55	64	85
Year Built	1909	1926	1937
Gross SqFt	124,208	126,045	116,021
Estimated Gross Income	\$2,663,019	\$2,702,738	\$2,804,001
Gross Income per SqFt	\$21.44	\$21.44	\$24.17
Full Market Value	\$11,900,000	\$12,100,000	\$12,500,000
Market Value per SqFt	\$96.00	\$96.00	\$108.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01247-0022	1-01250-0045	1-01673-0052
Address	327 WEST 85 STREET	312 WEST 89 STREET	1976 2 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	HARLEM-EAST
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	20	20	17
Year Built	1920	1900	1900
Gross SqFt	11,550	12,008	9,700
Estimated Gross Income	\$352,159	\$366,108	\$206,856
Gross Income per SqFt	\$30.50	\$30.50	\$21.33
Full Market Value	\$1,710,000	\$1,770,000	\$924,000
Market Value per SqFt	\$148.00	\$147.00	\$95.00
Distance from Cooperative in miles		0.15	1.90

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01247-0037	1-01246-0001	1-01200-0005
Address	302 WEST 86 STREET	125 RIVERSIDE DRIVE	51 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	37	64	83
Year Built	1917	1907	1927
Gross SqFt	74,817	70,328	70,144
Estimated Gross Income	\$1,631,010	\$1,533,127	\$1,774,089
Gross Income per SqFt	\$21.80	\$21.80	\$25.30
Full Market Value	\$7,290,000	\$6,850,000	\$7,930,000
Market Value per SqFt	\$97.00	\$97.00	\$113.00
Distance from Cooperative in miles		0.05	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01247-0040	1-01246-0001	1-01200-0005
Address	310 WEST 86 STREET	125 RIVERSIDE DRIVE	51 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	36	64	83
Year Built	1915	1907	1927
Gross SqFt	69,094	70,328	70,144
Estimated Gross Income	\$1,506,249	\$1,533,127	\$1,774,089
Gross Income per SqFt	\$21.80	\$21.80	\$25.30
Full Market Value	\$6,730,000	\$6,850,000	\$7,930,000
Market Value per SqFt	\$97.00	\$97.00	\$113.00
Distance from Cooperative in miles		0.05	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01247-0043	1-01246-0001	1-01200-0005
Address	320 WEST 86 STREET	125 RIVERSIDE DRIVE	51 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	32	64	83
Year Built	1915	1907	1927
Gross SqFt	69,148	70,328	70,144
Estimated Gross Income	\$1,507,426	\$1,533,127	\$1,774,089
Gross Income per SqFt	\$21.80	\$21.80	\$25.30
Full Market Value	\$6,740,000	\$6,850,000	\$7,930,000
Market Value per SqFt	\$97.00	\$97.00	\$113.00
Distance from Cooperative in miles		0.05	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01247-0047	1-01246-0001	1-01200-0005
Address	328 WEST 86 STREET	125 RIVERSIDE DRIVE	51 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	46	64	83
Year Built	1924	1907	1927
Gross SqFt	52,194	70,328	70,144
Estimated Gross Income	\$1,137,829	\$1,533,127	\$1,774,089
Gross Income per SqFt	\$21.80	\$21.80	\$25.30
Full Market Value	\$5,090,000	\$6,850,000	\$7,930,000
Market Value per SqFt	\$98.00	\$97.00	\$113.00
Distance from Cooperative in miles		0.05	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01247-0050	1-01216-0051	1-01210-0012
Address	332 WEST 86 STREET	144 WEST 86 STREET	147 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	47	66	61
Year Built	1924	1929	1926
Gross SqFt	87,573	96,546	76,193
Estimated Gross Income	\$1,917,848	\$2,114,068	\$2,076,021
Gross Income per SqFt	\$21.90	\$21.90	\$27.20
Full Market Value	\$8,570,000	\$9,450,000	\$10,100,000
Market Value per SqFt	\$98.00	\$98.00	\$133.00
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01247-0057	1-01216-0060	1-01210-0012
Address	137 RIVERSIDE DRIVE	168 WEST 86 STREET	147 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	62	50	61
Year Built	1906	1923	1926
Gross SqFt	98,373	100,042	76,193
Estimated Gross Income	\$2,220,278	\$2,257,630	\$2,076,021
Gross Income per SqFt	\$22.57	\$22.57	\$27.20
Full Market Value	\$9,920,000	\$10,100,000	\$10,100,000
Market Value per SqFt	\$101.00	\$101.00	\$133.00
Distance from Cooperative in miles		0.35	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01248-0001	1-01244-0072	1-01234-0019
Address	140 RIVERSIDE DRIVE	441 WEST END AVENUE	2360 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	255	103	218
Year Built	1939	1926	1920
Gross SqFt	372,186	240,040	665,741
Estimated Gross Income	\$7,897,786	\$5,094,264	\$17,605,074
Gross Income per SqFt	\$21.22	\$21.22	\$26.40
Full Market Value	\$35,300,000	\$22,800,000	\$85,300,000
Market Value per SqFt	\$95.00	\$95.00	\$128.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01248-0019	1-01226-0040	1-01212-0053
Address	323 WEST 86 STREET	110 WEST 96 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	50	60	60
Year Built	1926	1926	1926
Gross SqFt	82,655	81,030	49,977
Estimated Gross Income	\$1,597,721	\$1,566,709	\$1,255,376
Gross Income per SqFt	\$19.33	\$19.33	\$25.10
Full Market Value	\$7,140,000	\$7,000,000	\$5,610,000
Market Value per SqFt	\$86.00	\$86.00	\$112.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01248-0022	1-01252-0005	1-01216-0051
Address	313 WEST 86 STREET	202 RIVERSIDE DRIVE	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	95	90	66
Year Built	1927	1905	1929
Gross SqFt	100,137	102,791	96,546
Estimated Gross Income	\$2,115,894	\$2,172,183	\$2,114,068
Gross Income per SqFt	\$21.13	\$21.13	\$21.90
Full Market Value	\$9,460,000	\$9,710,000	\$9,450,000
Market Value per SqFt	\$94.00	\$94.00	\$98.00
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01248-0025	1-01248-0037	1-01248-0051
Address	309 WEST 86 STREET	302 WEST 87 STREET	340 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	26	54	29
Year Built	1920	1914	1925
Gross SqFt	39,843	47,067	29,303
Estimated Gross Income	\$766,180	\$904,931	\$717,219
Gross Income per SqFt	\$19.23	\$19.23	\$24.48
Full Market Value	\$3,420,000	\$4,040,000	\$3,210,000
Market Value per SqFt	\$86.00	\$86.00	\$110.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01248-0027	1-01248-0037	1-01212-0053
Address	305 WEST 86 STREET	302 WEST 87 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	49	54	60
Year Built	1926	1914	1926
Gross SqFt	64,968	47,067	49,977
Estimated Gross Income	\$1,249,334	\$904,931	\$1,255,376
Gross Income per SqFt	\$19.23	\$19.23	\$25.10
Full Market Value	\$5,580,000	\$4,040,000	\$5,610,000
Market Value per SqFt	\$86.00	\$86.00	\$112.00
Distance from Cooperative in miles		0.00	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01248-0029	1-01216-0051	1-01216-0060
Address	545 WEST END AVENUE	144 WEST 86 STREET	168 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	96	66	50
Year Built	1925	1929	1923
Gross SqFt	141,426	96,546	100,042
Estimated Gross Income	\$3,097,229	\$2,114,068	\$2,257,630
Gross Income per SqFt	\$21.90	\$21.90	\$22.57
Full Market Value	\$13,800,000	\$9,450,000	\$10,100,000
Market Value per SqFt	\$98.00	\$98.00	\$101.00
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01248-0041	1-01248-0037	1-01252-0001
Address	320 WEST 87 STREET	302 WEST 87 STREET	200 RIVERSIDE DRIVE
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	36	54	59
Year Built	1912	1914	1906
Gross SqFt	57,516	47,067	63,794
Estimated Gross Income	\$1,106,032	\$904,931	\$1,536,420
Gross Income per SqFt	\$19.23	\$19.23	\$24.08
Full Market Value	\$4,940,000	\$4,040,000	\$6,870,000
Market Value per SqFt	\$86.00	\$86.00	\$108.00
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01248-0049	1-01207-0050	1-01212-0053
Address	334 WEST 87 STREET	54 WEST 94 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	38	40	60
Year Built	1927	1910	1926
Gross SqFt	44,876	39,410	49,977
Estimated Gross Income	\$939,703	\$825,245	\$1,255,376
Gross Income per SqFt	\$20.94	\$20.94	\$25.10
Full Market Value	\$4,200,000	\$3,690,000	\$5,610,000
Market Value per SqFt	\$94.00	\$94.00	\$112.00
Distance from Cooperative in miles		0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01249-0022	1-01248-0037	1-01212-0053
Address	317 WEST 87 STREET	302 WEST 87 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	47	54	60
Year Built	1927	1914	1926
Gross SqFt	44,256	47,067	49,977
Estimated Gross Income	\$851,042	\$904,931	\$1,255,376
Gross Income per SqFt	\$19.23	\$19.23	\$25.10
Full Market Value	\$3,800,000	\$4,040,000	\$5,610,000
Market Value per SqFt	\$86.00	\$86.00	\$112.00
Distance from Cooperative in miles		0.05	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01249-0029	1-01236-0010	1-01216-0051
Address	565 WEST END AVENUE	2401 BROADWAY	144 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	100	79	66
Year Built	1938	1924	1929
Gross SqFt	155,906	164,530	96,546
Estimated Gross Income	\$3,096,293	\$3,268,387	\$2,114,068
Gross Income per SqFt	\$19.86	\$19.86	\$21.90
Full Market Value	\$13,800,000	\$14,600,000	\$9,450,000
Market Value per SqFt	\$89.00	\$89.00	\$98.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01249-0037	1-01231-0029	1-01235-0040
Address	304 WEST 88 STREET	480 AMSTERDAM AVENUE	208 WEST 88 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	14	17
Year Built	1921	1920	1905
Gross SqFt	12,090	12,000	9,675
Estimated Gross Income	\$413,719	\$410,639	\$243,298
Gross Income per SqFt	\$34.20	\$34.20	\$25.10
Full Market Value	\$2,080,000	\$2,060,000	\$1,090,000
Market Value per SqFt	\$172.00	\$172.00	\$113.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01250-0001	1-01216-0060	1-01236-0010
Address	160 RIVERSIDE DRIVE	168 WEST 86 STREET	2401 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	70	50	79
Year Built	1923	1923	1924
Gross SqFt	139,009	100,042	164,530
Estimated Gross Income	\$2,764,889	\$2,257,630	\$3,268,387
Gross Income per SqFt	\$19.89	\$22.57	\$19.86
Full Market Value	\$12,400,000	\$10,100,000	\$14,600,000
Market Value per SqFt	\$89.00	\$101.00	\$89.00
Distance from Cooperative in miles		0.35	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01250-0006	1-01246-0001	1-01226-0040
Address	345 WEST 88 STREET	125 RIVERSIDE DRIVE	110 WEST 96 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	52	64	60
Year Built	1915	1907	1926
Gross SqFt	84,026	70,328	81,030
Estimated Gross Income	\$1,624,222	\$1,533,127	\$1,566,709
Gross Income per SqFt	\$19.33	\$21.80	\$19.33
Full Market Value	\$7,260,000	\$6,850,000	\$7,000,000
Market Value per SqFt	\$86.00	\$97.00	\$86.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01250-0039	1-01211-0052	1-01253-0016
Address	599 WEST END AVENUE	158 WEST 81 STREET	311 WEST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	28	38	24
Year Built	1923	1930	1930
Gross SqFt	19,320	37,251	22,290
Estimated Gross Income	\$404,560	\$780,208	\$628,390
Gross Income per SqFt	\$20.94	\$20.94	\$28.20
Full Market Value	\$1,810,000	\$3,490,000	\$2,070,000
Market Value per SqFt	\$94.00	\$94.00	\$93.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01250-0040	1-01248-0037	1-01212-0053
Address	304 WEST 89 STREET	302 WEST 87 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	36	54	60
Year Built	1923	1914	1926
Gross SqFt	42,707	47,067	49,977
Estimated Gross Income	\$821,255	\$904,931	\$1,255,376
Gross Income per SqFt	\$19.23	\$19.23	\$25.10
Full Market Value	\$3,670,000	\$4,040,000	\$5,610,000
Market Value per SqFt	\$86.00	\$86.00	\$112.00
Distance from Cooperative in miles		0.10	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01250-0047	1-01248-0037	1-01212-0053
Address	320 WEST 89 STREET	302 WEST 87 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	36	54	60
Year Built	1921	1914	1926
Gross SqFt	43,260	47,067	49,977
Estimated Gross Income	\$831,889	\$904,931	\$1,255,376
Gross Income per SqFt	\$19.23	\$19.23	\$25.10
Full Market Value	\$3,720,000	\$4,040,000	\$5,610,000
Market Value per SqFt	\$86.00	\$86.00	\$112.00
Distance from Cooperative in miles		0.10	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01250-0067	1-01244-0072	1-01234-0019
Address	173 RIVERSIDE DRIVE	441 WEST END AVENUE	2360 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	167	103	218
Year Built	1926	1926	1920
Gross SqFt	380,920	240,040	665,741
Estimated Gross Income	\$8,083,122	\$5,094,264	\$17,605,074
Gross Income per SqFt	\$21.22	\$21.22	\$26.40
Full Market Value	\$36,100,000	\$22,800,000	\$85,300,000
Market Value per SqFt	\$95.00	\$95.00	\$128.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01250-0089	1-01195-0062	1-01250-0045
Address	301 WEST 89 STREET	76 WEST 82 STREET	312 WEST 89 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	C5-WALK-UP
Total Units	15	12	20
Year Built	1910	1900	1900
Gross SqFt	8,920	14,065	12,008
Estimated Gross Income	\$253,149	\$399,100	\$366,108
Gross Income per SqFt	\$28.40	\$28.40	\$30.50
Full Market Value	\$1,230,000	\$1,930,000	\$1,770,000
Market Value per SqFt	\$138.00	\$137.00	\$147.00
Distance from Cooperative in miles		0.65	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01250-0091	1-01248-0037	1-01212-0053
Address	601 WEST END AVENUE	302 WEST 87 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	26	54	60
Year Built	1916	1914	1926
Gross SqFt	47,354	47,067	49,977
Estimated Gross Income	\$910,617	\$904,931	\$1,255,376
Gross Income per SqFt	\$19.23	\$19.23	\$25.10
Full Market Value	\$4,070,000	\$4,040,000	\$5,610,000
Market Value per SqFt	\$86.00	\$86.00	\$112.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01250-0094	1-01217-0057	1-01195-0014
Address	607 WEST END AVENUE	166 WEST 87 STREET	25 WEST 81 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	31	202	64
Year Built	1925	1914	1927
Gross SqFt	73,987	72,000	109,896
Estimated Gross Income	\$1,620,315	\$1,473,091	\$2,864,751
Gross Income per SqFt	\$21.90	\$20.46	\$26.10
Full Market Value	\$7,240,000	\$4,520,000	\$13,900,000
Market Value per SqFt	\$98.00	\$63.00	\$126.00
Distance from Cooperative in miles		0.35	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01250-0100	1-01248-0037	1-01212-0053
Address	617 WEST END AVENUE	302 WEST 87 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	33	54	60
Year Built	1924	1914	1926
Gross SqFt	51,925	47,067	49,977
Estimated Gross Income	\$998,517	\$904,931	\$1,255,376
Gross Income per SqFt	\$19.23	\$19.23	\$25.10
Full Market Value	\$4,460,000	\$4,040,000	\$5,610,000
Market Value per SqFt	\$86.00	\$86.00	\$112.00
Distance from Cooperative in miles		0.15	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01250-0110	1-01248-0037	1-01246-0053
Address	322 WEST 90 STREET	302 WEST 87 STREET	350 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D2-ELEVATOR
Total Units	76	54	54
Year Built	1936	1914	1908
Gross SqFt	39,192	47,067	35,094
Estimated Gross Income	\$753,662	\$904,931	\$863,127
Gross Income per SqFt	\$19.23	\$19.23	\$24.59
Full Market Value	\$3,370,000	\$4,040,000	\$3,860,000
Market Value per SqFt	\$86.00	\$86.00	\$110.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01251-0001	1-01244-0072	1-01234-0019
Address	180 RIVERSIDE DRIVE	441 WEST END AVENUE	2360 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	90	103	218
Year Built	1922	1926	1920
Gross SqFt	203,436	240,040	665,741
Estimated Gross Income	\$4,316,911	\$5,094,264	\$17,605,074
Gross Income per SqFt	\$21.22	\$21.22	\$26.40
Full Market Value	\$19,300,000	\$22,800,000	\$85,300,000
Market Value per SqFt	\$95.00	\$95.00	\$128.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01251-0008	1-01248-0037	1-01212-0053
Address	321 WEST 90 STREET	302 WEST 87 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	54	54	60
Year Built	1929	1914	1926
Gross SqFt	46,800	47,067	49,977
Estimated Gross Income	\$899,964	\$904,931	\$1,255,376
Gross Income per SqFt	\$19.23	\$19.23	\$25.10
Full Market Value	\$4,020,000	\$4,040,000	\$5,610,000
Market Value per SqFt	\$86.00	\$86.00	\$112.00
Distance from Cooperative in miles		0.20	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01251-0037	1-01216-0060	1-01200-0015
Address	186 RIVERSIDE DRIVE	168 WEST 86 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	D3-ELEVATOR	D3-ELEVATOR
Total Units	95	50	64
Year Built	1928	1923	1926
Gross SqFt	152,016	100,042	126,045
Estimated Gross Income	\$3,431,001	\$2,257,630	\$2,702,738
Gross Income per SqFt	\$22.57	\$22.57	\$21.44
Full Market Value	\$15,300,000	\$10,100,000	\$12,100,000
Market Value per SqFt	\$101.00	\$101.00	\$96.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01251-0054	1-01200-0005	1-01195-0014
Address	639 WEST END AVENUE	51 WEST 86 STREET	25 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	63	83	64
Year Built	1927	1927	1927
Gross SqFt	88,396	70,144	109,896
Estimated Gross Income	\$2,235,534	\$1,774,089	\$2,864,751
Gross Income per SqFt	\$25.30	\$25.30	\$26.10
Full Market Value	\$9,990,000	\$7,930,000	\$13,900,000
Market Value per SqFt	\$113.00	\$113.00	\$126.00
Distance from Cooperative in miles		0.55	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01251-0062	1-01200-0015	1-01216-0060
Address	645 WEST END AVENUE	27 WEST 86 STREET	168 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	73	64	50
Year Built	1913	1926	1923
Gross SqFt	136,062	126,045	100,042
Estimated Gross Income	\$3,179,768	\$2,702,738	\$2,257,630
Gross Income per SqFt	\$23.37	\$21.44	\$22.57
Full Market Value	\$14,200,000	\$12,100,000	\$10,100,000
Market Value per SqFt	\$104.00	\$96.00	\$101.00
Distance from Cooperative in miles		0.55	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01251-0071	1-01246-0001	1-01210-0012
Address	194 RIVERSIDE DRIVE	125 RIVERSIDE DRIVE	147 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	D3-ELEVATOR
Total Units	41	64	61
Year Built	1901	1907	1926
Gross SqFt	78,725	70,328	76,193
Estimated Gross Income	\$1,930,337	\$1,533,127	\$2,076,021
Gross Income per SqFt	\$24.52	\$21.80	\$27.20
Full Market Value	\$8,630,000	\$6,850,000	\$10,100,000
Market Value per SqFt	\$110.00	\$97.00	\$133.00
Distance from Cooperative in miles		0.35	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01252-0017	1-01246-0001	1-01210-0012
Address	675 WEST END AVENUE	125 RIVERSIDE DRIVE	147 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	D3-ELEVATOR
Total Units	62	64	61
Year Built	1925	1907	1926
Gross SqFt	81,066	70,328	76,193
Estimated Gross Income	\$1,767,238	\$1,533,127	\$2,076,021
Gross Income per SqFt	\$21.80	\$21.80	\$27.20
Full Market Value	\$7,900,000	\$6,850,000	\$10,100,000
Market Value per SqFt	\$97.00	\$97.00	\$133.00
Distance from Cooperative in miles		0.40	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01252-0020	1-01246-0001	1-01210-0012
Address	677 WEST END AVENUE	125 RIVERSIDE DRIVE	147 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	D3-ELEVATOR
Total Units	65	64	61
Year Built	1927	1907	1926
Gross SqFt	67,953	70,328	76,193
Estimated Gross Income	\$1,481,375	\$1,533,127	\$2,076,021
Gross Income per SqFt	\$21.80	\$21.80	\$27.20
Full Market Value	\$6,620,000	\$6,850,000	\$10,100,000
Market Value per SqFt	\$97.00	\$97.00	\$133.00
Distance from Cooperative in miles		0.40	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01252-0034	1-01205-0029	1-01200-0015
Address	210 RIVERSIDE DRIVE	315 CENTRAL PARK WEST	27 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	89	51	64
Year Built	1910	1911	1926
Gross SqFt	121,313	109,769	126,045
Estimated Gross Income	\$2,520,884	\$2,280,816	\$2,702,738
Gross Income per SqFt	\$20.78	\$20.78	\$21.44
Full Market Value	\$11,300,000	\$10,200,000	\$12,100,000
Market Value per SqFt	\$93.00	\$93.00	\$96.00
Distance from Cooperative in miles		0.50	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01252-0041	1-01248-0037	1-01207-0050
Address	317 WEST 93 STREET	302 WEST 87 STREET	54 WEST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	54	40
Year Built	1910	1914	1910
Gross SqFt	32,067	47,067	39,410
Estimated Gross Income	\$671,482	\$904,931	\$825,245
Gross Income per SqFt	\$20.94	\$19.23	\$20.94
Full Market Value	\$3,000,000	\$4,040,000	\$3,690,000
Market Value per SqFt	\$94.00	\$86.00	\$94.00
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01252-0044	1-01207-0050	1-01248-0037
Address	309 WEST 93 STREET	54 WEST 94 STREET	302 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	29	40	54
Year Built	1910	1910	1914
Gross SqFt	32,067	39,410	47,067
Estimated Gross Income	\$671,482	\$825,245	\$904,931
Gross Income per SqFt	\$20.94	\$20.94	\$19.23
Full Market Value	\$3,000,000	\$3,690,000	\$4,040,000
Market Value per SqFt	\$94.00	\$94.00	\$86.00
Distance from Cooperative in miles		0.50	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01252-0050	1-01200-0015	1-01216-0060
Address	685 WEST END AVENUE	27 WEST 86 STREET	168 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	98	64	50
Year Built	1928	1926	1923
Gross SqFt	156,303	126,045	100,042
Estimated Gross Income	\$3,351,136	\$2,702,738	\$2,257,630
Gross Income per SqFt	\$21.44	\$21.44	\$22.57
Full Market Value	\$15,000,000	\$12,100,000	\$10,100,000
Market Value per SqFt	\$96.00	\$96.00	\$101.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01252-0065	1-01248-0037	1-01207-0050
Address	310 WEST 94 STREET	302 WEST 87 STREET	54 WEST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	34	54	40
Year Built	1910	1914	1910
Gross SqFt	31,760	47,067	39,410
Estimated Gross Income	\$665,054	\$904,931	\$825,245
Gross Income per SqFt	\$20.94	\$19.23	\$20.94
Full Market Value	\$2,970,000	\$4,040,000	\$3,690,000
Market Value per SqFt	\$94.00	\$86.00	\$94.00
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01252-0072	1-01241-0038	1-01244-0081
Address	316 WEST 94 STREET	204 WEST 94 STREET	308 WEST 82 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	30	49
Year Built	1910	1910	1906
Gross SqFt	26,928	17,760	29,100
Estimated Gross Income	\$615,035	\$405,661	\$743,914
Gross Income per SqFt	\$22.84	\$22.84	\$25.60
Full Market Value	\$2,750,000	\$1,810,000	\$3,600,000
Market Value per SqFt	\$102.00	\$102.00	\$124.00
Distance from Cooperative in miles		0.20	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01252-0075	1-01246-0001	1-01210-0012
Address	214 RIVERSIDE DRIVE	125 RIVERSIDE DRIVE	147 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	D3-ELEVATOR
Total Units	103	64	61
Year Built	1901	1907	1926
Gross SqFt	66,754	70,328	76,193
Estimated Gross Income	\$1,455,237	\$1,533,127	\$2,076,021
Gross Income per SqFt	\$21.80	\$21.80	\$27.20
Full Market Value	\$6,500,000	\$6,850,000	\$10,100,000
Market Value per SqFt	\$97.00	\$97.00	\$133.00
Distance from Cooperative in miles		0.45	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01253-0004	1-01216-0054	1-01245-0061
Address	224 RIVERSIDE DRIVE	156 WEST 86 STREET	317 WEST 83 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D2-ELEVATOR
Total Units	29	38	19
Year Built	1910	1916	1927
Gross SqFt	25,270	76,302	34,640
Estimated Gross Income	\$419,734	\$1,267,154	\$511,175
Gross Income per SqFt	\$16.61	\$16.61	\$14.76
Full Market Value	\$1,710,000	\$5,150,000	\$2,030,000
Market Value per SqFt	\$68.00	\$67.00	\$59.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01253-0090	1-01673-0052	1-01195-0062
Address	328 WEST 96 STREET	1976 2 AVENUE	76 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-EAST	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	17	12
Year Built	1930	1900	1900
Gross SqFt	16,134	9,700	14,065
Estimated Gross Income	\$344,138	\$206,856	\$399,100
Gross Income per SqFt	\$21.33	\$21.33	\$28.40
Full Market Value	\$1,540,000	\$924,000	\$1,930,000
Market Value per SqFt	\$95.00	\$95.00	\$137.00
Distance from Cooperative in miles		1.70	0.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01270-0008	1-01011-0025	1-01008-0026
Address	45 WEST 54 STREET	117 WEST 58 STREET	105 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	50	102	55
Year Built	1948	1900	1917
Gross SqFt	61,584	66,173	54,838
Estimated Gross Income	\$1,724,352	\$2,133,113	\$1,635,839
Gross Income per SqFt	\$28.00	\$32.20	\$29.80
Full Market Value	\$8,350,000	\$10,300,000	\$7,930,000
Market Value per SqFt	\$136.00	\$156.00	\$145.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01270-0017	1-01011-0025	1-01007-0001
Address	25 WEST 54 STREET	117 WEST 58 STREET	841 7 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	70	102	59
Year Built	1939	1900	1923
Gross SqFt	72,845	66,173	85,309
Estimated Gross Income	\$2,039,660	\$2,133,113	\$2,470,051
Gross Income per SqFt	\$28.00	\$32.20	\$29.00
Full Market Value	\$9,880,000	\$10,300,000	\$12,000,000
Market Value per SqFt	\$136.00	\$156.00	\$141.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01270-0020	1-01008-0029	1-01272-0001
Address	17 WEST 54 STREET	1361 6 AVENUE	1380 6 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	215	169	252
Year Built	1935	1925	1963
Gross SqFt	200,000	243,671	303,642
Estimated Gross Income	\$6,000,000	\$9,615,603	\$10,114,420
Gross Income per SqFt	\$30.00	\$39.50	\$33.30
Full Market Value	\$29,100,000	\$48,300,000	\$49,000,000
Market Value per SqFt	\$146.00	\$198.00	\$161.00
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01271-0021	1-01010-0051	1-01007-0001
Address	27 WEST 55 STREET	150 WEST 58 STREET	841 7 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	36	59	59
Year Built	1923	1927	1923
Gross SqFt	37,571	39,720	85,309
Estimated Gross Income	\$1,014,417	\$1,291,867	\$2,470,051
Gross Income per SqFt	\$27.00	\$32.50	\$29.00
Full Market Value	\$4,910,000	\$6,260,000	\$12,000,000
Market Value per SqFt	\$131.00	\$158.00	\$141.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01274-0057	1-01274-0006	1-01022-0061
Address	24 CENTRAL PARK SOUTH	39 WEST 58 STREET	834 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	38	338	285
Year Built	1963	1948	1925
Gross SqFt	101,278	269,346	215,099
Estimated Gross Income	\$3,139,618	\$11,775,997	\$7,063,811
Gross Income per SqFt	\$31.00	\$43.70	\$32.80
Full Market Value	\$15,200,000	\$59,200,000	\$21,700,000
Market Value per SqFt	\$150.00	\$220.00	\$101.00
Distance from Cooperative in miles		0.00	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01293-0037	1-01006-0063	1-01007-0001
Address	470 PARK AVENUE	162 WEST 54 STREET	841 7 AVENUE
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	82	83	59
Year Built	1916	1911	1923
Gross SqFt	111,310	98,616	85,309
Estimated Gross Income	\$3,227,990	\$3,544,138	\$2,470,051
Gross Income per SqFt	\$29.00	\$35.90	\$29.00
Full Market Value	\$15,600,000	\$17,800,000	\$12,000,000
Market Value per SqFt	\$140.00	\$180.00	\$141.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01294-0033	1-01272-0001	1-01022-0061
Address	480 PARK AVENUE	1380 6 AVENUE	834 8 AVENUE
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	142	252	285
Year Built	1929	1963	1925
Gross SqFt	375,239	303,642	215,099
Estimated Gross Income	\$10,881,931	\$10,114,420	\$7,063,811
Gross Income per SqFt	\$29.00	\$33.30	\$32.80
Full Market Value	\$52,700,000	\$49,000,000	\$21,700,000
Market Value per SqFt	\$140.00	\$161.00	\$101.00
Distance from Cooperative in miles		0.25	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01303-0041	1-01307-0029	1-01320-0018
Address	150 EAST 49 STREET	155 EAST 52 STREET	235 EAST 46 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	49	113	63
Year Built	1923	1929	1938
Gross SqFt	57,000	66,386	49,914
Estimated Gross Income	\$1,789,230	\$2,083,950	\$1,609,648
Gross Income per SqFt	\$31.40	\$31.40	\$32.20
Full Market Value	\$8,670,000	\$10,100,000	\$7,800,000
Market Value per SqFt	\$152.00	\$152.00	\$156.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01303-0045	1-01307-0029	1-01305-0023
Address	146 EAST 49 STREET	155 EAST 52 STREET	135 EAST 50 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	40	113	107
Year Built	1920	1929	1924
Gross SqFt	33,800	66,386	70,836
Estimated Gross Income	\$1,060,982	\$2,083,950	\$2,532,197
Gross Income per SqFt	\$31.40	\$31.40	\$35.70
Full Market Value	\$5,140,000	\$10,100,000	\$12,700,000
Market Value per SqFt	\$152.00	\$152.00	\$179.00
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01303-0046	1-01307-0029	1-01305-0023
Address	142 EAST 49 STREET	155 EAST 52 STREET	135 EAST 50 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	47	113	107
Year Built	1924	1929	1924
Gross SqFt	34,900	66,386	70,836
Estimated Gross Income	\$1,095,511	\$2,083,950	\$2,532,197
Gross Income per SqFt	\$31.40	\$31.40	\$35.70
Full Market Value	\$5,310,000	\$10,100,000	\$12,700,000
Market Value per SqFt	\$152.00	\$152.00	\$179.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01304-0029	1-01307-0029	1-01309-0039
Address	155 EAST 49 STREET	155 EAST 52 STREET	162 EAST 55 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	71	113	34
Year Built	1924	1929	1941
Gross SqFt	43,796	66,386	25,000
Estimated Gross Income	\$1,376,508	\$2,083,950	\$786,826
Gross Income per SqFt	\$31.40	\$31.40	\$31.50
Full Market Value	\$6,670,000	\$10,100,000	\$3,810,000
Market Value per SqFt	\$152.00	\$152.00	\$152.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01309-0069	1-01299-0048	1-01305-0023
Address	417 PARK AVENUE	132 EAST 45 STREET	135 EAST 50 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	29	95	107
Year Built	1916	1915	1924
Gross SqFt	89,651	72,000	70,836
Estimated Gross Income	\$2,741,527	\$2,417,725	\$2,532,197
Gross Income per SqFt	\$30.60	\$33.60	\$35.70
Full Market Value	\$13,300,000	\$11,700,000	\$12,700,000
Market Value per SqFt	\$148.00	\$163.00	\$179.00
Distance from Cooperative in miles		0.50	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01310-0059	1-01347-0030	1-01312-0033
Address	136 EAST 56 STREET	989 1 AVENUE	157 EAST 57 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	155	161	118
Year Built	1962	1928	1960
Gross SqFt	187,972	164,161	173,168
Estimated Gross Income	\$4,300,799	\$3,921,670	\$4,275,654
Gross Income per SqFt	\$22.88	\$23.89	\$24.69
Full Market Value	\$19,200,000	\$17,500,000	\$19,100,000
Market Value per SqFt	\$102.00	\$107.00	\$110.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01311-0065	1-01312-0033	1-01349-0049
Address	110 EAST 57 STREET	157 EAST 57 STREET	1076 2 AVENUE
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	112	118	167
Year Built	1957	1960	1948
Gross SqFt	155,000	173,168	180,000
Estimated Gross Income	\$4,510,500	\$4,275,654	\$5,237,162
Gross Income per SqFt	\$29.10	\$24.69	\$29.10
Full Market Value	\$21,900,000	\$19,100,000	\$25,400,000
Market Value per SqFt	\$141.00	\$110.00	\$141.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01312-0028	1-01312-0033	1-01349-0049
Address	153 EAST 57 STREET	157 EAST 57 STREET	1076 2 AVENUE
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	191	118	167
Year Built	1960	1960	1948
Gross SqFt	135,841	173,168	180,000
Estimated Gross Income	\$3,952,973	\$4,275,654	\$5,237,162
Gross Income per SqFt	\$29.10	\$24.69	\$29.10
Full Market Value	\$19,200,000	\$19,100,000	\$25,400,000
Market Value per SqFt	\$141.00	\$110.00	\$141.00
Distance from Cooperative in miles		0.00	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01312-0069	1-01300-0050	1-01311-0028
Address	475 PARK AVENUE	140 EAST 46 STREET	141 EAST 56 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	64	202	115
Year Built	1908	1924	1940
Gross SqFt	122,801	131,175	106,407
Estimated Gross Income	\$4,115,061	\$3,650,058	\$3,565,416
Gross Income per SqFt	\$33.50	\$27.80	\$33.50
Full Market Value	\$19,900,000	\$17,700,000	\$17,300,000
Market Value per SqFt	\$162.00	\$135.00	\$163.00
Distance from Cooperative in miles		0.60	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01313-0001	1-01300-0050	1-01311-0028
Address	485 PARK AVENUE	140 EAST 46 STREET	141 EAST 56 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	25	202	115
Year Built	1922	1924	1940
Gross SqFt	82,644	131,175	106,407
Estimated Gross Income	\$2,769,400	\$3,650,058	\$3,565,416
Gross Income per SqFt	\$33.50	\$27.80	\$33.50
Full Market Value	\$13,400,000	\$17,700,000	\$17,300,000
Market Value per SqFt	\$162.00	\$135.00	\$163.00
Distance from Cooperative in miles		0.65	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01321-0011	1-01341-0030	1-01552-0027
Address	225 EAST 47 STREET	875 1 AVENUE	1729 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	64	33	42
Year Built	1939	1910	1940
Gross SqFt	42,000	15,000	24,600
Estimated Gross Income	\$1,380,120	\$564,127	\$808,341
Gross Income per SqFt	\$32.90	\$37.60	\$32.90
Full Market Value	\$6,690,000	\$2,840,000	\$3,920,000
Market Value per SqFt	\$159.00	\$189.00	\$159.00
Distance from Cooperative in miles		0.15	2.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01321-0042	1-01320-0018	1-01393-0040
Address	212 EAST 48 STREET	235 EAST 46 STREET	74 EAST 79 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	46	63	42
Year Built	1924	1938	1899
Gross SqFt	51,576	49,914	62,472
Estimated Gross Income	\$1,880,976	\$1,609,648	\$2,542,084
Gross Income per SqFt	\$36.50	\$32.20	\$40.70
Full Market Value	\$9,460,000	\$7,800,000	\$12,800,000
Market Value per SqFt	\$183.00	\$156.00	\$205.00
Distance from Cooperative in miles		0.05	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01323-0015	1-01388-0030	1-01380-0014
Address	235 EAST 49 STREET	51 EAST 73 STREET	19 EAST 65 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	80	20	19
Year Built	1927	1910	1928
Gross SqFt	73,800	12,321	16,000
Estimated Gross Income	\$2,432,448	\$357,600	\$590,366
Gross Income per SqFt	\$33.00	\$29.00	\$36.90
Full Market Value	\$11,800,000	\$1,730,000	\$2,970,000
Market Value per SqFt	\$160.00	\$140.00	\$186.00
Distance from Cooperative in miles		1.25	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01323-0036	1-01388-0030	1-01380-0014
Address	230 EAST 50 STREET	51 EAST 73 STREET	19 EAST 65 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	43	20	19
Year Built	1927	1910	1928
Gross SqFt	53,694	12,321	16,000
Estimated Gross Income	\$1,769,754	\$357,600	\$590,366
Gross Income per SqFt	\$33.00	\$29.00	\$36.90
Full Market Value	\$8,570,000	\$1,730,000	\$2,970,000
Market Value per SqFt	\$160.00	\$140.00	\$186.00
Distance from Cooperative in miles		1.25	0.90

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01324-0009	1-01325-0006	1-01558-0040
Address	221 EAST 50 STREET	209 EAST 51 STREET	306 EAST 96 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	47	86	159
Year Built	1957	1958	1962
Gross SqFt	35,840	71,000	149,485
Estimated Gross Income	\$1,108,172	\$1,078,252	\$3,291,772
Gross Income per SqFt	\$30.90	\$15.19	\$22.02
Full Market Value	\$5,370,000	\$4,390,000	\$14,700,000
Market Value per SqFt	\$150.00	\$62.00	\$98.00
Distance from Cooperative in miles		0.05	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01324-0011	1-01388-0030	1-01380-0014
Address	223 EAST 50 STREET	51 EAST 73 STREET	19 EAST 65 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	25	20	19
Year Built	1928	1910	1928
Gross SqFt	14,852	12,321	16,000
Estimated Gross Income	\$489,521	\$357,600	\$590,366
Gross Income per SqFt	\$33.00	\$29.00	\$36.90
Full Market Value	\$2,370,000	\$1,730,000	\$2,970,000
Market Value per SqFt	\$160.00	\$140.00	\$186.00
Distance from Cooperative in miles		1.20	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01324-0030	1-01327-0013	1-01332-0016
Address	246 EAST 51 STREET	229 EAST 53 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	17	18
Year Built	1926	1904	1930
Gross SqFt	15,210	11,160	14,608
Estimated Gross Income	\$553,644	\$429,697	\$501,094
Gross Income per SqFt	\$36.40	\$38.50	\$34.30
Full Market Value	\$2,780,000	\$2,160,000	\$2,520,000
Market Value per SqFt	\$183.00	\$194.00	\$173.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01325-0024	1-01325-0006	1-01558-0040
Address	963 2 AVENUE	209 EAST 51 STREET	306 EAST 96 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	195	86	159
Year Built	1960	1958	1962
Gross SqFt	206,945	71,000	149,485
Estimated Gross Income	\$6,398,739	\$1,078,252	\$3,291,772
Gross Income per SqFt	\$30.90	\$15.19	\$22.02
Full Market Value	\$31,000,000	\$4,390,000	\$14,700,000
Market Value per SqFt	\$150.00	\$62.00	\$98.00
Distance from Cooperative in miles		0.00	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01327-0037	1-01325-0006	1-01558-0040
Address	220 EAST 54 STREET	209 EAST 51 STREET	306 EAST 96 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	148	86	159
Year Built	1962	1958	1962
Gross SqFt	115,020	71,000	149,485
Estimated Gross Income	\$3,556,418	\$1,078,252	\$3,291,772
Gross Income per SqFt	\$30.90	\$15.19	\$22.02
Full Market Value	\$17,200,000	\$4,390,000	\$14,700,000
Market Value per SqFt	\$150.00	\$62.00	\$98.00
Distance from Cooperative in miles		0.10	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01328-0017	1-01326-0020	1-01363-0047
Address	231 EAST 54 STREET	249 EAST 52 STREET	944 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	15	15	21
Year Built	1900	1960	1900
Gross SqFt	6,040	7,040	5,849
Estimated Gross Income	\$155,530	\$181,818	\$593,214
Gross Income per SqFt	\$25.80	\$25.80	\$101.00
Full Market Value	\$754,000	\$881,000	\$2,980,000
Market Value per SqFt	\$125.00	\$125.00	\$509.00
Distance from Cooperative in miles		0.10	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01328-0018	1-01326-0020	1-01363-0047
Address	233 EAST 54 STREET	249 EAST 52 STREET	944 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	13	15	21
Year Built	1900	1960	1900
Gross SqFt	6,040	7,040	5,849
Estimated Gross Income	\$155,530	\$181,818	\$593,214
Gross Income per SqFt	\$25.80	\$25.80	\$101.00
Full Market Value	\$754,000	\$881,000	\$2,980,000
Market Value per SqFt	\$125.00	\$125.00	\$509.00
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01328-0019	1-01326-0020	1-01363-0047
Address	235 EAST 54 STREET	249 EAST 52 STREET	944 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	16	15	21
Year Built	1900	1960	1900
Gross SqFt	6,040	7,040	5,849
Estimated Gross Income	\$155,530	\$181,818	\$593,214
Gross Income per SqFt	\$25.80	\$25.80	\$101.00
Full Market Value	\$754,000	\$881,000	\$2,980,000
Market Value per SqFt	\$125.00	\$125.00	\$509.00
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01328-0020	1-01326-0020	1-01363-0047
Address	237 EAST 54 STREET	249 EAST 52 STREET	944 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	16	15	21
Year Built	1900	1960	1900
Gross SqFt	6,040	7,040	5,849
Estimated Gross Income	\$155,530	\$181,818	\$593,214
Gross Income per SqFt	\$25.80	\$25.80	\$101.00
Full Market Value	\$754,000	\$881,000	\$2,980,000
Market Value per SqFt	\$125.00	\$125.00	\$509.00
Distance from Cooperative in miles		0.10	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01328-0021	1-01460-0047	1-01546-0001
Address	1035 2 AVENUE	400 EAST 66 STREET	303 EAST 83 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	454	129	263
Year Built	1977	1999	1977
Gross SqFt	406,179	138,500	268,750
Estimated Gross Income	\$15,674,447	\$5,557,488	\$9,953,212
Gross Income per SqFt	\$38.60	\$40.10	\$37.00
Full Market Value	\$78,800,000	\$27,900,000	\$50,000,000
Market Value per SqFt	\$194.00	\$201.00	\$186.00
Distance from Cooperative in miles		0.60	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01328-0030	1-01410-0033	1-01362-0012
Address	238 EAST 55 STREET	1308 3 AVENUE	20 BEEKMAN PLACE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	99	114	78
Year Built	1963	1962	1957
Gross SqFt	68,225	181,549	98,808
Estimated Gross Income	\$2,081,544	\$5,539,920	\$1,314,414
Gross Income per SqFt	\$30.50	\$30.50	\$13.30
Full Market Value	\$10,100,000	\$26,800,000	\$4,940,000
Market Value per SqFt	\$148.00	\$148.00	\$50.00
Distance from Cooperative in miles		1.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01330-0004	1-01325-0006	1-01558-0040
Address	935 3 AVENUE	209 EAST 51 STREET	306 EAST 96 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	202	86	159
Year Built	1960	1958	1962
Gross SqFt	431,730	71,000	149,485
Estimated Gross Income	\$13,349,091	\$1,078,252	\$3,291,772
Gross Income per SqFt	\$30.90	\$15.19	\$22.02
Full Market Value	\$64,700,000	\$4,390,000	\$14,700,000
Market Value per SqFt	\$150.00	\$62.00	\$98.00
Distance from Cooperative in miles		0.25	1.95

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01330-0007	1-01325-0006	1-01558-0040
Address	209 EAST 56 STREET	209 EAST 51 STREET	306 EAST 96 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	120	86	159
Year Built	1960	1958	1962
Gross SqFt	87,100	71,000	149,485
Estimated Gross Income	\$2,550,288	\$1,078,252	\$3,291,772
Gross Income per SqFt	\$29.30	\$15.19	\$22.02
Full Market Value	\$12,400,000	\$4,390,000	\$14,700,000
Market Value per SqFt	\$142.00	\$62.00	\$98.00
Distance from Cooperative in miles		0.25	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01330-0038	1-01325-0006	1-01558-0040
Address	220 EAST 57 STREET	209 EAST 51 STREET	306 EAST 96 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	164	86	159
Year Built	1970	1958	1962
Gross SqFt	124,060	71,000	149,485
Estimated Gross Income	\$3,835,935	\$1,078,252	\$3,291,772
Gross Income per SqFt	\$30.90	\$15.19	\$22.02
Full Market Value	\$18,600,000	\$4,390,000	\$14,700,000
Market Value per SqFt	\$150.00	\$62.00	\$98.00
Distance from Cooperative in miles		0.25	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01331-0014	1-01581-0049	1-01343-0049
Address	227 EAST 57 STREET	1596 YORK AVENUE	956 2 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	120	237	121
Year Built	1931	1968	1959
Gross SqFt	93,153	241,983	115,000
Estimated Gross Income	\$3,228,682	\$7,337,151	\$3,388,075
Gross Income per SqFt	\$34.70	\$30.30	\$29.50
Full Market Value	\$16,200,000	\$35,500,000	\$16,400,000
Market Value per SqFt	\$174.00	\$147.00	\$143.00
Distance from Cooperative in miles		1.40	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01331-0017	1-01325-0006	1-01558-0040
Address	235 EAST 57 STREET	209 EAST 51 STREET	306 EAST 96 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	96	86	159
Year Built	1960	1958	1962
Gross SqFt	105,749	71,000	149,485
Estimated Gross Income	\$3,269,759	\$1,078,252	\$3,291,772
Gross Income per SqFt	\$30.90	\$15.19	\$22.02
Full Market Value	\$15,800,000	\$4,390,000	\$14,700,000
Market Value per SqFt	\$149.00	\$62.00	\$98.00
Distance from Cooperative in miles		0.30	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01333-0001	1-01410-0033	1-01362-0012
Address	305 EAST 40 STREET	1308 3 AVENUE	20 BEEKMAN PLACE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	362	114	78
Year Built	1963	1962	1957
Gross SqFt	369,736	181,549	98,808
Estimated Gross Income	\$11,280,645	\$5,539,920	\$1,314,414
Gross Income per SqFt	\$30.50	\$30.50	\$13.30
Full Market Value	\$54,700,000	\$26,800,000	\$4,940,000
Market Value per SqFt	\$148.00	\$148.00	\$50.00
Distance from Cooperative in miles		1.75	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01333-0018	1-01410-0033	1-01362-0012
Address	2 TUDOR CITY PLACE	1308 3 AVENUE	20 BEEKMAN PLACE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	334	114	78
Year Built	1955	1962	1957
Gross SqFt	336,543	181,549	98,808
Estimated Gross Income	\$10,267,926	\$5,539,920	\$1,314,414
Gross Income per SqFt	\$30.50	\$30.50	\$13.30
Full Market Value	\$49,700,000	\$26,800,000	\$4,940,000
Market Value per SqFt	\$148.00	\$148.00	\$50.00
Distance from Cooperative in miles		1.75	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01333-0023	1-01336-0040	1-01375-0037
Address	1 TUDOR CITY PLACE	310 EAST 44 STREET	530 PARK AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	799	328	187
Year Built	1930	1929	1941
Gross SqFt	418,312	206,598	190,227
Estimated Gross Income	\$13,498,928	\$6,366,358	\$5,651,106
Gross Income per SqFt	\$32.30	\$30.80	\$29.70
Full Market Value	\$65,400,000	\$30,800,000	\$27,400,000
Market Value per SqFt	\$156.00	\$149.00	\$144.00
Distance from Cooperative in miles		0.15	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01333-0042	1-01336-0040	1-01375-0037
Address	304 EAST 41 STREET	310 EAST 44 STREET	530 PARK AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	200	328	187
Year Built	1928	1929	1941
Gross SqFt	128,798	206,598	190,227
Estimated Gross Income	\$4,156,311	\$6,366,358	\$5,651,106
Gross Income per SqFt	\$32.30	\$30.80	\$29.70
Full Market Value	\$20,100,000	\$30,800,000	\$27,400,000
Market Value per SqFt	\$156.00	\$149.00	\$144.00
Distance from Cooperative in miles		0.15	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01334-0010	1-01336-0040	1-01375-0037
Address	325 EAST 41 STREET	310 EAST 44 STREET	530 PARK AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	94	328	187
Year Built	1929	1929	1941
Gross SqFt	110,934	206,598	190,227
Estimated Gross Income	\$3,579,840	\$6,366,358	\$5,651,106
Gross Income per SqFt	\$32.30	\$30.80	\$29.70
Full Market Value	\$17,300,000	\$30,800,000	\$27,400,000
Market Value per SqFt	\$156.00	\$149.00	\$144.00
Distance from Cooperative in miles		0.10	1.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01334-0013	1-01336-0040	1-01375-0037
Address	333 EAST 41 STREET	310 EAST 44 STREET	530 PARK AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	36	328	187
Year Built	1926	1929	1941
Gross SqFt	29,040	206,598	190,227
Estimated Gross Income	\$937,120	\$6,366,358	\$5,651,106
Gross Income per SqFt	\$32.30	\$30.80	\$29.70
Full Market Value	\$4,540,000	\$30,800,000	\$27,400,000
Market Value per SqFt	\$156.00	\$149.00	\$144.00
Distance from Cooperative in miles		0.10	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01334-0022	1-01336-0040	1-01375-0037
Address	25 TUDOR CITY PLACE	310 EAST 44 STREET	530 PARK AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	443	328	187
Year Built	1928	1929	1941
Gross SqFt	249,299	206,598	190,227
Estimated Gross Income	\$8,044,878	\$6,366,358	\$5,651,106
Gross Income per SqFt	\$32.30	\$30.80	\$29.70
Full Market Value	\$39,000,000	\$30,800,000	\$27,400,000
Market Value per SqFt	\$156.00	\$149.00	\$144.00
Distance from Cooperative in miles		0.10	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01334-0041	1-01336-0040	1-01375-0037
Address	312 EAST 42 STREET	310 EAST 44 STREET	530 PARK AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	459	328	187
Year Built	1929	1929	1941
Gross SqFt	261,401	206,598	190,227
Estimated Gross Income	\$8,435,410	\$6,366,358	\$5,651,106
Gross Income per SqFt	\$32.30	\$30.80	\$29.70
Full Market Value	\$40,900,000	\$30,800,000	\$27,400,000
Market Value per SqFt	\$156.00	\$149.00	\$144.00
Distance from Cooperative in miles		0.10	1.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01335-0022	1-01388-0030	1-01558-0005
Address	45 TUDOR CITY PLACE	51 EAST 73 STREET	303 EAST 95 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	406	20	59
Year Built	1927	1910	1910
Gross SqFt	215,715	12,321	33,804
Estimated Gross Income	\$6,363,592	\$357,600	\$997,216
Gross Income per SqFt	\$29.50	\$29.00	\$29.50
Full Market Value	\$30,800,000	\$1,730,000	\$4,830,000
Market Value per SqFt	\$143.00	\$140.00	\$143.00
Distance from Cooperative in miles		1.60	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01336-0010	1-01320-0018	1-01393-0040
Address	315 EAST 43 STREET	235 EAST 46 STREET	74 EAST 79 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	143	63	42
Year Built	1928	1938	1899
Gross SqFt	94,516	49,914	62,472
Estimated Gross Income	\$3,048,141	\$1,609,648	\$2,542,084
Gross Income per SqFt	\$32.30	\$32.20	\$40.70
Full Market Value	\$14,800,000	\$7,800,000	\$12,800,000
Market Value per SqFt	\$157.00	\$156.00	\$205.00
Distance from Cooperative in miles		0.20	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01336-0015	1-01336-0040	1-01346-0023
Address	333 EAST 43 STREET	310 EAST 44 STREET	965 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	217	328	42
Year Built	1928	1929	1934
Gross SqFt	149,000	206,598	38,934
Estimated Gross Income	\$4,580,260	\$6,366,358	\$1,193,448
Gross Income per SqFt	\$30.70	\$30.80	\$30.70
Full Market Value	\$22,200,000	\$30,800,000	\$5,780,000
Market Value per SqFt	\$149.00	\$149.00	\$148.00
Distance from Cooperative in miles		0.00	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01338-0005	1-01341-0032	1-01346-0010
Address	305 EAST 45 STREET	344 EAST 49 STREET	319 EAST 53 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	348	27	31
Year Built	1929	1901	1926
Gross SqFt	387,094	17,900	25,040
Estimated Gross Income	\$12,414,104	\$651,948	\$757,372
Gross Income per SqFt	\$32.10	\$36.40	\$30.20
Full Market Value	\$60,100,000	\$3,280,000	\$3,670,000
Market Value per SqFt	\$155.00	\$183.00	\$147.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01338-0012	1-01338-0035	1-01343-0049
Address	321 EAST 45 STREET	330 EAST 46 STREET	956 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	112	213	121
Year Built	1960	1961	1959
Gross SqFt	58,500	133,828	115,000
Estimated Gross Income	\$1,910,025	\$4,796,858	\$3,388,075
Gross Income per SqFt	\$32.70	\$35.80	\$29.50
Full Market Value	\$9,250,000	\$24,100,000	\$16,400,000
Market Value per SqFt	\$158.00	\$180.00	\$143.00
Distance from Cooperative in miles		0.00	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01339-0012	1-01338-0035	1-01343-0049
Address	333 EAST 46 STREET	330 EAST 46 STREET	956 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	181	213	121
Year Built	1959	1961	1959
Gross SqFt	154,000	133,828	115,000
Estimated Gross Income	\$5,028,100	\$4,796,858	\$3,388,075
Gross Income per SqFt	\$32.70	\$35.80	\$29.50
Full Market Value	\$24,400,000	\$24,100,000	\$16,400,000
Market Value per SqFt	\$158.00	\$180.00	\$143.00
Distance from Cooperative in miles		0.05	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01341-0001	1-01338-0035	1-01343-0049
Address	902 2 AVENUE	330 EAST 46 STREET	956 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	201	213	121
Year Built	1964	1961	1959
Gross SqFt	243,425	133,828	115,000
Estimated Gross Income	\$7,947,826	\$4,796,858	\$3,388,075
Gross Income per SqFt	\$32.60	\$35.80	\$29.50
Full Market Value	\$38,500,000	\$24,100,000	\$16,400,000
Market Value per SqFt	\$158.00	\$180.00	\$143.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01341-0044	1-01338-0035	1-01343-0049
Address	310 EAST 49 STREET	330 EAST 46 STREET	956 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	102	213	121
Year Built	1959	1961	1959
Gross SqFt	60,043	133,828	115,000
Estimated Gross Income	\$1,960,403	\$4,796,858	\$3,388,075
Gross Income per SqFt	\$32.60	\$35.80	\$29.50
Full Market Value	\$9,500,000	\$24,100,000	\$16,400,000
Market Value per SqFt	\$158.00	\$180.00	\$143.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01342-0023	1-01388-0030	1-01558-0005
Address	349 EAST 49 STREET	51 EAST 73 STREET	303 EAST 95 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	113	20	59
Year Built	1940	1910	1910
Gross SqFt	106,000	12,321	33,804
Estimated Gross Income	\$3,127,000	\$357,600	\$997,216
Gross Income per SqFt	\$29.50	\$29.00	\$29.50
Full Market Value	\$15,200,000	\$1,730,000	\$4,830,000
Market Value per SqFt	\$143.00	\$140.00	\$143.00
Distance from Cooperative in miles		1.25	2.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01342-0037	1-01325-0006	1-01558-0040
Address	336 EAST 50 STREET	209 EAST 51 STREET	306 EAST 96 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	24	86	159
Year Built	1960	1958	1962
Gross SqFt	13,872	71,000	149,485
Estimated Gross Income	\$428,922	\$1,078,252	\$3,291,772
Gross Income per SqFt	\$30.90	\$15.19	\$22.02
Full Market Value	\$2,080,000	\$4,390,000	\$14,700,000
Market Value per SqFt	\$150.00	\$62.00	\$98.00
Distance from Cooperative in miles		0.15	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01342-0042	1-01323-0032	1-01350-0038
Address	324 EAST 50 STREET	238 EAST 50 STREET	326 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	24	20	30
Year Built	1902	1900	1904
Gross SqFt	17,076	14,418	18,252
Estimated Gross Income	\$556,336	\$415,239	\$663,408
Gross Income per SqFt	\$32.60	\$28.80	\$36.30
Full Market Value	\$2,700,000	\$2,010,000	\$3,340,000
Market Value per SqFt	\$158.00	\$139.00	\$183.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01343-0016	1-01338-0035	1-01343-0049
Address	337 EAST 50 STREET	330 EAST 46 STREET	956 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	26	213	121
Year Built	1960	1961	1959
Gross SqFt	20,400	133,828	115,000
Estimated Gross Income	\$666,060	\$4,796,858	\$3,388,075
Gross Income per SqFt	\$32.70	\$35.80	\$29.50
Full Market Value	\$3,230,000	\$24,100,000	\$16,400,000
Market Value per SqFt	\$158.00	\$180.00	\$143.00
Distance from Cooperative in miles		0.25	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01344-0018	1-01388-0030	1-01380-0014
Address	343 EAST 51 STREET	51 EAST 73 STREET	19 EAST 65 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	40	20	19
Year Built	1942	1910	1928
Gross SqFt	21,000	12,321	16,000
Estimated Gross Income	\$692,160	\$357,600	\$590,366
Gross Income per SqFt	\$33.00	\$29.00	\$36.90
Full Market Value	\$3,350,000	\$1,730,000	\$2,970,000
Market Value per SqFt	\$160.00	\$140.00	\$186.00
Distance from Cooperative in miles		1.20	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01345-0005	1-01567-0035	1-01517-0025
Address	301 EAST 52 STREET	432 EAST 88 STREET	155 EAST 88 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	16	45	50
Year Built	1979	1973	1976
Gross SqFt	28,158	24,572	29,000
Estimated Gross Income	\$1,018,474	\$888,748	\$943,398
Gross Income per SqFt	\$36.20	\$36.20	\$32.50
Full Market Value	\$5,120,000	\$4,470,000	\$4,570,000
Market Value per SqFt	\$182.00	\$182.00	\$158.00
Distance from Cooperative in miles		1.75	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01345-0017	1-01325-0006	1-01558-0040
Address	345 EAST 52 STREET	209 EAST 51 STREET	306 EAST 96 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	100	86	159
Year Built	1959	1958	1962
Gross SqFt	93,000	71,000	149,485
Estimated Gross Income	\$2,799,300	\$1,078,252	\$3,291,772
Gross Income per SqFt	\$30.10	\$15.19	\$22.02
Full Market Value	\$13,600,000	\$4,390,000	\$14,700,000
Market Value per SqFt	\$146.00	\$62.00	\$98.00
Distance from Cooperative in miles		0.15	2.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01345-0031	1-01388-0030	1-01558-0005
Address	342 EAST 53 STREET	51 EAST 73 STREET	303 EAST 95 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	51	20	59
Year Built	1939	1910	1910
Gross SqFt	32,000	12,321	33,804
Estimated Gross Income	\$944,000	\$357,600	\$997,216
Gross Income per SqFt	\$29.50	\$29.00	\$29.50
Full Market Value	\$4,570,000	\$1,730,000	\$4,830,000
Market Value per SqFt	\$143.00	\$140.00	\$143.00
Distance from Cooperative in miles		1.15	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01345-0037	1-01325-0035	1-01327-0033
Address	334 EAST 53 STREET	240 EAST 52 STREET	232 EAST 54 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	19	15	20
Year Built	1910	1900	1900
Gross SqFt	7,825	9,090	7,550
Estimated Gross Income	\$283,421	\$329,240	\$392,765
Gross Income per SqFt	\$36.20	\$36.20	\$52.00
Full Market Value	\$1,430,000	\$1,660,000	\$1,970,000
Market Value per SqFt	\$183.00	\$183.00	\$261.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01345-0038	1-01344-0040	1-01347-0012
Address	332 EAST 53 STREET	324 EAST 52 STREET	325 EAST 54 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	17	24	41
Year Built	1910	1904	1926
Gross SqFt	7,825	16,932	16,900
Estimated Gross Income	\$233,263	\$479,211	\$529,299
Gross Income per SqFt	\$29.80	\$28.30	\$31.30
Full Market Value	\$1,130,000	\$2,320,000	\$2,560,000
Market Value per SqFt	\$144.00	\$137.00	\$151.00
Distance from Cooperative in miles		0.05	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01346-0014	1-01426-0029	1-01438-0006
Address	333 EAST 53 STREET	242 EAST 72 STREET	305 EAST 63 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	163	71	111
Year Built	1930	1930	1931
Gross SqFt	118,694	97,750	164,567
Estimated Gross Income	\$3,210,672	\$2,644,309	\$6,722,532
Gross Income per SqFt	\$27.00	\$27.10	\$40.80
Full Market Value	\$15,600,000	\$12,800,000	\$33,800,000
Market Value per SqFt	\$131.00	\$131.00	\$205.00
Distance from Cooperative in miles		0.90	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01346-0020	1-01338-0035	1-01343-0049
Address	347 EAST 53 STREET	330 EAST 46 STREET	956 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	44	213	121
Year Built	1961	1961	1959
Gross SqFt	39,000	133,828	115,000
Estimated Gross Income	\$1,273,350	\$4,796,858	\$3,388,075
Gross Income per SqFt	\$32.70	\$35.80	\$29.50
Full Market Value	\$6,170,000	\$24,100,000	\$16,400,000
Market Value per SqFt	\$158.00	\$180.00	\$143.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01346-0039	1-00914-0022	1-01343-0001
Address	332 EAST 54 STREET	245 EAST 33 STREET	944 2 AVENUE
Neighborhood	MIDTOWN EAST	MURRAY HILL	MIDTOWN EAST
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	20	13	27
Year Built	1910	1920	1920
Gross SqFt	7,550	3,854	13,842
Estimated Gross Income	\$280,105	\$93,423	\$595,500
Gross Income per SqFt	\$37.10	\$24.24	\$43.00
Full Market Value	\$1,410,000	\$418,000	\$2,990,000
Market Value per SqFt	\$187.00	\$108.00	\$216.00
Distance from Cooperative in miles		1.00	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01346-0049	1-01349-0014	1-01338-0040
Address	300 EAST 54 STREET	333 EAST 56 STREET	314 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	367	228	250
Year Built	1977	1982	1981
Gross SqFt	300,080	225,154	253,256
Estimated Gross Income	\$11,415,043	\$9,899,097	\$10,547,452
Gross Income per SqFt	\$38.00	\$44.00	\$41.60
Full Market Value	\$57,400,000	\$49,800,000	\$53,000,000
Market Value per SqFt	\$191.00	\$221.00	\$209.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01347-0009	1-01439-0042	1-01437-0022
Address	321 EAST 54 STREET	320 EAST 65 STREET	359 EAST 62 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	102	71	54
Year Built	1929	1930	1930
Gross SqFt	58,377	58,325	46,356
Estimated Gross Income	\$1,634,556	\$2,086,579	\$1,294,745
Gross Income per SqFt	\$28.00	\$35.80	\$27.90
Full Market Value	\$7,920,000	\$10,500,000	\$6,270,000
Market Value per SqFt	\$136.00	\$180.00	\$135.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01347-0018	1-01347-0005	1-01347-0042
Address	345 EAST 54 STREET	311 EAST 54 STREET	316 EAST 55 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	59	41	41
Year Built	1960	1963	1958
Gross SqFt	37,732	24,192	25,040
Estimated Gross Income	\$1,169,692	\$1,094,448	\$448,960
Gross Income per SqFt	\$31.00	\$45.20	\$17.93
Full Market Value	\$5,670,000	\$5,500,000	\$1,830,000
Market Value per SqFt	\$150.00	\$227.00	\$73.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01347-0044	1-01439-0042	1-01437-0022
Address	310 EAST 55 STREET	320 EAST 65 STREET	359 EAST 62 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	82	71	54
Year Built	1932	1930	1930
Gross SqFt	62,287	58,325	46,356
Estimated Gross Income	\$1,744,036	\$2,086,579	\$1,294,745
Gross Income per SqFt	\$28.00	\$35.80	\$27.90
Full Market Value	\$8,450,000	\$10,500,000	\$6,270,000
Market Value per SqFt	\$136.00	\$180.00	\$135.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01348-0016	1-01350-0040	1-01366-0047
Address	333 EAST 55 STREET	320 EAST 58 STREET	994 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	114	128	132
Year Built	1962	1961	1956
Gross SqFt	108,131	108,558	111,792
Estimated Gross Income	\$3,027,668	\$2,967,693	\$3,226,411
Gross Income per SqFt	\$28.00	\$27.30	\$28.90
Full Market Value	\$14,700,000	\$14,400,000	\$15,600,000
Market Value per SqFt	\$136.00	\$133.00	\$140.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01349-0008	1-01432-0120	1-01467-0037
Address	313 EAST 56 STREET	251 EAST 77 STREET	418 EAST 73 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	17	18	20
Year Built	1901	1910	1910
Gross SqFt	11,125	11,430	10,145
Estimated Gross Income	\$336,531	\$487,206	\$298,680
Gross Income per SqFt	\$30.20	\$42.60	\$29.40
Full Market Value	\$1,630,000	\$2,450,000	\$1,450,000
Market Value per SqFt	\$147.00	\$214.00	\$143.00
Distance from Cooperative in miles		1.05	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01349-0009	1-01347-0007	1-01347-0014
Address	315 EAST 56 STREET	315 EAST 54 STREET	333 EAST 54 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	55	39	49
Year Built	1950	1955	1950
Gross SqFt	45,000	20,000	26,810
Estimated Gross Income	\$1,125,000	\$403,926	\$815,697
Gross Income per SqFt	\$25.00	\$20.20	\$30.40
Full Market Value	\$5,030,000	\$1,810,000	\$3,950,000
Market Value per SqFt	\$112.00	\$91.00	\$147.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01349-0032	1-01321-0034	1-00902-0030
Address	350 EAST 57 STREET	230 EAST 48 STREET	371 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	GRAMERCY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	34	68	94
Year Built	1932	1928	1930
Gross SqFt	75,512	68,564	77,640
Estimated Gross Income	\$2,114,336	\$1,889,174	\$2,326,827
Gross Income per SqFt	\$28.00	\$27.60	\$30.00
Full Market Value	\$10,200,000	\$9,150,000	\$11,300,000
Market Value per SqFt	\$135.00	\$133.00	\$146.00
Distance from Cooperative in miles		0.45	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01349-0041	1-01426-0029	1-01499-0061
Address	322 EAST 57 STREET	242 EAST 72 STREET	12 EAST 88 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	21	71	69
Year Built	1930	1930	1931
Gross SqFt	93,096	97,750	87,639
Estimated Gross Income	\$2,792,880	\$2,644,309	\$2,986,010
Gross Income per SqFt	\$30.00	\$27.10	\$34.10
Full Market Value	\$13,500,000	\$12,800,000	\$15,000,000
Market Value per SqFt	\$145.00	\$131.00	\$171.00
Distance from Cooperative in miles		0.75	1.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01349-0044	1-00944-0001	1-01426-0029
Address	320 EAST 57 STREET	710 2 AVENUE	242 EAST 72 STREET
Neighborhood	MIDTOWN EAST	KIPS BAY	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	96	157	71
Year Built	1928	1930	1930
Gross SqFt	110,000	122,247	97,750
Estimated Gross Income	\$3,300,000	\$3,307,076	\$2,644,309
Gross Income per SqFt	\$30.00	\$27.10	\$27.10
Full Market Value	\$16,000,000	\$16,000,000	\$12,800,000
Market Value per SqFt	\$145.00	\$131.00	\$131.00
Distance from Cooperative in miles		0.90	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01350-0001	1-01468-0021	1-01423-0010
Address	1084 2 AVENUE	1385 YORK AVENUE	1299 2 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	1,417	293	624
Year Built	1968	1969	1962
Gross SqFt	539,027	409,942	938,324
Estimated Gross Income	\$16,170,810	\$12,019,257	\$25,240,393
Gross Income per SqFt	\$30.00	\$29.30	\$26.90
Full Market Value	\$78,300,000	\$58,200,000	\$122,000,000
Market Value per SqFt	\$145.00	\$142.00	\$130.00
Distance from Cooperative in miles		0.80	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01350-0011	1-00916-0001	1-00902-0030
Address	317 EAST 57 STREET	525 3 AVENUE	371 2 AVENUE
Neighborhood	MIDTOWN EAST	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	62	93	94
Year Built	1929	1928	1930
Gross SqFt	92,593	76,024	77,640
Estimated Gross Income	\$2,592,604	\$2,039,252	\$2,326,827
Gross Income per SqFt	\$28.00	\$26.80	\$30.00
Full Market Value	\$12,600,000	\$9,880,000	\$11,300,000
Market Value per SqFt	\$136.00	\$130.00	\$146.00
Distance from Cooperative in miles		1.10	1.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01350-0014	1-00879-0027	1-01499-0061
Address	333 EAST 57 STREET	143 EAST 23 STREET	12 EAST 88 STREET
Neighborhood	MIDTOWN EAST	GRAMERCY	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	37	327	69
Year Built	1928	1928	1931
Gross SqFt	105,000	101,857	87,639
Estimated Gross Income	\$3,255,000	\$3,039,895	\$2,986,010
Gross Income per SqFt	\$31.00	\$29.80	\$34.10
Full Market Value	\$15,800,000	\$8,580,000	\$15,000,000
Market Value per SqFt	\$150.00	\$84.00	\$171.00
Distance from Cooperative in miles		1.70	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01350-0020	1-00902-0030	1-00916-0001
Address	345 EAST 57 STREET	371 2 AVENUE	525 3 AVENUE
Neighborhood	MIDTOWN EAST	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	60	94	93
Year Built	1928	1930	1928
Gross SqFt	89,349	77,640	76,024
Estimated Gross Income	\$2,501,772	\$2,326,827	\$2,039,252
Gross Income per SqFt	\$28.00	\$30.00	\$26.80
Full Market Value	\$12,100,000	\$11,300,000	\$9,880,000
Market Value per SqFt	\$135.00	\$146.00	\$130.00
Distance from Cooperative in miles		1.80	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01350-0031	1-01432-0120	1-01467-0037
Address	346 EAST 58 STREET	251 EAST 77 STREET	418 EAST 73 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	18	20
Year Built	1910	1910	1910
Gross SqFt	12,805	11,430	10,145
Estimated Gross Income	\$387,351	\$487,206	\$298,680
Gross Income per SqFt	\$30.20	\$42.60	\$29.40
Full Market Value	\$1,880,000	\$2,450,000	\$1,450,000
Market Value per SqFt	\$147.00	\$214.00	\$143.00
Distance from Cooperative in miles		1.00	0.75

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01351-0001	1-01364-0034	1-01365-0009
Address	1110 2 AVENUE	422 EAST 53 STREET	415 EAST 53 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	233	295	324
Year Built	1974	1974	1982
Gross SqFt	315,078	312,416	413,233
Estimated Gross Income	\$9,452,340	\$9,328,936	\$17,950,024
Gross Income per SqFt	\$30.00	\$29.90	\$43.40
Full Market Value	\$45,800,000	\$45,200,000	\$90,300,000
Market Value per SqFt	\$145.00	\$145.00	\$219.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01351-0017	1-00902-0030	1-01426-0029
Address	339 EAST 58 STREET	371 2 AVENUE	242 EAST 72 STREET
Neighborhood	MIDTOWN EAST	GRAMERCY	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	102	94	71
Year Built	1930	1930	1930
Gross SqFt	77,102	77,640	97,750
Estimated Gross Income	\$2,081,754	\$2,326,827	\$2,644,309
Gross Income per SqFt	\$27.00	\$30.00	\$27.10
Full Market Value	\$10,100,000	\$11,300,000	\$12,800,000
Market Value per SqFt	\$131.00	\$146.00	\$131.00
Distance from Cooperative in miles		1.85	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01360-9001	1-01418-0021	1-01488-0045
Address	404 EAST 49 STREET	1201 2 AVENUE	500 EAST 77 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	167	547	427
Year Built	1967	1963	1964
Gross SqFt	443,522	566,083	530,809
Estimated Gross Income	\$12,862,138	\$19,444,197	\$11,042,597
Gross Income per SqFt	\$29.00	\$34.30	\$20.80
Full Market Value	\$62,300,000	\$97,800,000	\$49,300,000
Market Value per SqFt	\$140.00	\$173.00	\$93.00
Distance from Cooperative in miles		0.80	1.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01360-9002	1-01418-0021	1-01488-0045
Address	870 UNITED NATIONS PLAZA	1201 2 AVENUE	500 EAST 77 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	167	547	427
Year Built	1967	1963	1964
Gross SqFt	443,522	566,083	530,809
Estimated Gross Income	\$12,862,138	\$19,444,197	\$11,042,597
Gross Income per SqFt	\$29.00	\$34.30	\$20.80
Full Market Value	\$62,300,000	\$97,800,000	\$49,300,000
Market Value per SqFt	\$140.00	\$173.00	\$93.00
Distance from Cooperative in miles		0.80	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01361-0007	1-00902-0030	1-01057-0141
Address	10 MITCHELL PLACE	371 2 AVENUE	414 WEST 48 STREET
Neighborhood	MIDTOWN EAST	GRAMERCY	CLINTON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	C4-WALK-UP
Total Units	101	94	54
Year Built	1931	1930	1930
Gross SqFt	67,000	77,640	57,700
Estimated Gross Income	\$2,010,000	\$2,326,827	\$1,802,038
Gross Income per SqFt	\$30.00	\$30.00	\$31.20
Full Market Value	\$9,740,000	\$11,300,000	\$5,090,000
Market Value per SqFt	\$145.00	\$146.00	\$88.00
Distance from Cooperative in miles		1.40	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01361-0012	1-00944-0001	1-00879-0027
Address	2 MITCHELL PLACE	710 2 AVENUE	143 EAST 23 STREET
Neighborhood	MIDTOWN EAST	KIPS BAY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	98	157	327
Year Built	1931	1930	1928
Gross SqFt	125,000	122,247	101,857
Estimated Gross Income	\$3,437,500	\$3,307,076	\$3,039,895
Gross Income per SqFt	\$27.50	\$27.10	\$29.80
Full Market Value	\$16,700,000	\$16,000,000	\$8,580,000
Market Value per SqFt	\$134.00	\$131.00	\$84.00
Distance from Cooperative in miles		0.55	1.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01361-0021	1-01336-0040	1-01337-0006
Address	1 BEEKMAN PLACE	310 EAST 44 STREET	307 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	140	328	318
Year Built	1931	1929	1929
Gross SqFt	195,000	206,598	186,255
Estimated Gross Income	\$6,045,000	\$6,366,358	\$5,473,528
Gross Income per SqFt	\$31.00	\$30.80	\$29.40
Full Market Value	\$29,300,000	\$30,800,000	\$26,500,000
Market Value per SqFt	\$150.00	\$149.00	\$142.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01361-0031	1-01349-0031	1-01351-0040
Address	7 BEEKMAN PLACE	356 EAST 57 STREET	322 EAST 59 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	13	20
Year Built	1920	1928	1920
Gross SqFt	6,000	6,368	9,080
Estimated Gross Income	\$204,000	\$183,732	\$312,295
Gross Income per SqFt	\$34.00	\$28.90	\$34.40
Full Market Value	\$1,030,000	\$890,000	\$1,570,000
Market Value per SqFt	\$172.00	\$140.00	\$173.00
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01361-0032	1-01341-0014	1-01329-0026
Address	5 BEEKMAN PLACE	325 EAST 48 STREET	1057 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	11	17	14
Year Built	1900	1900	1912
Gross SqFt	6,440	6,640	6,700
Estimated Gross Income	\$206,080	\$206,964	\$195,941
Gross Income per SqFt	\$32.00	\$31.20	\$29.20
Full Market Value	\$999,000	\$1,000,000	\$949,000
Market Value per SqFt	\$155.00	\$151.00	\$142.00
Distance from Cooperative in miles		0.20	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01361-0039	1-01350-0040	1-00891-0039
Address	12 BEEKMAN PLACE	320 EAST 58 STREET	165 EAST 35 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	69	128	131
Year Built	1957	1961	1955
Gross SqFt	90,089	108,558	96,102
Estimated Gross Income	\$2,432,403	\$2,967,693	\$2,654,646
Gross Income per SqFt	\$27.00	\$27.30	\$27.60
Full Market Value	\$11,800,000	\$14,400,000	\$12,900,000
Market Value per SqFt	\$131.00	\$133.00	\$134.00
Distance from Cooperative in miles		0.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01362-0038	1-00916-0001	1-01048-0026
Address	30 BEEKMAN PLACE	525 3 AVENUE	307 WEST 57 STREET
Neighborhood	MIDTOWN EAST	MURRAY HILL	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	38	93	125
Year Built	1931	1928	1928
Gross SqFt	67,167	76,024	75,617
Estimated Gross Income	\$1,880,676	\$2,039,252	\$2,163,218
Gross Income per SqFt	\$28.00	\$26.80	\$28.60
Full Market Value	\$9,110,000	\$9,880,000	\$10,500,000
Market Value per SqFt	\$136.00	\$130.00	\$139.00
Distance from Cooperative in miles		0.80	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01362-0041	1-01349-0049	1-01317-0030
Address	420 EAST 51 STREET	1076 2 AVENUE	230 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	110	167	166
Year Built	1962	1948	1963
Gross SqFt	155,000	180,000	135,315
Estimated Gross Income	\$4,805,000	\$5,237,162	\$3,717,616
Gross Income per SqFt	\$31.00	\$29.10	\$27.50
Full Market Value	\$23,300,000	\$25,400,000	\$18,000,000
Market Value per SqFt	\$150.00	\$141.00	\$133.00
Distance from Cooperative in miles		0.30	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01363-0008	1-01426-0029	1-00916-0001
Address	425 EAST 51 STREET	242 EAST 72 STREET	525 3 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	69	71	93
Year Built	1928	1930	1928
Gross SqFt	73,676	97,750	76,024
Estimated Gross Income	\$1,989,252	\$2,644,309	\$2,039,252
Gross Income per SqFt	\$27.00	\$27.10	\$26.80
Full Market Value	\$9,640,000	\$12,800,000	\$9,880,000
Market Value per SqFt	\$131.00	\$131.00	\$130.00
Distance from Cooperative in miles		1.00	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01363-0012	1-01426-0029	1-01499-0061
Address	433 EAST 51 STREET	242 EAST 72 STREET	12 EAST 88 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	81	71	69
Year Built	1930	1930	1931
Gross SqFt	93,999	97,750	87,639
Estimated Gross Income	\$2,725,971	\$2,644,309	\$2,986,010
Gross Income per SqFt	\$29.00	\$27.10	\$34.10
Full Market Value	\$13,200,000	\$12,800,000	\$15,000,000
Market Value per SqFt	\$140.00	\$131.00	\$171.00
Distance from Cooperative in miles		1.00	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01363-0016	1-01409-0021	1-01521-0007
Address	439 EAST 51 STREET	1033 LEXINGTON AVENUE	115 EAST 92 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	36	35	54
Year Built	1925	1923	1927
Gross SqFt	73,095	71,189	65,692
Estimated Gross Income	\$2,046,660	\$1,965,760	\$1,890,742
Gross Income per SqFt	\$28.00	\$27.60	\$28.80
Full Market Value	\$9,920,000	\$9,520,000	\$9,160,000
Market Value per SqFt	\$136.00	\$134.00	\$139.00
Distance from Cooperative in miles		1.20	2.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01363-0020	1-01437-0022	1-01518-0009
Address	455 EAST 51 STREET	359 EAST 62 STREET	115 EAST 89 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	38	54	47
Year Built	1930	1930	1924
Gross SqFt	47,242	46,356	52,848
Estimated Gross Income	\$1,322,776	\$1,294,745	\$1,392,558
Gross Income per SqFt	\$28.00	\$27.90	\$26.40
Full Market Value	\$6,410,000	\$6,270,000	\$6,750,000
Market Value per SqFt	\$136.00	\$135.00	\$128.00
Distance from Cooperative in miles		0.55	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01363-0026	1-01521-0007	1-01518-0009
Address	450 EAST 52 STREET	115 EAST 92 STREET	115 EAST 89 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	16	54	47
Year Built	1927	1927	1924
Gross SqFt	65,142	65,692	52,848
Estimated Gross Income	\$1,823,976	\$1,890,742	\$1,392,558
Gross Income per SqFt	\$28.00	\$28.80	\$26.40
Full Market Value	\$8,840,000	\$9,160,000	\$6,750,000
Market Value per SqFt	\$136.00	\$139.00	\$128.00
Distance from Cooperative in miles		2.10	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01363-0027	1-01521-0007	1-01409-0021
Address	444 EAST 52 STREET	115 EAST 92 STREET	1033 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	51	54	35
Year Built	1929	1927	1923
Gross SqFt	72,865	65,692	71,189
Estimated Gross Income	\$2,040,220	\$1,890,742	\$1,965,760
Gross Income per SqFt	\$28.00	\$28.80	\$27.60
Full Market Value	\$9,880,000	\$9,160,000	\$9,520,000
Market Value per SqFt	\$136.00	\$139.00	\$134.00
Distance from Cooperative in miles		2.10	1.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01363-0031	1-01517-0020	1-01517-0050
Address	434 EAST 52 STREET	1327 LEXINGTON AVENUE	1329 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	71	97	98
Year Built	1930	1927	1929
Gross SqFt	86,182	87,192	80,351
Estimated Gross Income	\$2,413,096	\$2,385,489	\$2,445,485
Gross Income per SqFt	\$28.00	\$27.40	\$30.40
Full Market Value	\$11,700,000	\$11,600,000	\$11,800,000
Market Value per SqFt	\$136.00	\$133.00	\$147.00
Distance from Cooperative in miles		1.90	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01363-0037	1-01517-0020	1-01517-0050
Address	424 EAST 52 STREET	1327 LEXINGTON AVENUE	1329 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	81	97	98
Year Built	1930	1927	1929
Gross SqFt	88,181	87,192	80,351
Estimated Gross Income	\$2,469,068	\$2,385,489	\$2,445,485
Gross Income per SqFt	\$28.00	\$27.40	\$30.40
Full Market Value	\$12,000,000	\$11,600,000	\$11,800,000
Market Value per SqFt	\$136.00	\$133.00	\$147.00
Distance from Cooperative in miles		1.90	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01363-0040	1-00879-0027	1-01517-0020
Address	414 EAST 52 STREET	143 EAST 23 STREET	1327 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	GRAMERCY	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	84	327	97
Year Built	1931	1928	1927
Gross SqFt	102,422	101,857	87,192
Estimated Gross Income	\$2,867,816	\$3,039,895	\$2,385,489
Gross Income per SqFt	\$28.00	\$29.80	\$27.40
Full Market Value	\$13,900,000	\$8,580,000	\$11,600,000
Market Value per SqFt	\$136.00	\$84.00	\$133.00
Distance from Cooperative in miles		1.45	1.90

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01363-0043	1-01565-0035	1-00882-0021
Address	410 EAST 52 STREET	430 EAST 86 STREET	88 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	152	133	180
Year Built	1931	1931	1927
Gross SqFt	179,213	205,967	152,310
Estimated Gross Income	\$4,928,357	\$5,376,180	\$4,172,309
Gross Income per SqFt	\$27.50	\$26.10	\$27.40
Full Market Value	\$23,900,000	\$26,000,000	\$20,200,000
Market Value per SqFt	\$133.00	\$126.00	\$133.00
Distance from Cooperative in miles		1.70	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01364-0005	1-01488-0045	1-01465-0021
Address	415 EAST 52 STREET	500 EAST 77 STREET	1313 YORK AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	291	427	442
Year Built	1956	1964	1966
Gross SqFt	430,000	530,809	400,612
Estimated Gross Income	\$12,255,000	\$11,042,597	\$10,594,781
Gross Income per SqFt	\$28.50	\$20.80	\$26.40
Full Market Value	\$59,400,000	\$49,300,000	\$51,300,000
Market Value per SqFt	\$138.00	\$93.00	\$128.00
Distance from Cooperative in miles		1.20	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01364-0022	1-01022-0061	1-01497-0009
Address	435 EAST 52 STREET	834 8 AVENUE	1150 MADISON AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	82	285	360
Year Built	1931	1925	1923
Gross SqFt	460,973	215,099	472,600
Estimated Gross Income	\$14,059,676	\$7,063,811	\$12,208,015
Gross Income per SqFt	\$30.50	\$32.80	\$25.80
Full Market Value	\$68,100,000	\$21,700,000	\$59,100,000
Market Value per SqFt	\$148.00	\$101.00	\$125.00
Distance from Cooperative in miles		1.20	1.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01365-0020	1-01418-0021	1-01465-0021
Address	60 SUTTON PLACE SOUTH	1201 2 AVENUE	1313 YORK AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	368	547	442
Year Built	1951	1963	1966
Gross SqFt	455,000	566,083	400,612
Estimated Gross Income	\$12,967,500	\$19,444,197	\$10,594,781
Gross Income per SqFt	\$28.50	\$34.30	\$26.40
Full Market Value	\$62,800,000	\$97,800,000	\$51,300,000
Market Value per SqFt	\$138.00	\$173.00	\$128.00
Distance from Cooperative in miles		0.55	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01366-0016	1-01463-0021	1-01417-0028
Address	425 EAST 54 STREET	1273 YORK AVENUE	1191 2 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	238	213	191
Year Built	1956	1957	1964
Gross SqFt	217,285	182,345	207,284
Estimated Gross Income	\$6,301,265	\$5,313,826	\$5,443,717
Gross Income per SqFt	\$29.00	\$29.10	\$26.30
Full Market Value	\$30,500,000	\$25,700,000	\$26,400,000
Market Value per SqFt	\$140.00	\$141.00	\$127.00
Distance from Cooperative in miles		0.70	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01366-0025	1-01340-0001	1-01559-0019
Address	50 SUTTON PLACE SOUTH	884 2 AVENUE	1493 YORK AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	195	262	250
Year Built	1955	1961	1956
Gross SqFt	319,696	290,000	277,073
Estimated Gross Income	\$8,951,488	\$7,396,620	\$8,839,660
Gross Income per SqFt	\$28.00	\$25.50	\$31.90
Full Market Value	\$43,400,000	\$35,800,000	\$42,800,000
Market Value per SqFt	\$136.00	\$123.00	\$154.00
Distance from Cooperative in miles		0.35	1.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01367-0001	1-01423-0010	1-01549-0001
Address	1006 1 AVENUE	1299 2 AVENUE	1660 2 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	634	624	698
Year Built	1969	1962	1964
Gross SqFt	870,000	938,324	690,703
Estimated Gross Income	\$23,490,000	\$25,240,393	\$18,380,443
Gross Income per SqFt	\$27.00	\$26.90	\$26.60
Full Market Value	\$114,000,000	\$122,000,000	\$89,100,000
Market Value per SqFt	\$131.00	\$130.00	\$129.00
Distance from Cooperative in miles		0.70	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01367-0020	1-01581-0030	1-01590-0036
Address	36 EAST 56 STREET	110 EAST END AVENUE	85 EAST END AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	102	146	175
Year Built	1948	1951	1951
Gross SqFt	147,000	150,754	169,386
Estimated Gross Income	\$3,969,000	\$4,037,134	\$4,615,998
Gross Income per SqFt	\$27.00	\$26.80	\$27.30
Full Market Value	\$19,200,000	\$19,600,000	\$22,400,000
Market Value per SqFt	\$131.00	\$130.00	\$132.00
Distance from Cooperative in miles		1.45	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01367-0026	1-01581-0030	1-01590-0036
Address	20 SUTTON PLACE SOUTH	110 EAST END AVENUE	85 EAST END AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	88	146	175
Year Built	1953	1951	1951
Gross SqFt	155,938	150,754	169,386
Estimated Gross Income	\$4,210,326	\$4,037,134	\$4,615,998
Gross Income per SqFt	\$27.00	\$26.80	\$27.30
Full Market Value	\$20,400,000	\$19,600,000	\$22,400,000
Market Value per SqFt	\$131.00	\$130.00	\$132.00
Distance from Cooperative in miles		1.45	1.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01367-0031	1-01350-0040	1-00891-0039
Address	440 EAST 56 STREET	320 EAST 58 STREET	165 EAST 35 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	82	128	131
Year Built	1955	1961	1955
Gross SqFt	90,000	108,558	96,102
Estimated Gross Income	\$2,475,000	\$2,967,693	\$2,654,646
Gross Income per SqFt	\$27.50	\$27.30	\$27.60
Full Market Value	\$12,000,000	\$14,400,000	\$12,900,000
Market Value per SqFt	\$133.00	\$133.00	\$134.00
Distance from Cooperative in miles		0.15	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01367-0035	1-01350-0040	1-00891-0039
Address	430 EAST 56 STREET	320 EAST 58 STREET	165 EAST 35 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	82	128	131
Year Built	1955	1961	1955
Gross SqFt	90,000	108,558	96,102
Estimated Gross Income	\$2,475,000	\$2,967,693	\$2,654,646
Gross Income per SqFt	\$27.50	\$27.30	\$27.60
Full Market Value	\$12,000,000	\$14,400,000	\$12,900,000
Market Value per SqFt	\$133.00	\$133.00	\$134.00
Distance from Cooperative in miles		0.15	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01368-0001	1-01336-0040	1-01422-0048
Address	1026 1 AVENUE	310 EAST 44 STREET	210 EAST 68 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	278	328	210
Year Built	1931	1929	1929
Gross SqFt	290,482	206,598	243,802
Estimated Gross Income	\$9,004,942	\$6,366,358	\$8,823,642
Gross Income per SqFt	\$31.00	\$30.80	\$36.20
Full Market Value	\$43,600,000	\$30,800,000	\$44,400,000
Market Value per SqFt	\$150.00	\$149.00	\$182.00
Distance from Cooperative in miles		0.65	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01368-0013	1-01343-0036	1-01425-0017
Address	433 EAST 56 STREET	340 EAST 51 STREET	225 EAST 70 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	74	116	91
Year Built	1967	1965	1961
Gross SqFt	91,282	88,658	83,220
Estimated Gross Income	\$2,784,101	\$2,826,778	\$2,437,389
Gross Income per SqFt	\$30.50	\$31.90	\$29.30
Full Market Value	\$13,500,000	\$13,700,000	\$11,800,000
Market Value per SqFt	\$148.00	\$155.00	\$142.00
Distance from Cooperative in miles		0.35	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01368-0024	1-00882-0021	1-00879-0027
Address	14 SUTTON PLACE SOUTH	88 LEXINGTON AVENUE	143 EAST 23 STREET
Neighborhood	MIDTOWN EAST	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	93	180	327
Year Built	1929	1927	1928
Gross SqFt	161,462	152,310	101,857
Estimated Gross Income	\$4,520,936	\$4,172,309	\$3,039,895
Gross Income per SqFt	\$28.00	\$27.40	\$29.80
Full Market Value	\$21,900,000	\$20,200,000	\$8,580,000
Market Value per SqFt	\$136.00	\$133.00	\$84.00
Distance from Cooperative in miles		1.55	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01368-0025	1-01406-0001	1-01336-0040
Address	2 SUTTON PLACE SOUTH	737 PARK AVENUE	310 EAST 44 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	129	120	328
Year Built	1938	1940	1929
Gross SqFt	206,411	215,600	206,598
Estimated Gross Income	\$5,985,919	\$6,008,692	\$6,366,358
Gross Income per SqFt	\$29.00	\$27.90	\$30.80
Full Market Value	\$29,000,000	\$29,100,000	\$30,800,000
Market Value per SqFt	\$140.00	\$135.00	\$149.00
Distance from Cooperative in miles		0.90	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01368-0033	1-00916-0041	1-01343-0036
Address	440 EAST 57 STREET	236 EAST 36 STREET	340 EAST 51 STREET
Neighborhood	MIDTOWN EAST	MURRAY HILL	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	86	145	116
Year Built	1961	1963	1965
Gross SqFt	95,977	95,057	88,658
Estimated Gross Income	\$2,879,310	\$2,797,441	\$2,826,778
Gross Income per SqFt	\$30.00	\$29.40	\$31.90
Full Market Value	\$14,000,000	\$13,600,000	\$13,700,000
Market Value per SqFt	\$146.00	\$143.00	\$155.00
Distance from Cooperative in miles		1.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01368-0036	1-01426-0029	1-00879-0027
Address	430 EAST 57 STREET	242 EAST 72 STREET	143 EAST 23 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	60	71	327
Year Built	1926	1930	1928
Gross SqFt	103,000	97,750	101,857
Estimated Gross Income	\$2,884,000	\$2,644,309	\$3,039,895
Gross Income per SqFt	\$28.00	\$27.10	\$29.80
Full Market Value	\$14,000,000	\$12,800,000	\$8,580,000
Market Value per SqFt	\$136.00	\$131.00	\$84.00
Distance from Cooperative in miles		0.80	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01368-0039	1-00872-0050	1-01067-0052
Address	424 EAST 57 STREET	140 EAST 17 STREET	448 WEST 58 STREET
Neighborhood	MIDTOWN EAST	GRAMERCY	CLINTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	27	44	53
Year Built	1925	1930	1926
Gross SqFt	29,376	29,796	32,665
Estimated Gross Income	\$793,152	\$783,184	\$897,563
Gross Income per SqFt	\$27.00	\$26.30	\$27.50
Full Market Value	\$3,840,000	\$3,790,000	\$4,350,000
Market Value per SqFt	\$131.00	\$127.00	\$133.00
Distance from Cooperative in miles		2.00	1.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01368-0042	1-00879-0027	1-00882-0021
Address	410 EAST 57 STREET	143 EAST 23 STREET	88 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	79	327	180
Year Built	1929	1928	1927
Gross SqFt	130,000	101,857	152,310
Estimated Gross Income	\$3,640,000	\$3,039,895	\$4,172,309
Gross Income per SqFt	\$28.00	\$29.80	\$27.40
Full Market Value	\$17,600,000	\$8,580,000	\$20,200,000
Market Value per SqFt	\$135.00	\$84.00	\$133.00
Distance from Cooperative in miles		1.65	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01369-0002	1-01343-0049	1-01518-0024
Address	411 EAST 57 STREET	956 2 AVENUE	1341 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	104	121	107
Year Built	1959	1959	1960
Gross SqFt	118,305	115,000	114,939
Estimated Gross Income	\$3,430,845	\$3,388,075	\$3,111,379
Gross Income per SqFt	\$29.00	\$29.50	\$27.10
Full Market Value	\$16,600,000	\$16,400,000	\$15,100,000
Market Value per SqFt	\$140.00	\$143.00	\$131.00
Distance from Cooperative in miles		0.40	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01369-0007	1-00879-0027	1-00882-0021
Address	419 EAST 57 STREET	143 EAST 23 STREET	88 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	92	327	180
Year Built	1927	1928	1927
Gross SqFt	128,114	101,857	152,310
Estimated Gross Income	\$3,587,192	\$3,039,895	\$4,172,309
Gross Income per SqFt	\$28.00	\$29.80	\$27.40
Full Market Value	\$17,400,000	\$8,580,000	\$20,200,000
Market Value per SqFt	\$136.00	\$84.00	\$133.00
Distance from Cooperative in miles		1.70	1.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01369-0012	1-01409-0021	1-01517-0020
Address	433 EAST 57 STREET	1033 LEXINGTON AVENUE	1327 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	64	35	97
Year Built	1927	1923	1927
Gross SqFt	90,500	71,189	87,192
Estimated Gross Income	\$2,534,000	\$1,965,760	\$2,385,489
Gross Income per SqFt	\$28.00	\$27.60	\$27.40
Full Market Value	\$12,300,000	\$9,520,000	\$11,600,000
Market Value per SqFt	\$136.00	\$134.00	\$133.00
Distance from Cooperative in miles		0.95	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01369-0016	1-01409-0021	1-00916-0001
Address	447 EAST 57 STREET	1033 LEXINGTON AVENUE	525 3 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	23	35	93
Year Built	1928	1923	1928
Gross SqFt	71,784	71,189	76,024
Estimated Gross Income	\$2,081,736	\$1,965,760	\$2,039,252
Gross Income per SqFt	\$29.00	\$27.60	\$26.80
Full Market Value	\$10,100,000	\$9,520,000	\$9,880,000
Market Value per SqFt	\$141.00	\$134.00	\$130.00
Distance from Cooperative in miles		0.95	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01369-0019	1-01409-0021	1-01517-0020
Address	455 EAST 57 STREET	1033 LEXINGTON AVENUE	1327 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	47	35	97
Year Built	1928	1923	1927
Gross SqFt	91,617	71,189	87,192
Estimated Gross Income	\$2,565,276	\$1,965,760	\$2,385,489
Gross Income per SqFt	\$28.00	\$27.60	\$27.40
Full Market Value	\$12,400,000	\$9,520,000	\$11,600,000
Market Value per SqFt	\$135.00	\$134.00	\$133.00
Distance from Cooperative in miles		0.95	1.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01369-0024	1-01437-0022	1-01439-0042
Address	4 SUTTON PLACE SOUTH	359 EAST 62 STREET	320 EAST 65 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	12	54	71
Year Built	1930	1930	1930
Gross SqFt	45,183	46,356	58,325
Estimated Gross Income	\$1,355,490	\$1,294,745	\$2,086,579
Gross Income per SqFt	\$30.00	\$27.90	\$35.80
Full Market Value	\$6,570,000	\$6,270,000	\$10,500,000
Market Value per SqFt	\$145.00	\$135.00	\$180.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01369-0026	1-01338-0035	1-01317-0030
Address	16 SUTTON PLACE SOUTH	330 EAST 46 STREET	230 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	56	213	166
Year Built	1960	1961	1963
Gross SqFt	125,800	133,828	135,315
Estimated Gross Income	\$3,962,700	\$4,796,858	\$3,717,616
Gross Income per SqFt	\$31.50	\$35.80	\$27.50
Full Market Value	\$19,200,000	\$24,100,000	\$18,000,000
Market Value per SqFt	\$153.00	\$180.00	\$133.00
Distance from Cooperative in miles		0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01369-0029	1-01470-0014	1-01468-0039
Address	446 EAST 58 STREET	425 EAST 75 STREET	410 EAST 74 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	26	30	56
Year Built	1920	1910	1920
Gross SqFt	18,939	18,350	28,560
Estimated Gross Income	\$530,292	\$480,148	\$850,252
Gross Income per SqFt	\$28.00	\$26.20	\$29.80
Full Market Value	\$2,570,000	\$2,330,000	\$4,120,000
Market Value per SqFt	\$136.00	\$127.00	\$144.00
Distance from Cooperative in miles		0.90	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01369-0031	1-01332-0016	1-01347-0034
Address	436 EAST 58 STREET	231 EAST 58 STREET	342 EAST 55 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	24	18	26
Year Built	1930	1930	1930
Gross SqFt	12,235	14,608	13,000
Estimated Gross Income	\$379,285	\$501,094	\$395,169
Gross Income per SqFt	\$31.00	\$34.30	\$30.40
Full Market Value	\$1,840,000	\$2,520,000	\$1,910,000
Market Value per SqFt	\$150.00	\$173.00	\$147.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01369-0033	1-01491-0041	1-01535-0023
Address	434 EAST 58 STREET	66 EAST 80 STREET	1729 2 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	24	18	17
Year Built	1930	1925	1925
Gross SqFt	12,235	12,648	14,300
Estimated Gross Income	\$342,580	\$359,568	\$410,515
Gross Income per SqFt	\$28.00	\$28.40	\$28.70
Full Market Value	\$1,660,000	\$1,740,000	\$1,990,000
Market Value per SqFt	\$136.00	\$138.00	\$139.00
Distance from Cooperative in miles		1.25	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01370-0015	1-01364-0034	1-00934-0001
Address	419 EAST 58 STREET	422 EAST 53 STREET	500 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	365	295	900
Year Built	1975	1974	1975
Gross SqFt	1,142,297	312,416	829,024
Estimated Gross Income	\$34,268,910	\$9,328,936	\$24,861,874
Gross Income per SqFt	\$30.00	\$29.90	\$30.00
Full Market Value	\$166,000,000	\$45,200,000	\$101,000,000
Market Value per SqFt	\$145.00	\$145.00	\$122.00
Distance from Cooperative in miles		0.30	1.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01370-0021	1-01124-0059	1-01369-0045
Address	30 SUTTON PLACE	50 WEST 72 STREET	1058 1 AVENUE
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	48	213	130
Year Built	1929	1927	1929
Gross SqFt	127,293	143,791	140,000
Estimated Gross Income	\$3,691,497	\$4,246,364	\$4,033,736
Gross Income per SqFt	\$29.00	\$29.50	\$28.80
Full Market Value	\$17,900,000	\$20,600,000	\$19,500,000
Market Value per SqFt	\$141.00	\$143.00	\$139.00
Distance from Cooperative in miles		1.50	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01370-0038	1-01369-0042	
Address	418 EAST 59 STREET	410 EAST 58 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	76	125	
Year Built	1988	1974	
Gross SqFt	129,255	105,734	
Estimated Gross Income	\$4,265,415	\$3,312,224	
Gross Income per SqFt	\$33.00	\$31.30	
Full Market Value	\$20,700,000	\$16,000,000	
Market Value per SqFt	\$160.00	\$151.00	
Distance from Cooperative in miles		0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01370-0046	1-01200-0019	1-01124-0059
Address	1076 1 AVENUE	21 WEST 86 STREET	50 WEST 72 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	129	157	213
Year Built	1929	1927	1927
Gross SqFt	127,607	141,498	143,791
Estimated Gross Income	\$3,892,013	\$4,348,207	\$4,246,364
Gross Income per SqFt	\$30.50	\$30.70	\$29.50
Full Market Value	\$18,900,000	\$21,100,000	\$20,600,000
Market Value per SqFt	\$148.00	\$149.00	\$143.00
Distance from Cooperative in miles		1.95	1.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01371-0014	1-01418-0021	1-01465-0021
Address	45 SUTTON PLACE SOUTH	1201 2 AVENUE	1313 YORK AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	279	547	442
Year Built	1958	1963	1966
Gross SqFt	510,547	566,083	400,612
Estimated Gross Income	\$15,571,683	\$19,444,197	\$10,594,781
Gross Income per SqFt	\$30.50	\$34.30	\$26.40
Full Market Value	\$75,400,000	\$97,800,000	\$51,300,000
Market Value per SqFt	\$148.00	\$173.00	\$128.00
Distance from Cooperative in miles		0.60	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01371-0038	1-01418-0021	1-01465-0021
Address	25 SUTTON PLACE SOUTH	1201 2 AVENUE	1313 YORK AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	322	547	442
Year Built	1959	1963	1966
Gross SqFt	537,750	566,083	400,612
Estimated Gross Income	\$16,401,375	\$19,444,197	\$10,594,781
Gross Income per SqFt	\$30.50	\$34.30	\$26.40
Full Market Value	\$79,500,000	\$97,800,000	\$51,300,000
Market Value per SqFt	\$148.00	\$173.00	\$128.00
Distance from Cooperative in miles		0.60	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01372-0002	1-01565-0035	1-01337-0006
Address	1 SUTTON PLACE SOUTH	430 EAST 86 STREET	307 EAST 44 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	43	133	318
Year Built	1926	1931	1929
Gross SqFt	231,680	205,967	186,255
Estimated Gross Income	\$6,487,040	\$5,376,180	\$5,473,528
Gross Income per SqFt	\$28.00	\$26.10	\$29.40
Full Market Value	\$31,400,000	\$26,000,000	\$26,500,000
Market Value per SqFt	\$136.00	\$126.00	\$142.00
Distance from Cooperative in miles		1.45	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01372-0062	1-00887-0014	1-00916-0001
Address	25 SUTTON PLACE	121 EAST 31 STREET	525 3 AVENUE
Neighborhood	MIDTOWN EAST	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	14	96	93
Year Built	1928	1930	1928
Gross SqFt	63,000	58,321	76,024
Estimated Gross Income	\$1,890,000	\$1,940,756	\$2,039,252
Gross Income per SqFt	\$30.00	\$33.30	\$26.80
Full Market Value	\$9,160,000	\$9,400,000	\$9,880,000
Market Value per SqFt	\$145.00	\$161.00	\$130.00
Distance from Cooperative in miles		1.35	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01372-0073	1-01425-0001	1-01512-0040
Address	35 SUTTON PLACE	1213 3 AVENUE	1482 3 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	131	201	185
Year Built	1960	1961	1963
Gross SqFt	247,000	265,980	224,000
Estimated Gross Income	\$7,410,000	\$9,743,446	\$5,976,635
Gross Income per SqFt	\$30.00	\$36.60	\$26.70
Full Market Value	\$35,900,000	\$49,000,000	\$29,000,000
Market Value per SqFt	\$145.00	\$184.00	\$129.00
Distance from Cooperative in miles		0.80	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01373-0001	1-01068-0003	1-01171-0063
Address	40 RIVER ROAD	400 WEST 59 STREET	55 WEST END AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	CLINTON	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	8,084	736	1,008
Year Built	1975	1997	1994
Gross SqFt	5,026,701	961,433	925,889
Estimated Gross Income	\$106,817,396	\$27,296,953	\$27,397,516
Gross Income per SqFt	\$21.25	\$28.40	\$29.60
Full Market Value	\$477,000,000	\$132,000,000	\$133,000,000
Market Value per SqFt	\$95.00	\$137.00	\$144.00
Distance from Cooperative in miles		2.00	2.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01373-0040	1-01171-0129	1-01089-0001
Address	501 MAIN STREET	180 RIVERSIDE BOULEVARD	640 WEST 42 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	CLINTON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	374	523	924
Year Built	1975	1998	1999
Gross SqFt	700,000	589,670	887,879
Estimated Gross Income	\$21,000,000	\$19,047,576	\$26,516,847
Gross Income per SqFt	\$30.00	\$32.30	\$29.90
Full Market Value	\$102,000,000	\$92,300,000	\$128,000,000
Market Value per SqFt	\$146.00	\$157.00	\$144.00
Distance from Cooperative in miles		2.40	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01374-0001	1-01380-0052	1-01424-0001
Address	781 5 AVENUE	771 MADISON AVENUE	201 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	171	41	309
Year Built	1928	1929	1927
Gross SqFt	316,519	114,380	316,500
Estimated Gross Income	\$16,487,474	\$6,878,053	\$13,938,201
Gross Income per SqFt	\$52.00	\$60.00	\$44.00
Full Market Value	\$82,900,000	\$34,600,000	\$70,100,000
Market Value per SqFt	\$262.00	\$303.00	\$221.00
Distance from Cooperative in miles		0.30	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01374-0037	1-01392-0047	1-01392-0065
Address	510 PARK AVENUE	50 EAST 78 STREET	10 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	D9-ELEVATOR
Total Units	30	48	13
Year Built	1925	1936	1910
Gross SqFt	132,926	52,356	10,105
Estimated Gross Income	\$5,452,624	\$2,164,781	\$409,498
Gross Income per SqFt	\$41.00	\$41.30	\$40.50
Full Market Value	\$27,400,000	\$10,900,000	\$2,060,000
Market Value per SqFt	\$206.00	\$208.00	\$204.00
Distance from Cooperative in miles		0.90	0.90

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01374-0069	1-01581-0049	1-01343-0049
Address	785 5 AVENUE	1596 YORK AVENUE	956 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	68	237	121
Year Built	1963	1968	1959
Gross SqFt	174,779	241,983	115,000
Estimated Gross Income	\$5,299,299	\$7,337,151	\$3,388,075
Gross Income per SqFt	\$30.30	\$30.30	\$29.50
Full Market Value	\$25,700,000	\$35,500,000	\$16,400,000
Market Value per SqFt	\$147.00	\$147.00	\$143.00
Distance from Cooperative in miles		1.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01376-0037	1-01378-0006	1-01391-0002
Address	550 PARK AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	39	11	38
Year Built	1917	1910	1923
Gross SqFt	156,390	9,459	39,030
Estimated Gross Income	\$5,916,233	\$369,379	\$1,476,437
Gross Income per SqFt	\$37.80	\$39.10	\$37.80
Full Market Value	\$29,700,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$190.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.15	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01376-0051	1-01581-0049	1-01343-0049
Address	681 MADISON AVENUE	1596 YORK AVENUE	956 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	98	237	121
Year Built	1958	1968	1959
Gross SqFt	163,787	241,983	115,000
Estimated Gross Income	\$4,895,593	\$7,337,151	\$3,388,075
Gross Income per SqFt	\$29.90	\$30.30	\$29.50
Full Market Value	\$23,700,000	\$35,500,000	\$16,400,000
Market Value per SqFt	\$145.00	\$147.00	\$143.00
Distance from Cooperative in miles		1.35	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01377-0001	1-01378-0006	1-01391-0002
Address	810 5 AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	12	11	38
Year Built	1926	1910	1923
Gross SqFt	67,465	9,459	39,030
Estimated Gross Income	\$2,634,508	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.00	\$39.10	\$37.80
Full Market Value	\$13,200,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$196.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.05	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01377-0003	1-01581-0049	1-01343-0049
Address	812 5 AVENUE	1596 YORK AVENUE	956 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	30	237	121
Year Built	1963	1968	1959
Gross SqFt	89,890	241,983	115,000
Estimated Gross Income	\$2,725,464	\$7,337,151	\$3,388,075
Gross Income per SqFt	\$30.30	\$30.30	\$29.50
Full Market Value	\$13,200,000	\$35,500,000	\$16,400,000
Market Value per SqFt	\$147.00	\$147.00	\$143.00
Distance from Cooperative in miles		1.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01377-0029	1-01378-0006	1-01391-0002
Address	43 EAST 62 STREET	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	24	11	38
Year Built	1915	1910	1923
Gross SqFt	55,639	9,459	39,030
Estimated Gross Income	\$2,172,702	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.00	\$39.10	\$37.80
Full Market Value	\$10,900,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$196.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.10	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01377-0040	1-01378-0006	1-01391-0002
Address	570 PARK AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	56	11	38
Year Built	1916	1910	1923
Gross SqFt	141,978	9,459	39,030
Estimated Gross Income	\$5,544,240	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.00	\$39.10	\$37.80
Full Market Value	\$27,900,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$197.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.10	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01378-0001	1-01378-0006	1-01391-0002
Address	820 5 AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	12	11	38
Year Built	1916	1910	1923
Gross SqFt	116,000	9,459	39,030
Estimated Gross Income	\$4,529,800	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.10	\$39.10	\$37.80
Full Market Value	\$22,800,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$197.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.00	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01378-0033	1-01336-0040	1-01337-0006
Address	580 PARK AVENUE	310 EAST 44 STREET	307 EAST 44 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	53	328	318
Year Built	1923	1929	1929
Gross SqFt	183,919	206,598	186,255
Estimated Gross Income	\$5,537,801	\$6,366,358	\$5,473,528
Gross Income per SqFt	\$30.10	\$30.80	\$29.40
Full Market Value	\$26,800,000	\$30,800,000	\$26,500,000
Market Value per SqFt	\$146.00	\$149.00	\$142.00
Distance from Cooperative in miles		1.10	1.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01378-0048	1-01378-0006	1-01391-0002
Address	721 MADISON AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	31	11	38
Year Built	1910	1910	1923
Gross SqFt	106,163	9,459	39,030
Estimated Gross Income	\$4,080,905	\$369,379	\$1,476,437
Gross Income per SqFt	\$38.40	\$39.10	\$37.80
Full Market Value	\$20,500,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$193.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.10	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01378-0070	1-01378-0006	1-01391-0002
Address	825 5 AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	65	11	38
Year Built	1927	1910	1923
Gross SqFt	130,923	9,459	39,030
Estimated Gross Income	\$5,112,543	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.00	\$39.10	\$37.80
Full Market Value	\$25,700,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$196.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.00	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01379-0001	1-01406-0054	1-01336-0040
Address	834 5 AVENUE	993 LEXINGTON AVENUE	310 EAST 44 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	24	39	328
Year Built	1931	1914	1929
Gross SqFt	187,270	73,396	206,598
Estimated Gross Income	\$6,043,202	\$2,431,171	\$6,366,358
Gross Income per SqFt	\$32.30	\$33.10	\$30.80
Full Market Value	\$29,300,000	\$11,800,000	\$30,800,000
Market Value per SqFt	\$156.00	\$161.00	\$149.00
Distance from Cooperative in miles		0.45	1.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01379-0021	1-01406-0054	1-01336-0040
Address	29 EAST 64 STREET	993 LEXINGTON AVENUE	310 EAST 44 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	46	39	328
Year Built	1922	1914	1929
Gross SqFt	104,075	73,396	206,598
Estimated Gross Income	\$3,358,500	\$2,431,171	\$6,366,358
Gross Income per SqFt	\$32.30	\$33.10	\$30.80
Full Market Value	\$16,300,000	\$11,800,000	\$30,800,000
Market Value per SqFt	\$157.00	\$161.00	\$149.00
Distance from Cooperative in miles		0.40	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01379-0051	1-01336-0040	1-01547-0043
Address	30 EAST 65 STREET	310 EAST 44 STREET	320 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	67	328	40
Year Built	1962	1929	1925
Gross SqFt	147,121	206,598	19,990
Estimated Gross Income	\$3,914,889	\$6,366,358	\$616,298
Gross Income per SqFt	\$26.60	\$30.80	\$30.80
Full Market Value	\$19,000,000	\$30,800,000	\$2,990,000
Market Value per SqFt	\$129.00	\$149.00	\$150.00
Distance from Cooperative in miles		1.15	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01380-0023	1-01581-0049	1-01343-0049
Address	27 EAST 65 STREET	1596 YORK AVENUE	956 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	87	237	121
Year Built	1963	1968	1959
Gross SqFt	143,840	241,983	115,000
Estimated Gross Income	\$4,361,228	\$7,337,151	\$3,388,075
Gross Income per SqFt	\$30.30	\$30.30	\$29.50
Full Market Value	\$21,100,000	\$35,500,000	\$16,400,000
Market Value per SqFt	\$147.00	\$147.00	\$143.00
Distance from Cooperative in miles		1.20	0.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01380-0033	1-01378-0006	1-01391-0002
Address	55 EAST 65 STREET	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	36	11	38
Year Built	1910	1910	1923
Gross SqFt	30,800	9,459	39,030
Estimated Gross Income	\$1,183,952	\$369,379	\$1,476,437
Gross Income per SqFt	\$38.40	\$39.10	\$37.80
Full Market Value	\$5,950,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$193.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.15	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01380-0035	1-01382-0049	1-01392-0047
Address	620 PARK AVENUE	30 EAST 68 STREET	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	18	36	48
Year Built	1924	1925	1936
Gross SqFt	64,234	41,371	52,356
Estimated Gross Income	\$3,040,195	\$1,958,199	\$2,164,781
Gross Income per SqFt	\$47.30	\$47.30	\$41.30
Full Market Value	\$15,300,000	\$9,850,000	\$10,900,000
Market Value per SqFt	\$238.00	\$238.00	\$208.00
Distance from Cooperative in miles		0.10	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01380-0039	1-01392-0047	1-01392-0065
Address	630 PARK AVENUE	50 EAST 78 STREET	10 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	D9-ELEVATOR
Total Units	37	48	13
Year Built	1917	1936	1910
Gross SqFt	104,092	52,356	10,105
Estimated Gross Income	\$4,217,807	\$2,164,781	\$409,498
Gross Income per SqFt	\$40.50	\$41.30	\$40.50
Full Market Value	\$21,200,000	\$10,900,000	\$2,060,000
Market Value per SqFt	\$204.00	\$208.00	\$204.00
Distance from Cooperative in miles		0.60	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01380-0069	1-01380-0014	1-01387-0056
Address	845 5 AVENUE	19 EAST 65 STREET	900 MADISON 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	17	19	65
Year Built	1920	1928	1939
Gross SqFt	94,479	16,000	66,731
Estimated Gross Income	\$4,166,523	\$590,366	\$3,422,706
Gross Income per SqFt	\$44.10	\$36.90	\$51.00
Full Market Value	\$20,900,000	\$2,970,000	\$17,200,000
Market Value per SqFt	\$221.00	\$186.00	\$258.00
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01381-0001	1-01581-0049	1-01343-0049
Address	1 EAST 66 STREET	1596 YORK AVENUE	956 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	106	237	121
Year Built	1949	1968	1959
Gross SqFt	153,525	241,983	115,000
Estimated Gross Income	\$4,654,878	\$7,337,151	\$3,388,075
Gross Income per SqFt	\$30.30	\$30.30	\$29.50
Full Market Value	\$22,600,000	\$35,500,000	\$16,400,000
Market Value per SqFt	\$147.00	\$147.00	\$143.00
Distance from Cooperative in miles		1.25	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01381-0025	1-01378-0006	1-01391-0002
Address	53 EAST 66 STREET	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	28	11	38
Year Built	1924	1910	1923
Gross SqFt	80,985	9,459	39,030
Estimated Gross Income	\$3,162,464	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.00	\$39.10	\$37.80
Full Market Value	\$15,900,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$196.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.15	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01381-0035	1-01378-0006	1-01391-0002
Address	640 PARK AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	14	11	38
Year Built	1914	1910	1923
Gross SqFt	95,615	9,459	39,030
Estimated Gross Income	\$3,733,765	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.00	\$39.10	\$37.80
Full Market Value	\$18,800,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$197.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01381-0038	1-01581-0049	1-01343-0049
Address	650 PARK AVENUE	1596 YORK AVENUE	956 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	102	237	121
Year Built	1962	1968	1959
Gross SqFt	223,000	241,983	115,000
Estimated Gross Income	\$6,761,360	\$7,337,151	\$3,388,075
Gross Income per SqFt	\$30.30	\$30.30	\$29.50
Full Market Value	\$32,800,000	\$35,500,000	\$16,400,000
Market Value per SqFt	\$147.00	\$147.00	\$143.00
Distance from Cooperative in miles		1.15	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01381-0069	1-01378-0006	1-01391-0002
Address	2 EAST 67 STREET	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	15	11	38
Year Built	1928	1910	1923
Gross SqFt	93,515	9,459	39,030
Estimated Gross Income	\$3,651,760	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.00	\$39.10	\$37.80
Full Market Value	\$18,400,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$197.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.15	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01382-0001	1-01425-0001	1-01577-0001
Address	857 5 AVENUE	1213 3 AVENUE	1520 YORK 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	201	272
Year Built	1962	1961	1972
Gross SqFt	72,930	265,980	281,902
Estimated Gross Income	\$2,665,591	\$9,743,446	\$10,279,371
Gross Income per SqFt	\$36.50	\$36.60	\$36.50
Full Market Value	\$13,400,000	\$49,000,000	\$51,700,000
Market Value per SqFt	\$184.00	\$184.00	\$183.00
Distance from Cooperative in miles		0.45	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01382-0036	1-01378-0006	1-01391-0002
Address	660 PARK AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	13	11	38
Year Built	1926	1910	1923
Gross SqFt	62,935	9,459	39,030
Estimated Gross Income	\$2,457,611	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.00	\$39.10	\$37.80
Full Market Value	\$12,400,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$197.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01382-0065	1-01492-0015	1-01382-0060
Address	6 EAST 68 STREET	1058 MADISON AVENUE	18 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	14	72	14
Year Built	1920	1938	1920
Gross SqFt	21,920	104,209	18,267
Estimated Gross Income	\$847,208	\$4,027,321	\$225,518
Gross Income per SqFt	\$38.70	\$38.60	\$12.35
Full Market Value	\$4,260,000	\$20,200,000	\$848,000
Market Value per SqFt	\$194.00	\$194.00	\$46.40
Distance from Cooperative in miles		0.65	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01382-0069	1-01425-0001	1-01577-0001
Address	860 5 AVENUE	1213 3 AVENUE	1520 YORK 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	167	201	272
Year Built	1950	1961	1972
Gross SqFt	306,573	265,980	281,902
Estimated Gross Income	\$11,229,768	\$9,743,446	\$10,279,371
Gross Income per SqFt	\$36.60	\$36.60	\$36.50
Full Market Value	\$56,500,000	\$49,000,000	\$51,700,000
Market Value per SqFt	\$184.00	\$184.00	\$183.00
Distance from Cooperative in miles		0.45	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01383-0001	1-01418-0045	1-01425-0001
Address	870 5 AVENUE	1081 3 AVENUE	1213 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	102	116	201
Year Built	1949	1968	1961
Gross SqFt	235,448	174,273	265,980
Estimated Gross Income	\$8,753,956	\$6,575,475	\$9,743,446
Gross Income per SqFt	\$37.20	\$37.70	\$36.60
Full Market Value	\$44,000,000	\$33,100,000	\$49,000,000
Market Value per SqFt	\$187.00	\$190.00	\$184.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01383-0069	1-01378-0006	1-01391-0002
Address	875 5 AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	126	11	38
Year Built	1940	1910	1923
Gross SqFt	224,000	9,459	39,030
Estimated Gross Income	\$8,747,200	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.10	\$39.10	\$37.80
Full Market Value	\$44,000,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$196.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.25	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01384-0001	1-01418-0045	1-01425-0001
Address	880 5 AVENUE	1081 3 AVENUE	1213 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	168	116	201
Year Built	1948	1968	1961
Gross SqFt	322,346	174,273	265,980
Estimated Gross Income	\$11,984,824	\$6,575,475	\$9,743,446
Gross Income per SqFt	\$37.20	\$37.70	\$36.60
Full Market Value	\$60,300,000	\$33,100,000	\$49,000,000
Market Value per SqFt	\$187.00	\$190.00	\$184.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01384-0010	1-01378-0006	1-01391-0002
Address	3 EAST 69 STREET	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	35	11	38
Year Built	1938	1910	1923
Gross SqFt	62,100	9,459	39,030
Estimated Gross Income	\$2,425,005	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.10	\$39.10	\$37.80
Full Market Value	\$12,200,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$196.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01384-0026	1-01492-0015	1-01382-0060
Address	25 EAST 69 STREET	1058 MADISON AVENUE	18 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	13	72	14
Year Built	1920	1938	1920
Gross SqFt	13,757	104,209	18,267
Estimated Gross Income	\$531,708	\$4,027,321	\$225,518
Gross Income per SqFt	\$38.60	\$38.60	\$12.35
Full Market Value	\$2,670,000	\$20,200,000	\$848,000
Market Value per SqFt	\$194.00	\$194.00	\$46.40
Distance from Cooperative in miles		0.55	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01384-0032	1-01425-0001	1-01577-0001
Address	700 PARK AVENUE	1213 3 AVENUE	1520 YORK 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	51	201	272
Year Built	1960	1961	1972
Gross SqFt	192,666	265,980	281,902
Estimated Gross Income	\$7,057,355	\$9,743,446	\$10,279,371
Gross Income per SqFt	\$36.60	\$36.60	\$36.50
Full Market Value	\$35,500,000	\$49,000,000	\$51,700,000
Market Value per SqFt	\$184.00	\$184.00	\$183.00
Distance from Cooperative in miles		0.30	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01384-0037	1-01425-0001	1-01577-0001
Address	710 PARK AVENUE	1213 3 AVENUE	1520 YORK 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	87	201	272
Year Built	1948	1961	1972
Gross SqFt	161,000	265,980	281,902
Estimated Gross Income	\$5,897,430	\$9,743,446	\$10,279,371
Gross Income per SqFt	\$36.60	\$36.60	\$36.50
Full Market Value	\$29,700,000	\$49,000,000	\$51,700,000
Market Value per SqFt	\$184.00	\$184.00	\$183.00
Distance from Cooperative in miles		0.30	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01384-0063	1-01425-0017	1-01488-0001
Address	10 EAST 70 STREET	225 EAST 70 STREET	1434 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	49	91	210
Year Built	1962	1961	1964
Gross SqFt	115,306	83,220	257,244
Estimated Gross Income	\$3,145,547	\$2,437,389	\$10,440,657
Gross Income per SqFt	\$27.30	\$29.30	\$40.60
Full Market Value	\$15,200,000	\$11,800,000	\$52,500,000
Market Value per SqFt	\$132.00	\$142.00	\$204.00
Distance from Cooperative in miles		0.40	0.90

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01384-0065	1-01378-0006	1-01391-0002
Address	4 EAST 70 STREET	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	37	11	38
Year Built	1938	1910	1923
Gross SqFt	62,100	9,459	39,030
Estimated Gross Income	\$2,425,005	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.10	\$39.10	\$37.80
Full Market Value	\$12,200,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$196.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01384-0069	1-01378-0006	1-01391-0002
Address	884 5 AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	19	11	38
Year Built	1927	1910	1923
Gross SqFt	71,697	9,459	39,030
Estimated Gross Income	\$2,756,032	\$369,379	\$1,476,437
Gross Income per SqFt	\$38.40	\$39.10	\$37.80
Full Market Value	\$13,900,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$194.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01385-0032	1-01336-0040	1-01337-0006
Address	720 PARK AVENUE	310 EAST 44 STREET	307 EAST 44 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	328	318
Year Built	1928	1929	1929
Gross SqFt	203,490	206,598	186,255
Estimated Gross Income	\$6,271,561	\$6,366,358	\$5,473,528
Gross Income per SqFt	\$30.80	\$30.80	\$29.40
Full Market Value	\$30,400,000	\$30,800,000	\$26,500,000
Market Value per SqFt	\$149.00	\$149.00	\$142.00
Distance from Cooperative in miles		1.40	1.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01385-0037	1-01378-0006	1-01391-0002
Address	730 PARK AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	41	11	38
Year Built	1928	1910	1923
Gross SqFt	192,445	9,459	39,030
Estimated Gross Income	\$7,397,585	\$369,379	\$1,476,437
Gross Income per SqFt	\$38.40	\$39.10	\$37.80
Full Market Value	\$37,200,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$193.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01386-0001	1-01590-0036	1-01558-0040
Address	900 5 AVENUE	85 EAST END AVENUE	306 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	55	175	159
Year Built	1960	1951	1962
Gross SqFt	170,106	169,386	149,485
Estimated Gross Income	\$4,808,896	\$4,615,998	\$3,291,772
Gross Income per SqFt	\$28.30	\$27.30	\$22.02
Full Market Value	\$23,300,000	\$22,400,000	\$14,700,000
Market Value per SqFt	\$137.00	\$132.00	\$98.00
Distance from Cooperative in miles		1.10	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01386-0006	1-01350-0040	1-01366-0047
Address	3 EAST 71 STREET	320 EAST 58 STREET	994 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	50	128	132
Year Built	1948	1961	1956
Gross SqFt	80,860	108,558	111,792
Estimated Gross Income	\$2,333,619	\$2,967,693	\$3,226,411
Gross Income per SqFt	\$28.90	\$27.30	\$28.90
Full Market Value	\$11,300,000	\$14,400,000	\$15,600,000
Market Value per SqFt	\$140.00	\$133.00	\$140.00
Distance from Cooperative in miles		0.85	1.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01386-0033	1-01406-0054	1-01336-0040
Address	740 PARK AVENUE	993 LEXINGTON AVENUE	310 EAST 44 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	35	39	328
Year Built	1930	1914	1929
Gross SqFt	273,583	73,396	206,598
Estimated Gross Income	\$8,828,523	\$2,431,171	\$6,366,358
Gross Income per SqFt	\$32.30	\$33.10	\$30.80
Full Market Value	\$42,800,000	\$11,800,000	\$30,800,000
Market Value per SqFt	\$156.00	\$161.00	\$149.00
Distance from Cooperative in miles		0.20	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01386-0037	1-01350-0040	1-01366-0047
Address	750 PARK AVENUE	320 EAST 58 STREET	994 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	70	128	132
Year Built	1951	1961	1956
Gross SqFt	72,792	108,558	111,792
Estimated Gross Income	\$2,100,777	\$2,967,693	\$3,226,411
Gross Income per SqFt	\$28.90	\$27.30	\$28.90
Full Market Value	\$10,200,000	\$14,400,000	\$15,600,000
Market Value per SqFt	\$140.00	\$133.00	\$140.00
Distance from Cooperative in miles		0.80	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01386-0046	1-01406-0054	1-01336-0040
Address	36 EAST 72 STREET	993 LEXINGTON AVENUE	310 EAST 44 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	23	39	328
Year Built	1927	1914	1929
Gross SqFt	63,296	73,396	206,598
Estimated Gross Income	\$2,042,561	\$2,431,171	\$6,366,358
Gross Income per SqFt	\$32.30	\$33.10	\$30.80
Full Market Value	\$9,900,000	\$11,800,000	\$30,800,000
Market Value per SqFt	\$156.00	\$161.00	\$149.00
Distance from Cooperative in miles		0.20	1.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01386-0049	1-01406-0054	1-01336-0040
Address	30 EAST 72 STREET	993 LEXINGTON AVENUE	310 EAST 44 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	24	39	328
Year Built	1930	1914	1929
Gross SqFt	64,874	73,396	206,598
Estimated Gross Income	\$2,093,483	\$2,431,171	\$6,366,358
Gross Income per SqFt	\$32.30	\$33.10	\$30.80
Full Market Value	\$10,100,000	\$11,800,000	\$30,800,000
Market Value per SqFt	\$156.00	\$161.00	\$149.00
Distance from Cooperative in miles		0.20	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01386-0064	1-01406-0054	1-01336-0040
Address	4 EAST 72 STREET	993 LEXINGTON AVENUE	310 EAST 44 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	18	39	328
Year Built	1929	1914	1929
Gross SqFt	106,001	73,396	206,598
Estimated Gross Income	\$3,420,652	\$2,431,171	\$6,366,358
Gross Income per SqFt	\$32.30	\$33.10	\$30.80
Full Market Value	\$16,600,000	\$11,800,000	\$30,800,000
Market Value per SqFt	\$157.00	\$161.00	\$149.00
Distance from Cooperative in miles		0.30	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01386-0069	1-01409-0042	1-01382-0017
Address	907 5 AVENUE	192 EAST 75 STREET	794 MADISON 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	48	43	57
Year Built	1915	1927	1926
Gross SqFt	147,257	40,249	41,674
Estimated Gross Income	\$4,731,367	\$1,293,100	\$3,101,895
Gross Income per SqFt	\$32.10	\$32.10	\$74.00
Full Market Value	\$22,900,000	\$6,270,000	\$15,600,000
Market Value per SqFt	\$156.00	\$156.00	\$374.00
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01387-0001	1-01425-0001	1-01577-0001
Address	910 5 AVENUE	1213 3 AVENUE	1520 YORK 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	52	201	272
Year Built	1959	1961	1972
Gross SqFt	163,600	265,980	281,902
Estimated Gross Income	\$5,992,668	\$9,743,446	\$10,279,371
Gross Income per SqFt	\$36.60	\$36.60	\$36.50
Full Market Value	\$30,100,000	\$49,000,000	\$51,700,000
Market Value per SqFt	\$184.00	\$184.00	\$183.00
Distance from Cooperative in miles		0.40	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01387-0004	1-01431-0030	1-01388-0030
Address	912 5 AVENUE	248 EAST 77 STREET	51 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	30	12	20
Year Built	1925	1910	1910
Gross SqFt	87,024	10,500	12,321
Estimated Gross Income	\$3,142,436	\$453,534	\$357,600
Gross Income per SqFt	\$36.10	\$43.20	\$29.00
Full Market Value	\$15,800,000	\$2,280,000	\$1,730,000
Market Value per SqFt	\$182.00	\$217.00	\$140.00
Distance from Cooperative in miles		0.45	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01387-0014	1-01431-0030	1-01388-0030
Address	898 MADISON AVENUE	248 EAST 77 STREET	51 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	43	12	20
Year Built	1937	1910	1910
Gross SqFt	188,158	10,500	12,321
Estimated Gross Income	\$6,794,385	\$453,534	\$357,600
Gross Income per SqFt	\$36.10	\$43.20	\$29.00
Full Market Value	\$34,200,000	\$2,280,000	\$1,730,000
Market Value per SqFt	\$182.00	\$217.00	\$140.00
Distance from Cooperative in miles		0.45	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01387-0021	1-01378-0006	1-01391-0002
Address	31 EAST 72 STREET	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	40	11	38
Year Built	1917	1910	1923
Gross SqFt	61,437	9,459	39,030
Estimated Gross Income	\$2,399,114	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.00	\$39.10	\$37.80
Full Market Value	\$12,100,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$197.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.45	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01387-0027	1-01581-0049	1-01343-0049
Address	45 EAST 72 STREET	1596 YORK AVENUE	956 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	50	237	121
Year Built	1959	1968	1959
Gross SqFt	92,744	241,983	115,000
Estimated Gross Income	\$2,811,998	\$7,337,151	\$3,388,075
Gross Income per SqFt	\$30.30	\$30.30	\$29.50
Full Market Value	\$13,600,000	\$35,500,000	\$16,400,000
Market Value per SqFt	\$147.00	\$147.00	\$143.00
Distance from Cooperative in miles		0.95	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01387-0031	1-01346-0010	1-01346-0023
Address	55 EAST 72 STREET	319 EAST 53 STREET	965 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	31	31	42
Year Built	1924	1926	1934
Gross SqFt	69,227	25,040	38,934
Estimated Gross Income	\$2,121,807	\$757,372	\$1,193,448
Gross Income per SqFt	\$30.60	\$30.20	\$30.70
Full Market Value	\$10,300,000	\$3,670,000	\$5,780,000
Market Value per SqFt	\$149.00	\$147.00	\$148.00
Distance from Cooperative in miles		1.05	1.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01387-0033	1-01433-0016	1-01418-0031
Address	57 EAST 72 STREET	243 EAST 78 STREET	232 EAST 64 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	62	25
Year Built	1930	1930	1910
Gross SqFt	15,192	34,374	13,559
Estimated Gross Income	\$658,421	\$1,447,138	\$550,477
Gross Income per SqFt	\$43.30	\$42.10	\$40.60
Full Market Value	\$3,310,000	\$7,280,000	\$2,770,000
Market Value per SqFt	\$218.00	\$212.00	\$204.00
Distance from Cooperative in miles		0.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01387-0036	1-01346-0010	1-01346-0023
Address	760 PARK AVENUE	319 EAST 53 STREET	965 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	15	31	42
Year Built	1924	1926	1934
Gross SqFt	71,928	25,040	38,934
Estimated Gross Income	\$2,204,593	\$757,372	\$1,193,448
Gross Income per SqFt	\$30.60	\$30.20	\$30.70
Full Market Value	\$10,700,000	\$3,670,000	\$5,780,000
Market Value per SqFt	\$149.00	\$147.00	\$148.00
Distance from Cooperative in miles		1.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01387-0037	1-01346-0010	1-01346-0023
Address	770 PARK AVENUE	319 EAST 53 STREET	965 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	43	31	42
Year Built	1931	1926	1934
Gross SqFt	200,244	25,040	38,934
Estimated Gross Income	\$6,137,478	\$757,372	\$1,193,448
Gross Income per SqFt	\$30.60	\$30.20	\$30.70
Full Market Value	\$29,700,000	\$3,670,000	\$5,780,000
Market Value per SqFt	\$148.00	\$147.00	\$148.00
Distance from Cooperative in miles		1.05	1.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01387-0069	1-01431-0030	1-01388-0030
Address	920 5 AVENUE	248 EAST 77 STREET	51 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	27	12	20
Year Built	1922	1910	1910
Gross SqFt	107,034	10,500	12,321
Estimated Gross Income	\$3,864,997	\$453,534	\$357,600
Gross Income per SqFt	\$36.10	\$43.20	\$29.00
Full Market Value	\$19,400,000	\$2,280,000	\$1,730,000
Market Value per SqFt	\$181.00	\$217.00	\$140.00
Distance from Cooperative in miles		0.45	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01388-0008	1-01492-0015	1-01382-0060
Address	7 EAST 73 STREET	1058 MADISON AVENUE	18 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	16	72	14
Year Built	1903	1938	1920
Gross SqFt	23,521	104,209	18,267
Estimated Gross Income	\$909,086	\$4,027,321	\$225,518
Gross Income per SqFt	\$38.60	\$38.60	\$12.35
Full Market Value	\$4,570,000	\$20,200,000	\$848,000
Market Value per SqFt	\$194.00	\$194.00	\$46.40
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01388-0033	1-01336-0040	1-01547-0043
Address	778 PARK AVENUE	310 EAST 44 STREET	320 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	19	328	40
Year Built	1930	1929	1925
Gross SqFt	113,781	206,598	19,990
Estimated Gross Income	\$3,507,868	\$6,366,358	\$616,298
Gross Income per SqFt	\$30.80	\$30.80	\$30.80
Full Market Value	\$17,000,000	\$30,800,000	\$2,990,000
Market Value per SqFt	\$149.00	\$149.00	\$150.00
Distance from Cooperative in miles		1.55	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01388-0037	1-01336-0040	1-01547-0043
Address	784 PARK AVENUE	310 EAST 44 STREET	320 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	69	328	40
Year Built	1930	1929	1925
Gross SqFt	161,572	206,598	19,990
Estimated Gross Income	\$4,981,264	\$6,366,358	\$616,298
Gross Income per SqFt	\$30.80	\$30.80	\$30.80
Full Market Value	\$24,100,000	\$30,800,000	\$2,990,000
Market Value per SqFt	\$149.00	\$149.00	\$150.00
Distance from Cooperative in miles		1.55	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01388-0056	1-00164-0021	1-01590-0036
Address	926 MADISON AVENUE	83 BAYARD STREET	85 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	CHINATOWN	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	C7-WALK-UP	D6-ELEVATOR
Total Units	107	11	175
Year Built	1947	1915	1951
Gross SqFt	143,437	7,710	169,386
Estimated Gross Income	\$4,199,835	\$189,993	\$4,615,998
Gross Income per SqFt	\$29.30	\$24.64	\$27.30
Full Market Value	\$20,300,000	\$849,000	\$22,400,000
Market Value per SqFt	\$142.00	\$110.00	\$132.00
Distance from Cooperative in miles		4.35	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01388-0068	1-01336-0040	1-01547-0043
Address	927 5 AVENUE	310 EAST 44 STREET	320 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	13	328	40
Year Built	1917	1929	1925
Gross SqFt	90,881	206,598	19,990
Estimated Gross Income	\$2,801,861	\$6,366,358	\$616,298
Gross Income per SqFt	\$30.80	\$30.80	\$30.80
Full Market Value	\$13,600,000	\$30,800,000	\$2,990,000
Market Value per SqFt	\$150.00	\$149.00	\$150.00
Distance from Cooperative in miles		1.60	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01389-0001	1-01378-0006	1-01391-0002
Address	930 5 AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	145	11	38
Year Built	1940	1910	1923
Gross SqFt	220,003	9,459	39,030
Estimated Gross Income	\$8,456,915	\$369,379	\$1,476,437
Gross Income per SqFt	\$38.40	\$39.10	\$37.80
Full Market Value	\$42,500,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$193.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.55	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01389-0036	1-01346-0010	1-01346-0023
Address	800 PARK AVENUE	319 EAST 53 STREET	965 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	17	31	42
Year Built	1925	1926	1934
Gross SqFt	69,509	25,040	38,934
Estimated Gross Income	\$2,130,450	\$757,372	\$1,193,448
Gross Income per SqFt	\$30.60	\$30.20	\$30.70
Full Market Value	\$10,300,000	\$3,670,000	\$5,780,000
Market Value per SqFt	\$148.00	\$147.00	\$148.00
Distance from Cooperative in miles		1.15	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01389-0038	1-01346-0010	1-01346-0023
Address	812 PARK AVENUE	319 EAST 53 STREET	965 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	45	31	42
Year Built	1927	1926	1934
Gross SqFt	154,827	25,040	38,934
Estimated Gross Income	\$4,745,447	\$757,372	\$1,193,448
Gross Income per SqFt	\$30.60	\$30.20	\$30.70
Full Market Value	\$23,000,000	\$3,670,000	\$5,780,000
Market Value per SqFt	\$149.00	\$147.00	\$148.00
Distance from Cooperative in miles		1.15	1.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01389-0056	1-01382-0049	1-01392-0047
Address	950 MADISON AVENUE	30 EAST 68 STREET	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	63	36	48
Year Built	1929	1925	1936
Gross SqFt	141,160	41,371	52,356
Estimated Gross Income	\$6,681,102	\$1,958,199	\$2,164,781
Gross Income per SqFt	\$47.30	\$47.30	\$41.30
Full Market Value	\$33,600,000	\$9,850,000	\$10,900,000
Market Value per SqFt	\$238.00	\$238.00	\$208.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01389-0069	1-01581-0049	1-01343-0049
Address	936 5 AVENUE	1596 YORK AVENUE	956 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	34	237	121
Year Built	1955	1968	1959
Gross SqFt	84,965	241,983	115,000
Estimated Gross Income	\$2,576,138	\$7,337,151	\$3,388,075
Gross Income per SqFt	\$30.30	\$30.30	\$29.50
Full Market Value	\$12,500,000	\$35,500,000	\$16,400,000
Market Value per SqFt	\$147.00	\$147.00	\$143.00
Distance from Cooperative in miles		0.95	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01390-0003	1-01378-0006	1-01391-0002
Address	944 5 AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	14	11	38
Year Built	1925	1910	1923
Gross SqFt	77,792	9,459	39,030
Estimated Gross Income	\$2,942,871	\$369,379	\$1,476,437
Gross Income per SqFt	\$37.80	\$39.10	\$37.80
Full Market Value	\$14,800,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$190.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.60	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01390-0023	1-01488-0001	1-01488-0013
Address	955 MADISON AVENUE	1434 YORK AVENUE	519 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	82	210	210
Year Built	1959	1964	1964
Gross SqFt	208,373	257,244	257,244
Estimated Gross Income	\$6,442,893	\$10,440,657	\$10,440,657
Gross Income per SqFt	\$30.90	\$40.60	\$40.60
Full Market Value	\$31,200,000	\$52,500,000	\$52,500,000
Market Value per SqFt	\$150.00	\$204.00	\$204.00
Distance from Cooperative in miles		0.75	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01390-0027	1-01437-0027	1-01449-0026
Address	41 EAST 75 STREET	1143 1 AVENUE	1435 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	19	40
Year Built	1920	1910	1910
Gross SqFt	16,285	16,250	21,410
Estimated Gross Income	\$550,270	\$565,440	\$701,626
Gross Income per SqFt	\$33.80	\$34.80	\$32.80
Full Market Value	\$2,670,000	\$2,840,000	\$3,400,000
Market Value per SqFt	\$164.00	\$175.00	\$159.00
Distance from Cooperative in miles		0.80	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01390-0035	1-01469-0043	1-01437-0022
Address	820 PARK AVENUE	404 EAST 75 STREET	359 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	23	48	54
Year Built	1926	1940	1930
Gross SqFt	59,279	25,890	46,356
Estimated Gross Income	\$1,624,837	\$696,252	\$1,294,745
Gross Income per SqFt	\$27.40	\$26.90	\$27.90
Full Market Value	\$7,870,000	\$3,370,000	\$6,270,000
Market Value per SqFt	\$133.00	\$130.00	\$135.00
Distance from Cooperative in miles		0.60	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01390-0037	1-01469-0043	1-01437-0022
Address	830 PARK AVENUE	404 EAST 75 STREET	359 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	37	48	54
Year Built	1913	1940	1930
Gross SqFt	151,666	25,890	46,356
Estimated Gross Income	\$4,157,165	\$696,252	\$1,294,745
Gross Income per SqFt	\$27.40	\$26.90	\$27.90
Full Market Value	\$20,100,000	\$3,370,000	\$6,270,000
Market Value per SqFt	\$133.00	\$130.00	\$135.00
Distance from Cooperative in miles		0.60	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01391-0029	1-01378-0006	1-01391-0002
Address	55 EAST 76 STREET	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	21	11	38
Year Built	1920	1910	1923
Gross SqFt	36,694	9,459	39,030
Estimated Gross Income	\$1,432,900	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.00	\$39.10	\$37.80
Full Market Value	\$7,200,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$196.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.65	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01391-0031	1-01581-0049	1-01343-0049
Address	65 EAST 76 STREET	1596 YORK AVENUE	956 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	57	237	121
Year Built	1949	1968	1959
Gross SqFt	91,285	241,983	115,000
Estimated Gross Income	\$2,767,761	\$7,337,151	\$3,388,075
Gross Income per SqFt	\$30.30	\$30.30	\$29.50
Full Market Value	\$13,400,000	\$35,500,000	\$16,400,000
Market Value per SqFt	\$147.00	\$147.00	\$143.00
Distance from Cooperative in miles		0.85	1.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01391-0034	1-01424-0001	1-01438-0006
Address	840 PARK AVENUE	201 EAST 69 STREET	305 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	D9-ELEVATOR
Total Units	19	309	111
Year Built	1912	1927	1931
Gross SqFt	64,827	316,500	164,567
Estimated Gross Income	\$2,648,182	\$13,938,201	\$6,722,532
Gross Income per SqFt	\$40.80	\$44.00	\$40.80
Full Market Value	\$13,300,000	\$70,100,000	\$33,800,000
Market Value per SqFt	\$205.00	\$221.00	\$205.00
Distance from Cooperative in miles		0.45	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01391-0040	1-01346-0010	1-01346-0023
Address	850 PARK AVENUE	319 EAST 53 STREET	965 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	52	31	42
Year Built	1924	1926	1934
Gross SqFt	149,056	25,040	38,934
Estimated Gross Income	\$4,568,566	\$757,372	\$1,193,448
Gross Income per SqFt	\$30.60	\$30.20	\$30.70
Full Market Value	\$22,100,000	\$3,670,000	\$5,780,000
Market Value per SqFt	\$148.00	\$147.00	\$148.00
Distance from Cooperative in miles		1.25	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01391-0045	1-01378-0006	1-01391-0002
Address	70 EAST 77 STREET	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	32	11	38
Year Built	1917	1910	1923
Gross SqFt	67,685	9,459	39,030
Estimated Gross Income	\$2,560,523	\$369,379	\$1,476,437
Gross Income per SqFt	\$37.80	\$39.10	\$37.80
Full Market Value	\$12,900,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$191.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.65	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01391-0054	1-01346-0010	1-01346-0023
Address	987 MADISON AVENUE	319 EAST 53 STREET	965 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	46	31	42
Year Built	1930	1926	1934
Gross SqFt	142,110	25,040	38,934
Estimated Gross Income	\$4,355,671	\$757,372	\$1,193,448
Gross Income per SqFt	\$30.60	\$30.20	\$30.70
Full Market Value	\$21,100,000	\$3,670,000	\$5,780,000
Market Value per SqFt	\$148.00	\$147.00	\$148.00
Distance from Cooperative in miles		1.25	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01391-0071	1-01378-0006	1-01391-0002
Address	956 5 AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	23	11	38
Year Built	1925	1910	1923
Gross SqFt	57,728	9,459	39,030
Estimated Gross Income	\$2,254,278	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.00	\$39.10	\$37.80
Full Market Value	\$11,300,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$196.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.65	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01391-0072	1-01378-0006	1-01391-0002
Address	954 5 AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	32	11	38
Year Built	1938	1910	1923
Gross SqFt	79,341	9,459	39,030
Estimated Gross Income	\$3,098,266	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.00	\$39.10	\$37.80
Full Market Value	\$15,600,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$197.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.65	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01392-0001	1-01378-0006	1-01391-0002
Address	962 5 AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	68	11	38
Year Built	1927	1910	1923
Gross SqFt	196,910	9,459	39,030
Estimated Gross Income	\$7,689,335	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.00	\$39.10	\$37.80
Full Market Value	\$38,700,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$197.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.70	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01392-0028	1-01378-0006	1-01391-0002
Address	61 EAST 77 STREET	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	52	11	38
Year Built	1920	1910	1923
Gross SqFt	49,000	9,459	39,030
Estimated Gross Income	\$1,913,450	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.10	\$39.10	\$37.80
Full Market Value	\$9,620,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$196.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.70	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01392-0030	1-01378-0006	1-01391-0002
Address	71 EAST 77 STREET	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	40	11	38
Year Built	1928	1910	1923
Gross SqFt	48,894	9,459	39,030
Estimated Gross Income	\$1,849,660	\$369,379	\$1,476,437
Gross Income per SqFt	\$37.80	\$39.10	\$37.80
Full Market Value	\$9,300,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$190.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.70	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01392-0036	1-01378-0006	1-01391-0002
Address	860 PARK AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	17	11	38
Year Built	1924	1910	1923
Gross SqFt	67,162	9,459	39,030
Estimated Gross Income	\$2,540,738	\$369,379	\$1,476,437
Gross Income per SqFt	\$37.80	\$39.10	\$37.80
Full Market Value	\$12,800,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$191.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.70	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01392-0040	1-01378-0006	1-01391-0002
Address	876 PARK AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	26	11	38
Year Built	1917	1910	1923
Gross SqFt	88,530	9,459	39,030
Estimated Gross Income	\$3,403,093	\$369,379	\$1,476,437
Gross Income per SqFt	\$38.40	\$39.10	\$37.80
Full Market Value	\$17,100,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$193.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.70	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01392-0046	1-01382-0049	1-01392-0047
Address	52 EAST 78 STREET	30 EAST 68 STREET	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	48	36	48
Year Built	1920	1925	1936
Gross SqFt	28,080	41,371	52,356
Estimated Gross Income	\$1,245,067	\$1,958,199	\$2,164,781
Gross Income per SqFt	\$44.30	\$47.30	\$41.30
Full Market Value	\$6,260,000	\$9,850,000	\$10,900,000
Market Value per SqFt	\$223.00	\$238.00	\$208.00
Distance from Cooperative in miles		0.50	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01392-0069	1-01382-0049	1-01392-0047
Address	969 5 AVENUE	30 EAST 68 STREET	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	12	36	48
Year Built	1926	1925	1936
Gross SqFt	35,815	41,371	52,356
Estimated Gross Income	\$1,588,037	\$1,958,199	\$2,164,781
Gross Income per SqFt	\$44.30	\$47.30	\$41.30
Full Market Value	\$7,980,000	\$9,850,000	\$10,900,000
Market Value per SqFt	\$223.00	\$238.00	\$208.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01392-0070	1-01378-0006	1-01391-0002
Address	965 5 AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	49	11	38
Year Built	1938	1910	1923
Gross SqFt	113,150	9,459	39,030
Estimated Gross Income	\$4,349,486	\$369,379	\$1,476,437
Gross Income per SqFt	\$38.40	\$39.10	\$37.80
Full Market Value	\$17,777,777	\$1,860,000	\$7,420,000
Market Value per SqFt	\$157.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.70	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01393-0009	1-01378-0006	1-01391-0002
Address	7 EAST 78 STREET	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	12	11	38
Year Built	1920	1910	1923
Gross SqFt	12,214	9,459	39,030
Estimated Gross Income	\$476,956	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.00	\$39.10	\$37.80
Full Market Value	\$2,400,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$196.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.75	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01393-0027	1-01378-0006	1-01391-0002
Address	51 EAST 78 STREET	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	21	11	38
Year Built	1920	1910	1923
Gross SqFt	14,590	9,459	39,030
Estimated Gross Income	\$569,739	\$369,379	\$1,476,437
Gross Income per SqFt	\$39.00	\$39.10	\$37.80
Full Market Value	\$2,860,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$196.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.75	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01393-0033	1-01378-0006	1-01391-0002
Address	888 PARK AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	78	11	38
Year Built	1926	1910	1923
Gross SqFt	183,101	9,459	39,030
Estimated Gross Income	\$7,038,402	\$369,379	\$1,476,437
Gross Income per SqFt	\$38.40	\$39.10	\$37.80
Full Market Value	\$35,400,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$193.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.75	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01393-0038	1-01378-0006	1-01391-0002
Address	898 PARK AVENUE	3 EAST 63 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	15	11	38
Year Built	1924	1910	1923
Gross SqFt	38,630	9,459	39,030
Estimated Gross Income	\$1,461,372	\$369,379	\$1,476,437
Gross Income per SqFt	\$37.80	\$39.10	\$37.80
Full Market Value	\$7,350,000	\$1,860,000	\$7,420,000
Market Value per SqFt	\$190.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.75	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01393-0043	1-01424-0001	1-01438-0006
Address	66 EAST 79 STREET	201 EAST 69 STREET	305 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	D9-ELEVATOR
Total Units	21	309	111
Year Built	1926	1927	1931
Gross SqFt	55,760	316,500	164,567
Estimated Gross Income	\$2,277,796	\$13,938,201	\$6,722,532
Gross Income per SqFt	\$40.90	\$44.00	\$40.80
Full Market Value	\$11,500,000	\$70,100,000	\$33,800,000
Market Value per SqFt	\$206.00	\$221.00	\$205.00
Distance from Cooperative in miles		0.55	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01393-0052	1-01581-0049	1-01343-0049
Address	50 EAST 79 STREET	1596 YORK AVENUE	956 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	97	237	121
Year Built	1958	1968	1959
Gross SqFt	218,064	241,983	115,000
Estimated Gross Income	\$6,611,700	\$7,337,151	\$3,388,075
Gross Income per SqFt	\$30.30	\$30.30	\$29.50
Full Market Value	\$32,000,000	\$35,500,000	\$16,400,000
Market Value per SqFt	\$147.00	\$147.00	\$143.00
Distance from Cooperative in miles		0.80	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01394-0007	1-01406-0001	1-01560-0001
Address	118 EAST 60 STREET	737 PARK AVENUE	1540 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	239	120	314
Year Built	1963	1940	1980
Gross SqFt	325,173	215,600	302,049
Estimated Gross Income	\$9,062,571	\$6,008,692	\$12,410,915
Gross Income per SqFt	\$27.90	\$27.90	\$41.10
Full Market Value	\$43,900,000	\$29,100,000	\$62,400,000
Market Value per SqFt	\$135.00	\$135.00	\$207.00
Distance from Cooperative in miles		0.60	1.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01395-0029	1-00582-0020	1-01406-0007
Address	163 EAST 60 STREET	60 LEROY STREET	115 EAST 71 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	37	30
Year Built	1930	1941	1966
Gross SqFt	25,698	22,242	17,930
Estimated Gross Income	\$691,276	\$598,303	\$496,227
Gross Income per SqFt	\$26.90	\$26.90	\$27.70
Full Market Value	\$3,350,000	\$2,900,000	\$2,400,000
Market Value per SqFt	\$130.00	\$130.00	\$134.00
Distance from Cooperative in miles		3.05	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01395-0050	1-01410-0033	1-00610-0060
Address	773 LEXINGTON AVENUE	1308 3 AVENUE	1 CHRISTOPHER STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	136	114	134
Year Built	1960	1962	1931
Gross SqFt	184,500	181,549	102,354
Estimated Gross Income	\$5,629,095	\$5,539,920	\$3,835,244
Gross Income per SqFt	\$30.50	\$30.50	\$37.50
Full Market Value	\$27,300,000	\$26,800,000	\$19,300,000
Market Value per SqFt	\$148.00	\$148.00	\$189.00
Distance from Cooperative in miles		0.75	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01396-0001	1-00590-0022	1-00615-0036
Address	535 PARK AVENUE	12 JONES STREET	87 GREENWICH AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	31	59	81
Year Built	1910	1920	1930
Gross SqFt	86,116	56,700	64,840
Estimated Gross Income	\$2,230,404	\$1,468,535	\$2,053,272
Gross Income per SqFt	\$25.90	\$25.90	\$31.70
Full Market Value	\$10,800,000	\$7,120,000	\$9,950,000
Market Value per SqFt	\$125.00	\$126.00	\$153.00
Distance from Cooperative in miles		2.85	2.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01396-0033	1-01560-0001	1-01449-0003
Address	1030 3 AVENUE	1540 1 AVENUE	1424 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	183	314	479
Year Built	1983	1980	1979
Gross SqFt	254,000	302,049	454,248
Estimated Gross Income	\$10,436,860	\$12,410,915	\$22,001,350
Gross Income per SqFt	\$41.10	\$41.10	\$48.40
Full Market Value	\$52,500,000	\$62,400,000	\$111,000,000
Market Value per SqFt	\$207.00	\$207.00	\$244.00
Distance from Cooperative in miles		1.05	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01396-0071	1-01438-0014	1-00590-0022
Address	553 PARK AVENUE	329 EAST 63 STREET	12 JONES STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	92	59
Year Built	1913	1920	1920
Gross SqFt	95,603	47,008	56,700
Estimated Gross Income	\$2,476,117	\$1,618,847	\$1,468,535
Gross Income per SqFt	\$25.90	\$34.40	\$25.90
Full Market Value	\$12,000,000	\$8,140,000	\$7,120,000
Market Value per SqFt	\$126.00	\$173.00	\$126.00
Distance from Cooperative in miles		0.35	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01397-0001	1-00590-0022	1-01438-0014
Address	563 PARK AVENUE	12 JONES STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	59	92
Year Built	1910	1920	1920
Gross SqFt	57,847	56,700	47,008
Estimated Gross Income	\$1,498,237	\$1,468,535	\$1,618,847
Gross Income per SqFt	\$25.90	\$25.90	\$34.40
Full Market Value	\$7,260,000	\$7,120,000	\$8,140,000
Market Value per SqFt	\$126.00	\$126.00	\$173.00
Distance from Cooperative in miles		2.90	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01397-0004	1-01490-0009	1-00934-0020
Address	565 PARK AVENUE	503 EAST 78 STREET	339 EAST 28 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	KIPS BAY
Building Classification	D4-ELEVATOR	C1-WALK-UP	D8-ELEVATOR
Total Units	31	96	123
Year Built	1913	1920	1900
Gross SqFt	66,745	47,574	110,139
Estimated Gross Income	\$1,728,695	\$1,347,635	\$4,016,851
Gross Income per SqFt	\$25.90	\$28.30	\$36.50
Full Market Value	\$8,380,000	\$6,530,000	\$20,200,000
Market Value per SqFt	\$126.00	\$137.00	\$183.00
Distance from Cooperative in miles		1.00	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01397-0033	1-01447-0023	1-01410-0033
Address	1050 3 AVENUE	1347 1 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	71	145	114
Year Built	1963	1962	1962
Gross SqFt	150,740	165,527	181,549
Estimated Gross Income	\$3,958,432	\$4,347,079	\$5,539,920
Gross Income per SqFt	\$26.30	\$26.30	\$30.50
Full Market Value	\$19,200,000	\$21,100,000	\$26,800,000
Market Value per SqFt	\$127.00	\$127.00	\$148.00
Distance from Cooperative in miles		0.55	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01397-0066	1-00590-0022	1-00615-0036
Address	116 EAST 63 STREET	12 JONES STREET	87 GREENWICH AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	36	59	81
Year Built	1920	1920	1930
Gross SqFt	87,968	56,700	64,840
Estimated Gross Income	\$2,278,371	\$1,468,535	\$2,053,272
Gross Income per SqFt	\$25.90	\$25.90	\$31.70
Full Market Value	\$11,000,000	\$7,120,000	\$9,950,000
Market Value per SqFt	\$125.00	\$126.00	\$153.00
Distance from Cooperative in miles		2.90	2.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01397-0069	1-01425-0017	1-01390-0067
Address	571 PARK AVENUE	225 EAST 70 STREET	945 5 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	131	91	111
Year Built	1927	1961	1949
Gross SqFt	202,841	83,220	188,810
Estimated Gross Income	\$6,188,678	\$2,437,389	\$6,452,177
Gross Income per SqFt	\$30.50	\$29.30	\$34.20
Full Market Value	\$30,000,000	\$11,800,000	\$32,400,000
Market Value per SqFt	\$148.00	\$142.00	\$172.00
Distance from Cooperative in miles		0.45	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01398-0010	1-00615-0036	1-01406-0054
Address	125 EAST 63 STREET	87 GREENWICH AVENUE	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	38	81	39
Year Built	1923	1930	1914
Gross SqFt	60,748	64,840	73,396
Estimated Gross Income	\$1,923,889	\$2,053,272	\$2,431,171
Gross Income per SqFt	\$31.70	\$31.70	\$33.10
Full Market Value	\$9,320,000	\$9,950,000	\$11,800,000
Market Value per SqFt	\$153.00	\$153.00	\$161.00
Distance from Cooperative in miles		2.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01398-0060	1-00631-0001	1-01410-0033
Address	826 LEXINGTON AVENUE	669 WASHINGTON STREET	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	77	144	114
Year Built	1928	1930	1962
Gross SqFt	138,990	137,589	181,549
Estimated Gross Income	\$4,055,728	\$4,015,491	\$5,539,920
Gross Income per SqFt	\$29.20	\$29.20	\$30.50
Full Market Value	\$19,700,000	\$19,500,000	\$26,800,000
Market Value per SqFt	\$142.00	\$142.00	\$148.00
Distance from Cooperative in miles		3.00	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01399-0013	1-00590-0022	1-00585-0001
Address	844 LEXINGTON AVENUE	12 JONES STREET	464 HUDSON STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	28	59	137
Year Built	1927	1920	1900
Gross SqFt	83,036	56,700	97,290
Estimated Gross Income	\$2,497,722	\$1,468,535	\$2,926,217
Gross Income per SqFt	\$30.10	\$25.90	\$30.10
Full Market Value	\$12,100,000	\$7,120,000	\$14,200,000
Market Value per SqFt	\$146.00	\$126.00	\$146.00
Distance from Cooperative in miles		3.00	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01399-0033	1-01406-0001	1-01410-0033
Address	1090 3 AVENUE	737 PARK 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	184	120	114
Year Built	1968	1940	1962
Gross SqFt	246,320	215,600	181,549
Estimated Gross Income	\$6,864,938	\$6,008,692	\$5,539,920
Gross Income per SqFt	\$27.90	\$27.90	\$30.50
Full Market Value	\$33,300,000	\$29,100,000	\$26,800,000
Market Value per SqFt	\$135.00	\$135.00	\$148.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01399-0074	1-01410-0033	1-00585-0001
Address	605 PARK AVENUE	1308 3 AVENUE	464 HUDSON STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	107	114	137
Year Built	1955	1962	1900
Gross SqFt	181,000	181,549	97,290
Estimated Gross Income	\$5,522,310	\$5,539,920	\$2,926,217
Gross Income per SqFt	\$30.50	\$30.50	\$30.10
Full Market Value	\$26,800,000	\$26,800,000	\$14,200,000
Market Value per SqFt	\$148.00	\$148.00	\$146.00
Distance from Cooperative in miles		0.55	3.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01400-0001	1-00610-0060	1-00602-0010
Address	623 PARK AVENUE	1 CHRISTOPHER STREET	600 WASHINGTON STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	37	134	137
Year Built	1929	1931	2003
Gross SqFt	108,817	102,354	109,060
Estimated Gross Income	\$4,077,372	\$3,835,244	\$4,487,209
Gross Income per SqFt	\$37.50	\$37.50	\$41.10
Full Market Value	\$20,500,000	\$19,300,000	\$22,600,000
Market Value per SqFt	\$188.00	\$189.00	\$207.00
Distance from Cooperative in miles		2.85	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01400-0062	1-01406-0054	1-00602-0010
Address	114 EAST 66 STREET	993 LEXINGTON AVENUE	600 WASHINGTON STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	61	39	137
Year Built	1954	1914	2003
Gross SqFt	79,092	73,396	109,060
Estimated Gross Income	\$2,619,527	\$2,431,171	\$4,487,209
Gross Income per SqFt	\$33.10	\$33.10	\$41.10
Full Market Value	\$12,700,000	\$11,800,000	\$22,600,000
Market Value per SqFt	\$161.00	\$161.00	\$207.00
Distance from Cooperative in miles		0.30	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01400-0068	1-00617-0036	1-01412-0016
Address	108 EAST 66 STREET	234 WEST 13 STREET	1104 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	20	42	17
Year Built	1928	1890	1929
Gross SqFt	21,814	26,377	16,890
Estimated Gross Income	\$782,468	\$946,019	\$620,319
Gross Income per SqFt	\$35.90	\$35.90	\$36.70
Full Market Value	\$3,930,000	\$4,760,000	\$3,120,000
Market Value per SqFt	\$180.00	\$180.00	\$185.00
Distance from Cooperative in miles		2.70	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01400-0069	1-00590-0022	1-01438-0014
Address	633 PARK AVENUE	12 JONES STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	16	59	92
Year Built	1913	1920	1920
Gross SqFt	67,600	56,700	47,008
Estimated Gross Income	\$2,328,144	\$1,468,535	\$1,618,847
Gross Income per SqFt	\$34.40	\$25.90	\$34.40
Full Market Value	\$11,700,000	\$7,120,000	\$8,140,000
Market Value per SqFt	\$173.00	\$126.00	\$173.00
Distance from Cooperative in miles		3.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01401-0020	1-01472-0034	1-01438-0014
Address	889 LEXINGTON AVENUE	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	47	92
Year Built	1907	1936	1920
Gross SqFt	134,467	44,856	47,008
Estimated Gross Income	\$3,754,318	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$27.90	\$27.90	\$34.40
Full Market Value	\$18,200,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$135.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.70	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01401-0027	1-01438-0014	1-00593-0036
Address	137 EAST 66 STREET	329 EAST 63 STREET	24 CHRISTOPHER STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	92	69
Year Built	1918	1920	1930
Gross SqFt	62,352	47,008	48,531
Estimated Gross Income	\$2,147,402	\$1,618,847	\$1,924,985
Gross Income per SqFt	\$34.40	\$34.40	\$39.70
Full Market Value	\$10,800,000	\$8,140,000	\$9,680,000
Market Value per SqFt	\$173.00	\$173.00	\$199.00
Distance from Cooperative in miles		0.30	2.95

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01401-0032	1-01438-0014	1-00593-0036
Address	139 EAST 66 STREET	329 EAST 63 STREET	24 CHRISTOPHER STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	92	69
Year Built	1918	1920	1930
Gross SqFt	43,339	47,008	48,531
Estimated Gross Income	\$1,492,595	\$1,618,847	\$1,924,985
Gross Income per SqFt	\$34.40	\$34.40	\$39.70
Full Market Value	\$7,500,000	\$8,140,000	\$9,680,000
Market Value per SqFt	\$173.00	\$173.00	\$199.00
Distance from Cooperative in miles		0.30	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01401-0054	1-00631-0001	1-01410-0033
Address	895 LEXINGTON AVENUE	669 WASHINGTON STREET	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	60	144	114
Year Built	1908	1930	1962
Gross SqFt	134,342	137,589	181,549
Estimated Gross Income	\$3,920,099	\$4,015,491	\$5,539,920
Gross Income per SqFt	\$29.20	\$29.20	\$30.50
Full Market Value	\$19,000,000	\$19,500,000	\$26,800,000
Market Value per SqFt	\$141.00	\$142.00	\$148.00
Distance from Cooperative in miles		3.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01402-0001	1-01425-0017	1-01410-0033
Address	655 PARK AVENUE	225 EAST 70 STREET	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	56	91	114
Year Built	1924	1961	1962
Gross SqFt	160,890	83,220	181,549
Estimated Gross Income	\$4,908,753	\$2,437,389	\$5,539,920
Gross Income per SqFt	\$30.50	\$29.30	\$30.50
Full Market Value	\$23,800,000	\$11,800,000	\$26,800,000
Market Value per SqFt	\$148.00	\$142.00	\$148.00
Distance from Cooperative in miles		0.25	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01402-0006	1-01410-0033	1-00615-0036
Address	111 EAST 67 STREET	1308 3 AVENUE	87 GREENWICH AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	95	114	81
Year Built	1931	1962	1930
Gross SqFt	166,862	181,549	64,840
Estimated Gross Income	\$5,090,959	\$5,539,920	\$2,053,272
Gross Income per SqFt	\$30.50	\$30.50	\$31.70
Full Market Value	\$24,700,000	\$26,800,000	\$9,950,000
Market Value per SqFt	\$148.00	\$148.00	\$153.00
Distance from Cooperative in miles		0.40	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01402-0021	1-00615-0036	1-01406-0054
Address	901 LEXINGTON AVENUE	87 GREENWICH AVENUE	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	19	81	39
Year Built	1907	1930	1914
Gross SqFt	59,928	64,840	73,396
Estimated Gross Income	\$1,897,919	\$2,053,272	\$2,431,171
Gross Income per SqFt	\$31.70	\$31.70	\$33.10
Full Market Value	\$9,200,000	\$9,950,000	\$11,800,000
Market Value per SqFt	\$154.00	\$153.00	\$161.00
Distance from Cooperative in miles		2.90	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01402-0033	1-00610-0060	1-00602-0010
Address	1150 3 AVENUE	1 CHRISTOPHER STREET	600 WASHINGTON STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	103	134	137
Year Built	1960	1931	2003
Gross SqFt	104,000	102,354	109,060
Estimated Gross Income	\$3,896,880	\$3,835,244	\$4,487,209
Gross Income per SqFt	\$37.50	\$37.50	\$41.10
Full Market Value	\$19,600,000	\$19,300,000	\$22,600,000
Market Value per SqFt	\$188.00	\$189.00	\$207.00
Distance from Cooperative in miles		2.95	3.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01403-0033	1-01406-0001	1-01560-0001
Address	931 LEXINGTON AVENUE	737 PARK AVENUE	1540 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	391	120	314
Year Built	1959	1940	1980
Gross SqFt	914,921	215,600	302,049
Estimated Gross Income	\$25,498,848	\$6,008,692	\$12,410,915
Gross Income per SqFt	\$27.90	\$27.90	\$41.10
Full Market Value	\$124,000,000	\$29,100,000	\$62,400,000
Market Value per SqFt	\$136.00	\$135.00	\$207.00
Distance from Cooperative in miles		0.15	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01404-0014	1-01406-0054	1-00615-0036
Address	944 LEXINGTON AVENUE	993 LEXINGTON AVENUE	87 GREENWICH AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	34	39	81
Year Built	1916	1914	1930
Gross SqFt	76,745	73,396	64,840
Estimated Gross Income	\$2,430,514	\$2,431,171	\$2,053,272
Gross Income per SqFt	\$31.70	\$33.10	\$31.70
Full Market Value	\$11,800,000	\$11,800,000	\$9,950,000
Market Value per SqFt	\$154.00	\$161.00	\$153.00
Distance from Cooperative in miles		0.15	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01404-0022	1-00615-0036	1-01406-0054
Address	943 LEXINGTON AVENUE	87 GREENWICH AVENUE	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	21	81	39
Year Built	1924	1930	1914
Gross SqFt	68,693	64,840	73,396
Estimated Gross Income	\$2,175,507	\$2,053,272	\$2,431,171
Gross Income per SqFt	\$31.70	\$31.70	\$33.10
Full Market Value	\$10,500,000	\$9,950,000	\$11,800,000
Market Value per SqFt	\$153.00	\$153.00	\$161.00
Distance from Cooperative in miles		2.95	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01404-0033	1-00631-0001	1-01406-0054
Address	1186 3 AVENUE	669 WASHINGTON STREET	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	66	144	39
Year Built	1961	1930	1914
Gross SqFt	132,724	137,589	73,396
Estimated Gross Income	\$3,872,886	\$4,015,491	\$2,431,171
Gross Income per SqFt	\$29.20	\$29.20	\$33.10
Full Market Value	\$18,800,000	\$19,500,000	\$11,800,000
Market Value per SqFt	\$142.00	\$142.00	\$161.00
Distance from Cooperative in miles		3.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01404-0052	1-00615-0036	1-01406-0054
Address	955 LEXINGTON AVENUE	87 GREENWICH AVENUE	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	31	81	39
Year Built	1924	1930	1914
Gross SqFt	54,719	64,840	73,396
Estimated Gross Income	\$1,732,950	\$2,053,272	\$2,431,171
Gross Income per SqFt	\$31.70	\$31.70	\$33.10
Full Market Value	\$8,400,000	\$9,950,000	\$11,800,000
Market Value per SqFt	\$154.00	\$153.00	\$161.00
Distance from Cooperative in miles		2.95	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01405-0033	1-00585-0001	1-00602-0010
Address	1210 3 AVENUE	464 HUDSON STREET	600 WASHINGTON STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	48	137	137
Year Built	1959	1900	2003
Gross SqFt	117,958	97,290	109,060
Estimated Gross Income	\$3,548,176	\$2,926,217	\$4,487,209
Gross Income per SqFt	\$30.10	\$30.10	\$41.10
Full Market Value	\$17,200,000	\$14,200,000	\$22,600,000
Market Value per SqFt	\$146.00	\$146.00	\$207.00
Distance from Cooperative in miles		3.40	3.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01405-0040	1-01410-0033	1-01560-0001
Address	1218 3 AVENUE	1308 3 AVENUE	1540 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	95	114	314
Year Built	1962	1962	1980
Gross SqFt	212,118	181,549	302,049
Estimated Gross Income	\$6,471,720	\$5,539,920	\$12,410,915
Gross Income per SqFt	\$30.50	\$30.50	\$41.10
Full Market Value	\$31,400,000	\$26,800,000	\$62,400,000
Market Value per SqFt	\$148.00	\$148.00	\$207.00
Distance from Cooperative in miles		0.25	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01405-0051	1-00585-0001	1-01406-0054
Address	975 LEXINGTON AVENUE	464 HUDSON STREET	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	48	137	39
Year Built	1927	1900	1914
Gross SqFt	88,829	97,290	73,396
Estimated Gross Income	\$2,671,976	\$2,926,217	\$2,431,171
Gross Income per SqFt	\$30.10	\$30.10	\$33.10
Full Market Value	\$12,900,000	\$14,200,000	\$11,800,000
Market Value per SqFt	\$145.00	\$146.00	\$161.00
Distance from Cooperative in miles		3.40	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01405-0072	1-00590-0022	1-01472-0034
Address	733 PARK AVENUE	12 JONES STREET	440 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	59	47
Year Built	1972	1920	1936
Gross SqFt	114,675	56,700	44,856
Estimated Gross Income	\$2,970,082	\$1,468,535	\$1,252,216
Gross Income per SqFt	\$25.90	\$25.90	\$27.90
Full Market Value	\$14,400,000	\$7,120,000	\$6,070,000
Market Value per SqFt	\$126.00	\$126.00	\$135.00
Distance from Cooperative in miles		3.30	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01406-0017	1-01410-0033	1-01560-0001
Address	976 LEXINGTON AVENUE	1308 3 AVENUE	1540 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	112	114	314
Year Built	1959	1962	1980
Gross SqFt	208,800	181,549	302,049
Estimated Gross Income	\$6,370,488	\$5,539,920	\$12,410,915
Gross Income per SqFt	\$30.50	\$30.50	\$41.10
Full Market Value	\$30,900,000	\$26,800,000	\$62,400,000
Market Value per SqFt	\$148.00	\$148.00	\$207.00
Distance from Cooperative in miles		0.25	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01406-0041	1-01410-0033	1-01560-0001
Address	1230 3 AVENUE	1308 3 AVENUE	1540 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	130	114	314
Year Built	1962	1962	1980
Gross SqFt	306,968	181,549	302,049
Estimated Gross Income	\$9,365,593	\$5,539,920	\$12,410,915
Gross Income per SqFt	\$30.50	\$30.50	\$41.10
Full Market Value	\$45,400,000	\$26,800,000	\$62,400,000
Market Value per SqFt	\$148.00	\$148.00	\$207.00
Distance from Cooperative in miles		0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01406-0046	1-00585-0001	1-00602-0010
Address	164 EAST 72 STREET	464 HUDSON STREET	600 WASHINGTON STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	44	137	137
Year Built	1926	1900	2003
Gross SqFt	101,415	97,290	109,060
Estimated Gross Income	\$3,050,563	\$2,926,217	\$4,487,209
Gross Income per SqFt	\$30.10	\$30.10	\$41.10
Full Market Value	\$14,800,000	\$14,200,000	\$22,600,000
Market Value per SqFt	\$146.00	\$146.00	\$207.00
Distance from Cooperative in miles		3.45	3.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01406-0050	1-00615-0036	1-01406-0054
Address	158 EAST 72 STREET	87 GREENWICH AVENUE	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	21	81	39
Year Built	1928	1930	1914
Gross SqFt	63,229	64,840	73,396
Estimated Gross Income	\$2,002,462	\$2,053,272	\$2,431,171
Gross Income per SqFt	\$31.70	\$31.70	\$33.10
Full Market Value	\$9,700,000	\$9,950,000	\$11,800,000
Market Value per SqFt	\$153.00	\$153.00	\$161.00
Distance from Cooperative in miles		3.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01406-0061	1-01409-0042	1-01406-0054
Address	132 EAST 72 STREET	192 EAST 75 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	16	43	39
Year Built	1925	1927	1914
Gross SqFt	47,245	40,249	73,396
Estimated Gross Income	\$1,517,981	\$1,293,100	\$2,431,171
Gross Income per SqFt	\$32.10	\$32.10	\$33.10
Full Market Value	\$7,350,000	\$6,270,000	\$11,800,000
Market Value per SqFt	\$156.00	\$156.00	\$161.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01406-0065	1-00585-0001	1-00602-0010
Address	114 EAST 72 STREET	464 HUDSON STREET	600 WASHINGTON STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	44	137	137
Year Built	1963	1900	2003
Gross SqFt	112,900	97,290	109,060
Estimated Gross Income	\$3,396,032	\$2,926,217	\$4,487,209
Gross Income per SqFt	\$30.10	\$30.10	\$41.10
Full Market Value	\$16,500,000	\$14,200,000	\$22,600,000
Market Value per SqFt	\$146.00	\$146.00	\$207.00
Distance from Cooperative in miles		3.45	3.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01406-0069	1-00631-0001	1-01410-0033
Address	751 PARK AVENUE	669 WASHINGTON STREET	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	48	144	114
Year Built	1914	1930	1962
Gross SqFt	130,533	137,589	181,549
Estimated Gross Income	\$3,808,952	\$4,015,491	\$5,539,920
Gross Income per SqFt	\$29.20	\$29.20	\$30.50
Full Market Value	\$18,500,000	\$19,500,000	\$26,800,000
Market Value per SqFt	\$142.00	\$142.00	\$148.00
Distance from Cooperative in miles		3.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01407-0001	1-00590-0022	1-01472-0034
Address	775 PARK AVENUE	12 JONES STREET	440 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	59	47
Year Built	1927	1920	1936
Gross SqFt	208,986	56,700	44,856
Estimated Gross Income	\$5,416,917	\$1,468,535	\$1,252,216
Gross Income per SqFt	\$25.90	\$25.90	\$27.90
Full Market Value	\$26,200,000	\$7,120,000	\$6,070,000
Market Value per SqFt	\$125.00	\$126.00	\$135.00
Distance from Cooperative in miles		3.40	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01407-0008	1-00585-0001	1-01406-0054
Address	117 EAST 72 STREET	464 HUDSON STREET	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	20	137	39
Year Built	1928	1900	1914
Gross SqFt	81,622	97,290	73,396
Estimated Gross Income	\$2,455,189	\$2,926,217	\$2,431,171
Gross Income per SqFt	\$30.10	\$30.10	\$33.10
Full Market Value	\$11,900,000	\$14,200,000	\$11,800,000
Market Value per SqFt	\$146.00	\$146.00	\$161.00
Distance from Cooperative in miles		3.50	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01407-0016	1-01410-0033	1-00631-0001
Address	1004 LEXINGTON AVENUE	1308 3 AVENUE	669 WASHINGTON STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	66	114	144
Year Built	1917	1962	1930
Gross SqFt	173,024	181,549	137,589
Estimated Gross Income	\$5,278,962	\$5,539,920	\$4,015,491
Gross Income per SqFt	\$30.50	\$30.50	\$29.20
Full Market Value	\$25,600,000	\$26,800,000	\$19,500,000
Market Value per SqFt	\$148.00	\$148.00	\$142.00
Distance from Cooperative in miles		0.20	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01407-0020	1-00615-0036	1-01409-0042
Address	1003 LEXINGTON AVENUE	87 GREENWICH AVENUE	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	16	81	43
Year Built	1924	1930	1927
Gross SqFt	56,126	64,840	40,249
Estimated Gross Income	\$1,777,510	\$2,053,272	\$1,293,100
Gross Income per SqFt	\$31.70	\$31.70	\$32.10
Full Market Value	\$8,610,000	\$9,950,000	\$6,270,000
Market Value per SqFt	\$153.00	\$153.00	\$156.00
Distance from Cooperative in miles		3.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01407-0026	1-00585-0001	1-00602-0010
Address	153 EAST 72 STREET	464 HUDSON STREET	600 WASHINGTON STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	40	137	137
Year Built	1929	1900	2003
Gross SqFt	98,373	97,290	109,060
Estimated Gross Income	\$2,959,059	\$2,926,217	\$4,487,209
Gross Income per SqFt	\$30.10	\$30.10	\$41.10
Full Market Value	\$14,300,000	\$14,200,000	\$22,600,000
Market Value per SqFt	\$145.00	\$146.00	\$207.00
Distance from Cooperative in miles		3.50	3.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01407-0033	1-01410-0033	1-01560-0001
Address	1250 3 AVENUE	1308 3 AVENUE	1540 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	190	114	314
Year Built	1960	1962	1980
Gross SqFt	326,054	181,549	302,049
Estimated Gross Income	\$9,947,907	\$5,539,920	\$12,410,915
Gross Income per SqFt	\$30.50	\$30.50	\$41.10
Full Market Value	\$48,200,000	\$26,800,000	\$62,400,000
Market Value per SqFt	\$148.00	\$148.00	\$207.00
Distance from Cooperative in miles		0.15	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01407-0051	1-00585-0001	1-01406-0054
Address	1017 LEXINGTON AVENUE	464 HUDSON STREET	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	46	137	39
Year Built	1923	1900	1914
Gross SqFt	97,328	97,290	73,396
Estimated Gross Income	\$2,927,626	\$2,926,217	\$2,431,171
Gross Income per SqFt	\$30.10	\$30.10	\$33.10
Full Market Value	\$14,200,000	\$14,200,000	\$11,800,000
Market Value per SqFt	\$146.00	\$146.00	\$161.00
Distance from Cooperative in miles		3.50	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01408-0001	1-00631-0001	1-01410-0033
Address	785 PARK AVENUE	669 WASHINGTON STREET	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	86	144	114
Year Built	1940	1930	1962
Gross SqFt	143,244	137,589	181,549
Estimated Gross Income	\$4,179,859	\$4,015,491	\$5,539,920
Gross Income per SqFt	\$29.20	\$29.20	\$30.50
Full Market Value	\$20,300,000	\$19,500,000	\$26,800,000
Market Value per SqFt	\$142.00	\$142.00	\$148.00
Distance from Cooperative in miles		3.50	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01408-0020	1-00585-0001	1-01410-0033
Address	1019 LEXINGTON AVENUE	464 HUDSON STREET	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	30	137	114
Year Built	1925	1900	1962
Gross SqFt	78,000	97,290	181,549
Estimated Gross Income	\$2,346,240	\$2,926,217	\$5,539,920
Gross Income per SqFt	\$30.10	\$30.10	\$30.50
Full Market Value	\$11,400,000	\$14,200,000	\$26,800,000
Market Value per SqFt	\$146.00	\$146.00	\$148.00
Distance from Cooperative in miles		3.55	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01408-0022	1-01409-0042	1-01414-0017
Address	153 EAST 73 STREET	192 EAST 75 STREET	235 EAST 59 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	36	43	71
Year Built	1923	1927	1960
Gross SqFt	39,581	40,249	39,097
Estimated Gross Income	\$1,271,737	\$1,293,100	\$1,338,518
Gross Income per SqFt	\$32.10	\$32.10	\$34.20
Full Market Value	\$6,160,000	\$6,270,000	\$6,730,000
Market Value per SqFt	\$156.00	\$156.00	\$172.00
Distance from Cooperative in miles		0.05	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01408-0033	1-01410-0033	1-01406-0054
Address	1270 3 AVENUE	1308 3 AVENUE	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	119	114	39
Year Built	1958	1962	1914
Gross SqFt	177,975	181,549	73,396
Estimated Gross Income	\$5,430,017	\$5,539,920	\$2,431,171
Gross Income per SqFt	\$30.50	\$30.50	\$33.10
Full Market Value	\$26,300,000	\$26,800,000	\$11,800,000
Market Value per SqFt	\$148.00	\$148.00	\$161.00
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01408-0040	1-01410-0033	1-01406-0054
Address	1280 3 AVENUE	1308 3 AVENUE	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	123	114	39
Year Built	1966	1962	1914
Gross SqFt	159,929	181,549	73,396
Estimated Gross Income	\$4,879,433	\$5,539,920	\$2,431,171
Gross Income per SqFt	\$30.50	\$30.50	\$33.10
Full Market Value	\$23,600,000	\$26,800,000	\$11,800,000
Market Value per SqFt	\$148.00	\$148.00	\$161.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01408-0041	1-01472-0034	1-01438-0014
Address	168 EAST 74 STREET	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	47	92
Year Built	1926	1936	1920
Gross SqFt	61,051	44,856	47,008
Estimated Gross Income	\$1,704,543	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$27.90	\$27.90	\$34.40
Full Market Value	\$8,260,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$135.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01408-0066	1-01398-0006	1-01409-0042
Address	112 EAST 74 STREET	103 EAST 63 STREET	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	23	37	43
Year Built	1917	1923	1927
Gross SqFt	48,338	36,274	40,249
Estimated Gross Income	\$1,431,771	\$1,074,324	\$1,293,100
Gross Income per SqFt	\$29.60	\$29.60	\$32.10
Full Market Value	\$6,940,000	\$5,210,000	\$6,270,000
Market Value per SqFt	\$144.00	\$144.00	\$156.00
Distance from Cooperative in miles		0.50	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01408-0071	1-00585-0001	1-01406-0001
Address	791 PARK AVENUE	464 HUDSON STREET	737 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	32	137	120
Year Built	1925	1900	1940
Gross SqFt	116,499	97,290	215,600
Estimated Gross Income	\$3,504,289	\$2,926,217	\$6,008,692
Gross Income per SqFt	\$30.10	\$30.10	\$27.90
Full Market Value	\$17,000,000	\$14,200,000	\$29,100,000
Market Value per SqFt	\$146.00	\$146.00	\$135.00
Distance from Cooperative in miles		3.55	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01409-0001	1-00631-0001	1-01410-0033
Address	799 PARK AVENUE	669 WASHINGTON STREET	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	79	144	114
Year Built	1960	1930	1962
Gross SqFt	148,485	137,589	181,549
Estimated Gross Income	\$4,332,792	\$4,015,491	\$5,539,920
Gross Income per SqFt	\$29.20	\$29.20	\$30.50
Full Market Value	\$21,000,000	\$19,500,000	\$26,800,000
Market Value per SqFt	\$141.00	\$142.00	\$148.00
Distance from Cooperative in miles		3.55	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01409-0009	1-00615-0036	1-01409-0042
Address	121 EAST 74 STREET	87 GREENWICH AVENUE	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	32	81	43
Year Built	1928	1930	1927
Gross SqFt	49,196	64,840	40,249
Estimated Gross Income	\$1,558,037	\$2,053,272	\$1,293,100
Gross Income per SqFt	\$31.70	\$31.70	\$32.10
Full Market Value	\$7,550,000	\$9,950,000	\$6,270,000
Market Value per SqFt	\$153.00	\$153.00	\$156.00
Distance from Cooperative in miles		3.20	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01409-0032	1-01563-0037	1-01577-0044
Address	173 EAST 74 STREET	434 EAST 84 STREET	512 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	20	15
Year Built	1915	1987	1920
Gross SqFt	9,465	10,470	9,630
Estimated Gross Income	\$330,801	\$365,947	\$398,421
Gross Income per SqFt	\$34.90	\$35.00	\$41.40
Full Market Value	\$1,660,000	\$1,840,000	\$2,000,000
Market Value per SqFt	\$175.00	\$176.00	\$208.00
Distance from Cooperative in miles		0.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01409-0033	1-00585-0001	1-01418-0045
Address	177 EAST 74 STREET	464 HUDSON STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	99	137	116
Year Built	1963	1900	1968
Gross SqFt	107,600	97,290	174,273
Estimated Gross Income	\$3,236,608	\$2,926,217	\$6,575,475
Gross Income per SqFt	\$30.10	\$30.10	\$37.70
Full Market Value	\$15,700,000	\$14,200,000	\$33,100,000
Market Value per SqFt	\$146.00	\$146.00	\$190.00
Distance from Cooperative in miles		3.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01409-0040	1-01410-0033	1-01418-0045
Address	1296 3 AVENUE	1308 3 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	141	114	116
Year Built	1961	1962	1968
Gross SqFt	162,750	181,549	174,273
Estimated Gross Income	\$4,965,502	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$24,100,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.05	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01409-0043	1-01563-0037	1-00593-0036
Address	188 EAST 75 STREET	434 EAST 84 STREET	24 CHRISTOPHER STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	20	69
Year Built	1924	1987	1930
Gross SqFt	16,870	10,470	48,531
Estimated Gross Income	\$589,606	\$365,947	\$1,924,985
Gross Income per SqFt	\$34.90	\$35.00	\$39.70
Full Market Value	\$2,960,000	\$1,840,000	\$9,680,000
Market Value per SqFt	\$175.00	\$176.00	\$199.00
Distance from Cooperative in miles		0.60	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01409-0061	1-00615-0036	1-01409-0042
Address	120 EAST 75 STREET	87 GREENWICH AVENUE	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	38	81	43
Year Built	1923	1930	1927
Gross SqFt	56,500	64,840	40,249
Estimated Gross Income	\$1,789,355	\$2,053,272	\$1,293,100
Gross Income per SqFt	\$31.70	\$31.70	\$32.10
Full Market Value	\$8,670,000	\$9,950,000	\$6,270,000
Market Value per SqFt	\$153.00	\$153.00	\$156.00
Distance from Cooperative in miles		3.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01409-0069	1-00585-0001	1-01406-0054
Address	815 PARK AVENUE	464 HUDSON STREET	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	52	137	39
Year Built	1917	1900	1914
Gross SqFt	101,056	97,290	73,396
Estimated Gross Income	\$3,039,764	\$2,926,217	\$2,431,171
Gross Income per SqFt	\$30.10	\$30.10	\$33.10
Full Market Value	\$14,700,000	\$14,200,000	\$11,800,000
Market Value per SqFt	\$145.00	\$146.00	\$161.00
Distance from Cooperative in miles		3.60	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01410-0005	1-00615-0036	1-01409-0042
Address	103 EAST 75 STREET	87 GREENWICH AVENUE	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	28	81	43
Year Built	1920	1930	1927
Gross SqFt	64,853	64,840	40,249
Estimated Gross Income	\$2,053,894	\$2,053,272	\$1,293,100
Gross Income per SqFt	\$31.70	\$31.70	\$32.10
Full Market Value	\$9,950,000	\$9,950,000	\$6,270,000
Market Value per SqFt	\$153.00	\$153.00	\$156.00
Distance from Cooperative in miles		3.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01410-0009	1-01398-0006	1-00593-0036
Address	111 EAST 75 STREET	103 EAST 63 STREET	24 CHRISTOPHER STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	38	37	69
Year Built	1925	1923	1930
Gross SqFt	36,301	36,274	48,531
Estimated Gross Income	\$1,075,235	\$1,074,324	\$1,924,985
Gross Income per SqFt	\$29.60	\$29.60	\$39.70
Full Market Value	\$5,210,000	\$5,210,000	\$9,680,000
Market Value per SqFt	\$144.00	\$144.00	\$199.00
Distance from Cooperative in miles		0.60	3.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01410-0014	1-00585-0001	1-01410-0033
Address	1056 LEXINGTON AVENUE	464 HUDSON STREET	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	111	137	114
Year Built	1962	1900	1962
Gross SqFt	103,004	97,290	181,549
Estimated Gross Income	\$3,098,360	\$2,926,217	\$5,539,920
Gross Income per SqFt	\$30.10	\$30.10	\$30.50
Full Market Value	\$15,000,000	\$14,200,000	\$26,800,000
Market Value per SqFt	\$146.00	\$146.00	\$148.00
Distance from Cooperative in miles		3.65	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01410-0024	1-01412-0012	1-01424-0029
Address	157 EAST 75 STREET	117 EAST 77 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	12	40	50
Year Built	1910	1929	1921
Gross SqFt	13,040	29,500	41,898
Estimated Gross Income	\$455,748	\$1,203,486	\$1,639,187
Gross Income per SqFt	\$35.00	\$40.80	\$39.10
Full Market Value	\$2,290,000	\$6,050,000	\$8,240,000
Market Value per SqFt	\$176.00	\$205.00	\$197.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01410-0069	1-01418-0011	1-01490-0001
Address	829 PARK AVENUE	225 EAST 63 STREET	1472 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	C7-WALK-UP
Total Units	53	152	192
Year Built	1930	1962	1911
Gross SqFt	103,360	105,282	98,622
Estimated Gross Income	\$3,104,934	\$3,718,136	\$3,336,457
Gross Income per SqFt	\$30.00	\$35.30	\$33.80
Full Market Value	\$15,000,000	\$18,700,000	\$16,200,000
Market Value per SqFt	\$145.00	\$178.00	\$164.00
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01411-0023	1-01410-0033	1-01418-0045
Address	151 EAST 76 STREET	1308 3 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	121	114	116
Year Built	1959	1962	1968
Gross SqFt	182,015	181,549	174,273
Estimated Gross Income	\$5,553,277	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$26,900,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.05	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01411-0040	1-01410-0033	1-01418-0045
Address	1334 3 AVENUE	1308 3 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	173	114	116
Year Built	1957	1962	1968
Gross SqFt	195,441	181,549	174,273
Estimated Gross Income	\$5,962,904	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$28,900,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.05	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01411-0053	1-01410-0033	1-01418-0045
Address	1091 LEXINGTON AVENUE	1308 3 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	104	114	116
Year Built	1959	1962	1968
Gross SqFt	190,358	181,549	174,273
Estimated Gross Income	\$5,807,822	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$28,100,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.05	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01412-0001	1-00615-0036	1-01392-0047
Address	865 PARK AVENUE	87 GREENWICH AVENUE	50 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	25	81	48
Year Built	1920	1930	1936
Gross SqFt	55,758	64,840	52,356
Estimated Gross Income	\$1,765,855	\$2,053,272	\$2,164,781
Gross Income per SqFt	\$31.70	\$31.70	\$41.30
Full Market Value	\$8,560,000	\$9,950,000	\$10,900,000
Market Value per SqFt	\$154.00	\$153.00	\$208.00
Distance from Cooperative in miles		3.35	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01412-0071	1-01410-0033	1-01418-0045
Address	875 PARK AVENUE	1308 3 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	50	114	116
Year Built	1912	1962	1968
Gross SqFt	158,445	181,549	174,273
Estimated Gross Income	\$4,834,156	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$23,400,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.15	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01413-0001	1-01410-0033	1-01406-0054
Address	883 PARK AVENUE	1308 3 AVENUE	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	41	114	39
Year Built	1927	1962	1914
Gross SqFt	171,207	181,549	73,396
Estimated Gross Income	\$5,223,525	\$5,539,920	\$2,431,171
Gross Income per SqFt	\$30.50	\$30.50	\$33.10
Full Market Value	\$25,300,000	\$26,800,000	\$11,800,000
Market Value per SqFt	\$148.00	\$148.00	\$161.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01413-0004	1-00618-0042	1-01563-0037
Address	891 PARK AVENUE	205 WEST 13 STREET	434 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	55	20
Year Built	1931	1962	1987
Gross SqFt	29,000	26,700	10,470
Estimated Gross Income	\$885,370	\$815,280	\$365,947
Gross Income per SqFt	\$30.50	\$30.50	\$35.00
Full Market Value	\$4,290,000	\$3,950,000	\$1,840,000
Market Value per SqFt	\$148.00	\$148.00	\$176.00
Distance from Cooperative in miles		3.30	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01413-0027	1-00615-0036	1-01392-0047
Address	167 EAST 78 STREET	87 GREENWICH AVENUE	50 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	39	81	48
Year Built	1928	1930	1936
Gross SqFt	55,883	64,840	52,356
Estimated Gross Income	\$1,769,814	\$2,053,272	\$2,164,781
Gross Income per SqFt	\$31.70	\$31.70	\$41.30
Full Market Value	\$8,570,000	\$9,950,000	\$10,900,000
Market Value per SqFt	\$153.00	\$153.00	\$208.00
Distance from Cooperative in miles		3.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01413-0040	1-01416-0002	1-01425-0001
Address	180 EAST 79 STREET	1033 3 AVENUE	1213 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	135	133	201
Year Built	1930	1967	1961
Gross SqFt	243,000	241,274	265,980
Estimated Gross Income	\$7,085,880	\$7,036,551	\$9,743,446
Gross Income per SqFt	\$29.20	\$29.20	\$36.60
Full Market Value	\$34,300,000	\$34,100,000	\$49,000,000
Market Value per SqFt	\$141.00	\$141.00	\$184.00
Distance from Cooperative in miles		0.85	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01413-0045	1-01438-0014	1-01490-0015
Address	168 EAST 79 STREET	329 EAST 63 STREET	519 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	26	92	100
Year Built	1927	1920	1911
Gross SqFt	51,988	47,008	44,764
Estimated Gross Income	\$1,790,466	\$1,618,847	\$1,570,693
Gross Income per SqFt	\$34.40	\$34.40	\$35.10
Full Market Value	\$9,000,000	\$8,140,000	\$7,900,000
Market Value per SqFt	\$173.00	\$173.00	\$176.00
Distance from Cooperative in miles		0.80	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01413-0050	1-00585-0001	1-00610-0060
Address	156 EAST 79 STREET	464 HUDSON STREET	1 CHRISTOPHER STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	62	137	134
Year Built	1917	1900	1931
Gross SqFt	103,835	97,290	102,354
Estimated Gross Income	\$3,123,356	\$2,926,217	\$3,835,244
Gross Income per SqFt	\$30.10	\$30.10	\$37.50
Full Market Value	\$15,100,000	\$14,200,000	\$19,300,000
Market Value per SqFt	\$145.00	\$146.00	\$189.00
Distance from Cooperative in miles		3.80	3.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01413-0057	1-01472-0034	1-01438-0014
Address	136 EAST 79 STREET	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	47	92
Year Built	1929	1936	1920
Gross SqFt	107,231	44,856	47,008
Estimated Gross Income	\$2,999,251	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$28.00	\$27.90	\$34.40
Full Market Value	\$14,500,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$135.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.50	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01413-0064	1-00585-0001	1-01406-0054
Address	120 EAST 79 STREET	464 HUDSON STREET	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	80	137	39
Year Built	1947	1900	1914
Gross SqFt	77,953	97,290	73,396
Estimated Gross Income	\$2,344,826	\$2,926,217	\$2,431,171
Gross Income per SqFt	\$30.10	\$30.10	\$33.10
Full Market Value	\$11,400,000	\$14,200,000	\$11,800,000
Market Value per SqFt	\$146.00	\$146.00	\$161.00
Distance from Cooperative in miles		3.80	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01413-0071	1-01429-0128	1-01410-0033
Address	893 PARK AVENUE	244 EAST 75 STREET	1308 3 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	44	24	114
Year Built	1930	1930	1962
Gross SqFt	216,186	12,882	181,549
Estimated Gross Income	\$6,595,834	\$511,352	\$5,539,920
Gross Income per SqFt	\$30.50	\$39.70	\$30.50
Full Market Value	\$32,000,000	\$2,570,000	\$26,800,000
Market Value per SqFt	\$148.00	\$200.00	\$148.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01414-0030	1-01431-0032	1-01485-0050
Address	244 EAST 60 STREET	244 EAST 77 STREET	1380 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	26	41
Year Built	1940	1920	1910
Gross SqFt	15,910	15,440	16,037
Estimated Gross Income	\$525,000	\$506,670	\$556,140
Gross Income per SqFt	\$33.00	\$32.80	\$34.70
Full Market Value	\$2,540,000	\$2,450,000	\$2,800,000
Market Value per SqFt	\$160.00	\$159.00	\$175.00
Distance from Cooperative in miles		0.85	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01417-0001	1-01410-0033	1-01418-0045
Address	201 EAST 62 STREET	1308 3 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	71	114	116
Year Built	1963	1962	1968
Gross SqFt	163,496	181,549	174,273
Estimated Gross Income	\$5,027,500	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.70	\$30.50	\$37.70
Full Market Value	\$24,400,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$149.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.65	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01417-0042	1-01471-0021	1-01414-0017
Address	210 EAST 63 STREET	1435 YORK AVENUE	235 EAST 59 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	76	45	71
Year Built	1964	1960	1960
Gross SqFt	35,104	32,375	39,097
Estimated Gross Income	\$1,132,100	\$1,041,205	\$1,338,518
Gross Income per SqFt	\$32.20	\$32.20	\$34.20
Full Market Value	\$5,490,000	\$5,040,000	\$6,730,000
Market Value per SqFt	\$156.00	\$156.00	\$172.00
Distance from Cooperative in miles		0.75	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01418-0001	1-01410-0033	1-01418-0011
Address	1071 3 AVENUE	1308 3 AVENUE	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	138	114	152
Year Built	1963	1962	1962
Gross SqFt	158,500	181,549	105,282
Estimated Gross Income	\$4,953,100	\$5,539,920	\$3,718,136
Gross Income per SqFt	\$31.20	\$30.50	\$35.30
Full Market Value	\$24,000,000	\$26,800,000	\$18,700,000
Market Value per SqFt	\$151.00	\$148.00	\$178.00
Distance from Cooperative in miles		0.60	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01421-0001	1-01425-0001	1-01488-0001
Address	1131 3 AVENUE	1213 3 AVENUE	1434 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	260	201	210
Year Built	1961	1961	1964
Gross SqFt	272,440	265,980	257,244
Estimated Gross Income	\$9,984,900	\$9,743,446	\$10,440,657
Gross Income per SqFt	\$36.60	\$36.60	\$40.60
Full Market Value	\$50,200,000	\$49,000,000	\$52,500,000
Market Value per SqFt	\$184.00	\$184.00	\$204.00
Distance from Cooperative in miles		0.20	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01421-0037	1-01425-0017	1-01472-0022
Address	220 EAST 67 STREET	225 EAST 70 STREET	1453 YORK 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	116	91	96
Year Built	1964	1961	1958
Gross SqFt	100,600	83,220	75,936
Estimated Gross Income	\$3,110,552	\$2,437,389	\$2,252,634
Gross Income per SqFt	\$30.90	\$29.30	\$29.70
Full Market Value	\$15,100,000	\$11,800,000	\$10,900,000
Market Value per SqFt	\$150.00	\$142.00	\$144.00
Distance from Cooperative in miles		0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01424-0006	1-01406-0054	1-01490-0122
Address	205 EAST 69 STREET	993 LEXINGTON AVENUE	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	76	39	87
Year Built	1929	1914	1940
Gross SqFt	82,306	73,396	75,854
Estimated Gross Income	\$2,728,400	\$2,431,171	\$2,586,123
Gross Income per SqFt	\$33.10	\$33.10	\$34.10
Full Market Value	\$13,200,000	\$11,800,000	\$13,000,000
Market Value per SqFt	\$160.00	\$161.00	\$171.00
Distance from Cooperative in miles		0.15	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01424-0041	1-01414-0013	1-01453-0035
Address	208 EAST 70 STREET	227 EAST 59 STREET	334 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	36	28	46
Year Built	1970	1930	1920
Gross SqFt	27,888	25,400	27,124
Estimated Gross Income	\$899,400	\$817,600	\$940,859
Gross Income per SqFt	\$32.30	\$32.20	\$34.70
Full Market Value	\$4,360,000	\$3,960,000	\$4,730,000
Market Value per SqFt	\$156.00	\$156.00	\$174.00
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01425-0029	1-01438-0014	1-01490-0015
Address	230 EAST 71 STREET	329 EAST 63 STREET	519 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	60	92	100
Year Built	1929	1920	1911
Gross SqFt	51,270	47,008	44,764
Estimated Gross Income	\$1,768,800	\$1,618,847	\$1,570,693
Gross Income per SqFt	\$34.50	\$34.40	\$35.10
Full Market Value	\$8,890,000	\$8,140,000	\$7,900,000
Market Value per SqFt	\$173.00	\$173.00	\$176.00
Distance from Cooperative in miles		0.35	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01425-0035	1-01468-0047	1-01472-0046
Address	222 EAST 71 STREET	1378 1 AVENUE	402 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	C7-WALK-UP
Total Units	24	46	41
Year Built	1925	1910	1910
Gross SqFt	25,398	24,526	26,090
Estimated Gross Income	\$808,900	\$780,654	\$834,618
Gross Income per SqFt	\$31.80	\$31.80	\$32.00
Full Market Value	\$3,920,000	\$3,780,000	\$4,040,000
Market Value per SqFt	\$154.00	\$154.00	\$155.00
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01427-0001	1-01410-0033	1-01418-0045
Address	1251 3 AVENUE	1308 3 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	152	114	116
Year Built	1966	1962	1968
Gross SqFt	206,504	181,549	174,273
Estimated Gross Income	\$6,608,100	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$32.00	\$30.50	\$37.70
Full Market Value	\$32,000,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$155.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.20	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01427-0007	1-01406-0054	1-01490-0122
Address	215 EAST 72 STREET	993 LEXINGTON AVENUE	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	34	39	87
Year Built	1929	1914	1940
Gross SqFt	81,338	73,396	75,854
Estimated Gross Income	\$2,684,200	\$2,431,171	\$2,586,123
Gross Income per SqFt	\$33.00	\$33.10	\$34.10
Full Market Value	\$13,000,000	\$11,800,000	\$13,000,000
Market Value per SqFt	\$160.00	\$161.00	\$171.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01427-0018	1-01415-0021	1-01447-0005
Address	245 EAST 72 STREET	1143 2 AVENUE	311 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	125	108	131
Year Built	1930	1940	1929
Gross SqFt	117,882	103,304	121,234
Estimated Gross Income	\$3,064,900	\$2,686,848	\$3,075,692
Gross Income per SqFt	\$26.00	\$26.00	\$25.40
Full Market Value	\$14,800,000	\$13,000,000	\$13,700,000
Market Value per SqFt	\$126.00	\$126.00	\$113.00
Distance from Cooperative in miles		0.60	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01427-0030	1-01490-0001	1-01426-0029
Address	230 EAST 73 STREET	1472 YORK AVENUE	242 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	C7-WALK-UP	D6-ELEVATOR
Total Units	92	192	71
Year Built	1937	1911	1930
Gross SqFt	89,281	98,622	97,750
Estimated Gross Income	\$2,678,400	\$3,336,457	\$2,644,309
Gross Income per SqFt	\$30.00	\$33.80	\$27.10
Full Market Value	\$13,000,000	\$16,200,000	\$12,800,000
Market Value per SqFt	\$146.00	\$164.00	\$131.00
Distance from Cooperative in miles		0.50	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01427-0034	1-01490-0001	1-01426-0029
Address	220 EAST 73 STREET	1472 YORK AVENUE	242 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	C7-WALK-UP	D6-ELEVATOR
Total Units	92	192	71
Year Built	1932	1911	1930
Gross SqFt	90,700	98,622	97,750
Estimated Gross Income	\$2,721,000	\$3,336,457	\$2,644,309
Gross Income per SqFt	\$30.00	\$33.80	\$27.10
Full Market Value	\$13,200,000	\$16,200,000	\$12,800,000
Market Value per SqFt	\$146.00	\$164.00	\$131.00
Distance from Cooperative in miles		0.50	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01427-0038	1-01439-0009	1-01409-0021
Address	210 EAST 73 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	81	90	35
Year Built	1929	1920	1923
Gross SqFt	75,133	67,390	71,189
Estimated Gross Income	\$2,254,000	\$2,205,079	\$1,965,760
Gross Income per SqFt	\$30.00	\$32.70	\$27.60
Full Market Value	\$10,900,000	\$10,700,000	\$9,520,000
Market Value per SqFt	\$145.00	\$159.00	\$134.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01428-0009	1-01439-0009	1-01409-0021
Address	215 EAST 73 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	73	90	35
Year Built	1930	1920	1923
Gross SqFt	74,726	67,390	71,189
Estimated Gross Income	\$2,241,800	\$2,205,079	\$1,965,760
Gross Income per SqFt	\$30.00	\$32.70	\$27.60
Full Market Value	\$10,900,000	\$10,700,000	\$9,520,000
Market Value per SqFt	\$146.00	\$159.00	\$134.00
Distance from Cooperative in miles		0.45	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01428-0013	1-01490-0001	1-01426-0029
Address	225 EAST 73 STREET	1472 YORK AVENUE	242 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	C7-WALK-UP	D6-ELEVATOR
Total Units	88	192	71
Year Built	1932	1911	1930
Gross SqFt	89,016	98,622	97,750
Estimated Gross Income	\$2,670,500	\$3,336,457	\$2,644,309
Gross Income per SqFt	\$30.00	\$33.80	\$27.10
Full Market Value	\$12,900,000	\$16,200,000	\$12,800,000
Market Value per SqFt	\$145.00	\$164.00	\$131.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01428-0017	1-01490-0001	1-01426-0029
Address	235 EAST 73 STREET	1472 YORK AVENUE	242 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	C7-WALK-UP	D6-ELEVATOR
Total Units	84	192	71
Year Built	1936	1911	1930
Gross SqFt	88,955	98,622	97,750
Estimated Gross Income	\$2,668,700	\$3,336,457	\$2,644,309
Gross Income per SqFt	\$30.00	\$33.80	\$27.10
Full Market Value	\$12,900,000	\$16,200,000	\$12,800,000
Market Value per SqFt	\$145.00	\$164.00	\$131.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01428-0045	1-01413-0033	1-01463-0021
Address	1285 3 AVENUE	1374 3 AVENUE	1273 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	C7-WALK-UP	D9-ELEVATOR
Total Units	155	14	213
Year Built	1962	1920	1957
Gross SqFt	194,856	9,839	182,345
Estimated Gross Income	\$5,845,700	\$515,566	\$5,313,826
Gross Income per SqFt	\$30.00	\$52.00	\$29.10
Full Market Value	\$28,300,000	\$2,590,000	\$25,700,000
Market Value per SqFt	\$145.00	\$263.00	\$141.00
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01429-0005	1-01427-0028	1-01590-0036
Address	207 EAST 74 STREET	1393 2 AVENUE	85 EAST END 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	120	149	175
Year Built	1963	1964	1951
Gross SqFt	147,000	166,432	169,386
Estimated Gross Income	\$4,116,000	\$4,784,265	\$4,615,998
Gross Income per SqFt	\$28.00	\$28.70	\$27.30
Full Market Value	\$19,900,000	\$23,200,000	\$22,400,000
Market Value per SqFt	\$135.00	\$139.00	\$132.00
Distance from Cooperative in miles		0.10	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01429-0013	1-01439-0009	1-01409-0021
Address	225 EAST 74 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	84	90	35
Year Built	1938	1920	1923
Gross SqFt	86,988	67,390	71,189
Estimated Gross Income	\$2,566,100	\$2,205,079	\$1,965,760
Gross Income per SqFt	\$29.50	\$32.70	\$27.60
Full Market Value	\$12,400,000	\$10,700,000	\$9,520,000
Market Value per SqFt	\$143.00	\$159.00	\$134.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01431-0001	1-01551-0026	1-01517-0016
Address	1329 3 AVENUE	1705 1 AVENUE	127 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	35	27	26
Year Built	1910	1920	1920
Gross SqFt	23,000	20,010	20,653
Estimated Gross Income	\$1,121,250	\$1,004,001	\$1,036,628
Gross Income per SqFt	\$48.80	\$50.00	\$50.00
Full Market Value	\$5,640,000	\$5,050,000	\$5,210,000
Market Value per SqFt	\$245.00	\$252.00	\$252.00
Distance from Cooperative in miles		0.65	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01431-0011	1-01468-0047	1-01414-0013
Address	221 EAST 76 STREET	1378 1 AVENUE	227 EAST 59 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	43	46	28
Year Built	1929	1910	1930
Gross SqFt	21,162	24,526	25,400
Estimated Gross Income	\$677,200	\$780,654	\$817,600
Gross Income per SqFt	\$32.00	\$31.80	\$32.20
Full Market Value	\$3,280,000	\$3,780,000	\$3,960,000
Market Value per SqFt	\$155.00	\$154.00	\$156.00
Distance from Cooperative in miles		0.30	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01431-0013	1-01471-0021	1-01414-0017
Address	225 EAST 76 STREET	1435 YORK AVENUE	235 EAST 59 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	47	45	71
Year Built	1962	1960	1960
Gross SqFt	39,375	32,375	39,097
Estimated Gross Income	\$1,279,700	\$1,041,205	\$1,338,518
Gross Income per SqFt	\$32.50	\$32.20	\$34.20
Full Market Value	\$6,200,000	\$5,040,000	\$6,730,000
Market Value per SqFt	\$157.00	\$156.00	\$172.00
Distance from Cooperative in miles		0.30	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01431-0021	1-01425-0017	1-01472-0022
Address	1463 2 AVENUE	225 EAST 70 STREET	1453 YORK 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	100	91	96
Year Built	1959	1961	1958
Gross SqFt	80,080	83,220	75,936
Estimated Gross Income	\$2,370,400	\$2,437,389	\$2,252,634
Gross Income per SqFt	\$29.60	\$29.30	\$29.70
Full Market Value	\$11,500,000	\$11,800,000	\$10,900,000
Market Value per SqFt	\$144.00	\$142.00	\$144.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01431-0039	1-01390-0010	1-01426-0021
Address	212 EAST 77 STREET	9 EAST 75 STREET	1349 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	C5-WALK-UP	D9-ELEVATOR
Total Units	39	19	41
Year Built	1950	1952	1950
Gross SqFt	18,450	13,176	21,330
Estimated Gross Income	\$535,100	\$390,526	\$601,247
Gross Income per SqFt	\$29.00	\$29.60	\$28.20
Full Market Value	\$2,590,000	\$1,890,000	\$2,910,000
Market Value per SqFt	\$140.00	\$143.00	\$136.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01432-0001	1-01518-0024	1-01516-0052
Address	201 EAST 77 STREET	1341 LEXINGTON AVENUE	160 EAST 88 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	99	107	154
Year Built	1965	1960	1963
Gross SqFt	132,445	114,939	128,132
Estimated Gross Income	\$3,642,200	\$3,111,379	\$3,421,124
Gross Income per SqFt	\$27.50	\$27.10	\$26.70
Full Market Value	\$17,600,000	\$15,100,000	\$16,600,000
Market Value per SqFt	\$133.00	\$131.00	\$130.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01432-0005	1-01500-0065	1-01548-0036
Address	205 EAST 77 STREET	4 EAST 89 STREET	334 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	113	84	75
Year Built	1962	1955	1961
Gross SqFt	77,928	70,678	62,990
Estimated Gross Income	\$2,250,000	\$2,112,024	\$1,932,380
Gross Income per SqFt	\$28.90	\$29.90	\$30.70
Full Market Value	\$10,900,000	\$10,200,000	\$9,360,000
Market Value per SqFt	\$140.00	\$144.00	\$149.00
Distance from Cooperative in miles		0.70	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01432-0017	1-01381-0031	1-01390-0009
Address	243 EAST 77 STREET	61 EAST 66 STREET	7 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	13	20
Year Built	1910	1900	1910
Gross SqFt	12,220	11,392	13,580
Estimated Gross Income	\$367,900	\$343,046	\$409,665
Gross Income per SqFt	\$30.10	\$30.10	\$30.20
Full Market Value	\$1,780,000	\$1,660,000	\$1,980,000
Market Value per SqFt	\$146.00	\$146.00	\$146.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01432-0036	1-01470-0029	1-01431-0035
Address	236 EAST 78 STREET	1431A YORK AVENUE	236 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	21	17
Year Built	1910	1910	1910
Gross SqFt	11,334	11,300	11,409
Estimated Gross Income	\$388,755	\$388,297	\$404,105
Gross Income per SqFt	\$34.30	\$34.40	\$35.40
Full Market Value	\$1,950,000	\$1,950,000	\$2,030,000
Market Value per SqFt	\$172.00	\$173.00	\$178.00
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01432-0045	1-01463-0021	1-01427-0028
Address	1359 3 AVENUE	1273 YORK AVENUE	1393 2 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	128	213	149
Year Built	1965	1957	1964
Gross SqFt	175,671	182,345	166,432
Estimated Gross Income	\$5,094,500	\$5,313,826	\$4,784,265
Gross Income per SqFt	\$29.00	\$29.10	\$28.70
Full Market Value	\$24,700,000	\$25,700,000	\$23,200,000
Market Value per SqFt	\$141.00	\$141.00	\$139.00
Distance from Cooperative in miles		0.55	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01433-0007	1-01530-0034	1-00619-0001
Address	221 EAST 78 STREET	230 EAST 85 STREET	502 HUDSON STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	54	55	57
Year Built	1948	1946	1948
Gross SqFt	46,230	50,852	37,721
Estimated Gross Income	\$1,350,000	\$1,452,791	\$1,097,072
Gross Income per SqFt	\$29.20	\$28.60	\$29.10
Full Market Value	\$6,540,000	\$7,040,000	\$5,320,000
Market Value per SqFt	\$141.00	\$138.00	\$141.00
Distance from Cooperative in miles		0.30	3.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01433-0012	1-01428-0104	1-01453-0015
Address	223 EAST 78 STREET	205 EAST 73 STREET	325 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	16	16
Year Built	1910	1910	1910
Gross SqFt	7,500	7,512	8,016
Estimated Gross Income	\$255,000	\$254,963	\$297,562
Gross Income per SqFt	\$34.00	\$33.90	\$37.10
Full Market Value	\$1,280,000	\$1,280,000	\$1,500,000
Market Value per SqFt	\$171.00	\$170.00	\$187.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01433-0031	1-01406-0054	1-01439-0009
Address	240 EAST 79 STREET	993 LEXINGTON AVENUE	325 EAST 64 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	66	39	90
Year Built	1929	1914	1920
Gross SqFt	63,488	73,396	67,390
Estimated Gross Income	\$2,095,100	\$2,431,171	\$2,205,079
Gross Income per SqFt	\$33.00	\$33.10	\$32.70
Full Market Value	\$10,200,000	\$11,800,000	\$10,700,000
Market Value per SqFt	\$161.00	\$161.00	\$159.00
Distance from Cooperative in miles		0.40	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01433-0034	1-01472-0022	1-01425-0017
Address	230 EAST 79 STREET	1453 YORK AVENUE	225 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	110	96	91
Year Built	1964	1958	1961
Gross SqFt	88,231	75,936	83,220
Estimated Gross Income	\$2,602,800	\$2,252,634	\$2,437,389
Gross Income per SqFt	\$29.50	\$29.70	\$29.30
Full Market Value	\$12,600,000	\$10,900,000	\$11,800,000
Market Value per SqFt	\$143.00	\$144.00	\$142.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01436-0019	1-01451-0011	1-01453-0005
Address	345 EAST 61 STREET	343 EAST 76 STREET	305 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	C4-WALK-UP
Total Units	15	24	20
Year Built	1900	1920	1910
Gross SqFt	8,710	12,750	9,890
Estimated Gross Income	\$275,932	\$403,928	\$345,207
Gross Income per SqFt	\$31.70	\$31.70	\$34.90
Full Market Value	\$1,340,000	\$1,960,000	\$1,740,000
Market Value per SqFt	\$154.00	\$154.00	\$176.00
Distance from Cooperative in miles		0.75	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01437-0001	1-00585-0001	1-01418-0045
Address	1180 2 AVENUE	464 HUDSON STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	131	137	116
Year Built	1959	1900	1968
Gross SqFt	120,328	97,290	174,273
Estimated Gross Income	\$3,619,466	\$2,926,217	\$6,575,475
Gross Income per SqFt	\$30.10	\$30.10	\$37.70
Full Market Value	\$17,500,000	\$14,200,000	\$33,100,000
Market Value per SqFt	\$145.00	\$146.00	\$190.00
Distance from Cooperative in miles		3.10	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01438-0001	1-01410-0033	1-01418-0045
Address	1202 2 AVENUE	1308 3 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	171	114	116
Year Built	1959	1962	1968
Gross SqFt	146,061	181,549	174,273
Estimated Gross Income	\$4,456,321	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$21,600,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.65	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01439-0001	1-01410-0033	1-01418-0045
Address	1222 2 AVENUE	1308 3 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	140	114	116
Year Built	1963	1962	1968
Gross SqFt	183,013	181,549	174,273
Estimated Gross Income	\$5,583,726	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$27,100,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.60	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01440-0005	1-01410-0033	1-01418-0045
Address	315 EAST 65 STREET	1308 3 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	132	114	116
Year Built	1962	1962	1968
Gross SqFt	143,590	181,549	174,273
Estimated Gross Income	\$4,380,930	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$21,200,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.55	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01441-0017	1-01410-0033	1-01418-0045
Address	333 EAST 66 STREET	1308 3 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	191	114	116
Year Built	1964	1962	1968
Gross SqFt	151,009	181,549	174,273
Estimated Gross Income	\$4,607,284	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$22,300,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.50	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01441-0033	1-00590-0002	1-00590-0029
Address	338 EAST 67 STREET	259 BLEECKER STREET	168 WEST 4 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	35	17
Year Built	1920	1920	1920
Gross SqFt	17,736	18,490	12,259
Estimated Gross Income	\$599,299	\$832,587	\$462,443
Gross Income per SqFt	\$33.80	\$45.00	\$37.70
Full Market Value	\$2,900,000	\$4,190,000	\$2,330,000
Market Value per SqFt	\$164.00	\$227.00	\$190.00
Distance from Cooperative in miles		3.15	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01443-0001	1-01422-0021	1-01410-0033
Address	1296 2 AVENUE	1283 2 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	296	176	114
Year Built	1931	1973	1962
Gross SqFt	324,854	348,130	181,549
Estimated Gross Income	\$9,433,760	\$10,111,150	\$5,539,920
Gross Income per SqFt	\$29.00	\$29.00	\$30.50
Full Market Value	\$45,700,000	\$49,000,000	\$26,800,000
Market Value per SqFt	\$141.00	\$141.00	\$148.00
Distance from Cooperative in miles		0.15	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01443-0011	1-01410-0033	1-01418-0045
Address	333 EAST 68 STREET	1308 3 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	64	114	116
Year Built	1928	1962	1968
Gross SqFt	132,611	181,549	174,273
Estimated Gross Income	\$4,045,961	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$19,600,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01444-0008	1-00585-0001	1-01582-0031
Address	315 EAST 69 STREET	464 HUDSON STREET	544 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	138	137	31
Year Built	1961	1900	1929
Gross SqFt	88,198	97,290	74,396
Estimated Gross Income	\$2,652,995	\$2,926,217	\$2,956,720
Gross Income per SqFt	\$30.10	\$30.10	\$39.70
Full Market Value	\$12,900,000	\$14,200,000	\$14,900,000
Market Value per SqFt	\$146.00	\$146.00	\$200.00
Distance from Cooperative in miles		3.40	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01444-0015	1-01410-0033	1-01418-0045
Address	333 EAST 69 STREET	1308 3 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	116	114	116
Year Built	1963	1962	1968
Gross SqFt	160,311	181,549	174,273
Estimated Gross Income	\$4,891,088	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$23,700,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.40	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01444-0023	1-01410-0033	1-01418-0045
Address	1285 1 AVENUE	1308 3 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	136	114	116
Year Built	1963	1962	1968
Gross SqFt	134,070	181,549	174,273
Estimated Gross Income	\$4,090,475	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$19,800,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01444-0031	1-01398-0006	1-01429-0103
Address	330 EAST 70 STREET	103 EAST 63 STREET	203 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	74	37	26
Year Built	1957	1923	1973
Gross SqFt	35,532	36,274	16,231
Estimated Gross Income	\$1,052,457	\$1,074,324	\$481,328
Gross Income per SqFt	\$29.60	\$29.60	\$29.70
Full Market Value	\$5,100,000	\$5,210,000	\$2,330,000
Market Value per SqFt	\$144.00	\$144.00	\$144.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01444-0043	1-01410-0033	1-01418-0045
Address	310 EAST 70 STREET	1308 3 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	136	114	116
Year Built	1959	1962	1968
Gross SqFt	119,000	181,549	174,273
Estimated Gross Income	\$3,579,520	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.10	\$30.50	\$37.70
Full Market Value	\$17,300,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$145.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.40	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01445-0007	1-01410-0033	1-00610-0060
Address	315 EAST 70 STREET	1308 3 AVENUE	1 CHRISTOPHER STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	125	114	134
Year Built	1960	1962	1931
Gross SqFt	132,748	181,549	102,354
Estimated Gross Income	\$4,050,141	\$5,539,920	\$3,835,244
Gross Income per SqFt	\$30.50	\$30.50	\$37.50
Full Market Value	\$19,600,000	\$26,800,000	\$19,300,000
Market Value per SqFt	\$148.00	\$148.00	\$189.00
Distance from Cooperative in miles		0.35	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01446-0008	1-00585-0001	1-01406-0054
Address	311 EAST 71 STREET	464 HUDSON STREET	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	96	137	39
Year Built	1962	1900	1914
Gross SqFt	80,056	97,290	73,396
Estimated Gross Income	\$2,408,084	\$2,926,217	\$2,431,171
Gross Income per SqFt	\$30.10	\$30.10	\$33.10
Full Market Value	\$11,700,000	\$14,200,000	\$11,800,000
Market Value per SqFt	\$146.00	\$146.00	\$161.00
Distance from Cooperative in miles		3.50	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01446-0012	1-01412-0016	1-01413-0020
Address	321 EAST 71 STREET	1104 LEXINGTON AVENUE	1125 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	39	17	34
Year Built	1940	1929	1910
Gross SqFt	19,040	16,890	20,257
Estimated Gross Income	\$699,339	\$620,319	\$881,087
Gross Income per SqFt	\$36.70	\$36.70	\$43.50
Full Market Value	\$3,520,000	\$3,120,000	\$4,430,000
Market Value per SqFt	\$185.00	\$185.00	\$219.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01446-0023	1-01497-0009	1-01422-0021
Address	1325 1 AVENUE	1150 MADISON AVENUE	1283 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	465	360	176
Year Built	1963	1923	1973
Gross SqFt	560,525	472,600	348,130
Estimated Gross Income	\$14,478,360	\$12,208,015	\$10,111,150
Gross Income per SqFt	\$25.80	\$25.80	\$29.00
Full Market Value	\$70,100,000	\$59,100,000	\$49,000,000
Market Value per SqFt	\$125.00	\$125.00	\$141.00
Distance from Cooperative in miles		0.90	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01446-0038	1-00585-0001	1-01582-0031
Address	340 EAST 72 STREET	464 HUDSON STREET	544 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	35	137	31
Year Built	1930	1900	1929
Gross SqFt	90,247	97,290	74,396
Estimated Gross Income	\$2,714,629	\$2,926,217	\$2,956,720
Gross Income per SqFt	\$30.10	\$30.10	\$39.70
Full Market Value	\$13,200,000	\$14,200,000	\$14,900,000
Market Value per SqFt	\$146.00	\$146.00	\$200.00
Distance from Cooperative in miles		3.50	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01446-0042	1-01410-0033	1-01418-0045
Address	320 EAST 72 STREET	1308 3 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	42	114	116
Year Built	1930	1962	1968
Gross SqFt	132,385	181,549	174,273
Estimated Gross Income	\$4,039,066	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$19,600,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01447-0009	1-01472-0034	1-00590-0022
Address	315 EAST 72 STREET	440 EAST 78 STREET	12 JONES STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	219	47	59
Year Built	1958	1936	1920
Gross SqFt	276,481	44,856	56,700
Estimated Gross Income	\$7,719,349	\$1,252,216	\$1,468,535
Gross Income per SqFt	\$27.90	\$27.90	\$25.90
Full Market Value	\$37,400,000	\$6,070,000	\$7,120,000
Market Value per SqFt	\$135.00	\$135.00	\$126.00
Distance from Cooperative in miles		0.30	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01447-0013	1-00585-0001	1-01582-0031
Address	325 EAST 72 STREET	464 HUDSON STREET	544 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	60	137	31
Year Built	1927	1900	1929
Gross SqFt	84,823	97,290	74,396
Estimated Gross Income	\$2,551,475	\$2,926,217	\$2,956,720
Gross Income per SqFt	\$30.10	\$30.10	\$39.70
Full Market Value	\$12,400,000	\$14,200,000	\$14,900,000
Market Value per SqFt	\$146.00	\$146.00	\$200.00
Distance from Cooperative in miles		3.55	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01447-0019	1-00585-0001	1-00610-0060
Address	353 EAST 72 STREET	464 HUDSON STREET	1 CHRISTOPHER STREET
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	138	137	134
Year Built	1975	1900	1931
Gross SqFt	102,593	97,290	102,354
Estimated Gross Income	\$3,085,997	\$2,926,217	\$3,835,244
Gross Income per SqFt	\$30.10	\$30.10	\$37.50
Full Market Value	\$15,000,000	\$14,200,000	\$19,300,000
Market Value per SqFt	\$146.00	\$146.00	\$189.00
Distance from Cooperative in miles		3.55	3.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01447-0036	1-01453-0005	1-01456-0005
Address	328 EAST 73 STREET	305 EAST 78 STREET	405 EAST 61 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	17
Year Built	1910	1910	1920
Gross SqFt	9,620	9,890	10,925
Estimated Gross Income	\$325,060	\$345,207	\$344,626
Gross Income per SqFt	\$33.80	\$34.90	\$31.50
Full Market Value	\$1,570,000	\$1,740,000	\$1,670,000
Market Value per SqFt	\$163.00	\$176.00	\$153.00
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01447-0037	1-01440-0022	1-01456-0005
Address	326 EAST 73 STREET	347 EAST 65 STREET	405 EAST 61 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	21	17
Year Built	1910	1910	1920
Gross SqFt	9,620	10,060	10,925
Estimated Gross Income	\$325,060	\$331,000	\$344,626
Gross Income per SqFt	\$33.80	\$32.90	\$31.50
Full Market Value	\$1,570,000	\$1,600,000	\$1,670,000
Market Value per SqFt	\$163.00	\$159.00	\$153.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01447-0046	1-01440-0022	1-01456-0005
Address	308 EAST 73 STREET	347 EAST 65 STREET	405 EAST 61 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	14	21	17
Year Built	1910	1910	1920
Gross SqFt	9,000	10,060	10,925
Estimated Gross Income	\$304,110	\$331,000	\$344,626
Gross Income per SqFt	\$33.80	\$32.90	\$31.50
Full Market Value	\$1,470,000	\$1,600,000	\$1,670,000
Market Value per SqFt	\$163.00	\$159.00	\$153.00
Distance from Cooperative in miles		0.35	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01447-0047	1-01563-0037	1-01562-0016
Address	304 EAST 73 STREET	434 EAST 84 STREET	427 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	20	17
Year Built	1910	1987	1900
Gross SqFt	19,376	10,470	10,000
Estimated Gross Income	\$677,191	\$365,947	\$459,608
Gross Income per SqFt	\$34.90	\$35.00	\$46.00
Full Market Value	\$3,400,000	\$1,840,000	\$2,310,000
Market Value per SqFt	\$175.00	\$176.00	\$231.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01448-0003	1-01422-0021	1-01425-0001
Address	1408 2 AVENUE	1283 2 AVENUE	1213 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	243	176	201
Year Built	1967	1973	1961
Gross SqFt	350,000	348,130	265,980
Estimated Gross Income	\$10,164,000	\$10,111,150	\$9,743,446
Gross Income per SqFt	\$29.00	\$29.00	\$36.60
Full Market Value	\$49,200,000	\$49,000,000	\$49,000,000
Market Value per SqFt	\$141.00	\$141.00	\$184.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01448-0012	1-01440-0022	1-01456-0005
Address	317 EAST 73 STREET	347 EAST 65 STREET	405 EAST 61 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	21	17
Year Built	1910	1910	1920
Gross SqFt	9,530	10,060	10,925
Estimated Gross Income	\$322,019	\$331,000	\$344,626
Gross Income per SqFt	\$33.80	\$32.90	\$31.50
Full Market Value	\$1,560,000	\$1,600,000	\$1,670,000
Market Value per SqFt	\$164.00	\$159.00	\$153.00
Distance from Cooperative in miles		0.40	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01448-0013	1-01440-0022	1-01456-0005
Address	319 EAST 73 STREET	347 EAST 65 STREET	405 EAST 61 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	21	17
Year Built	1910	1910	1920
Gross SqFt	9,585	10,060	10,925
Estimated Gross Income	\$323,877	\$331,000	\$344,626
Gross Income per SqFt	\$33.80	\$32.90	\$31.50
Full Market Value	\$1,570,000	\$1,600,000	\$1,670,000
Market Value per SqFt	\$164.00	\$159.00	\$153.00
Distance from Cooperative in miles		0.40	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01448-0017	1-01472-0034	1-01424-0029
Address	345 EAST 73 STREET	440 EAST 78 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	143	47	50
Year Built	1961	1936	1921
Gross SqFt	154,506	44,856	41,898
Estimated Gross Income	\$4,313,807	\$1,252,216	\$1,639,187
Gross Income per SqFt	\$27.90	\$27.90	\$39.10
Full Market Value	\$20,900,000	\$6,070,000	\$8,240,000
Market Value per SqFt	\$135.00	\$135.00	\$197.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01448-0041	1-01448-0023	1-01456-0005
Address	328 EAST 74 STREET	1361 1 AVENUE	405 EAST 61 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	18	17	17
Year Built	1910	1910	1920
Gross SqFt	6,875	8,152	10,925
Estimated Gross Income	\$232,306	\$285,900	\$344,626
Gross Income per SqFt	\$33.80	\$35.10	\$31.50
Full Market Value	\$1,130,000	\$1,440,000	\$1,670,000
Market Value per SqFt	\$164.00	\$177.00	\$153.00
Distance from Cooperative in miles		0.00	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01450-0001	1-01410-0033	1-01418-0045
Address	1440 2 AVENUE	1308 3 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	140	114	116
Year Built	1966	1962	1968
Gross SqFt	128,255	181,549	174,273
Estimated Gross Income	\$3,913,060	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$19,000,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.25	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01450-0008	1-01438-0014	1-01424-0029
Address	311 EAST 75 STREET	329 EAST 63 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	92	50
Year Built	1930	1920	1921
Gross SqFt	31,211	47,008	41,898
Estimated Gross Income	\$1,076,467	\$1,618,847	\$1,639,187
Gross Income per SqFt	\$34.50	\$34.40	\$39.10
Full Market Value	\$5,410,000	\$8,140,000	\$8,240,000
Market Value per SqFt	\$173.00	\$173.00	\$197.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01450-0023	1-01422-0021	1-01449-0003
Address	1445 1 AVENUE	1283 2 AVENUE	1424 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	374	176	479
Year Built	1966	1973	1979
Gross SqFt	388,735	348,130	454,248
Estimated Gross Income	\$11,288,864	\$10,111,150	\$22,001,350
Gross Income per SqFt	\$29.00	\$29.00	\$48.40
Full Market Value	\$54,700,000	\$49,000,000	\$111,000,000
Market Value per SqFt	\$141.00	\$141.00	\$244.00
Distance from Cooperative in miles		0.45	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01451-0023	1-01410-0033	1-01425-0001
Address	1461 1 AVENUE	1308 3 AVENUE	1213 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	218	114	201
Year Built	1963	1962	1961
Gross SqFt	217,143	181,549	265,980
Estimated Gross Income	\$6,625,032	\$5,539,920	\$9,743,446
Gross Income per SqFt	\$30.50	\$30.50	\$36.60
Full Market Value	\$32,100,000	\$26,800,000	\$49,000,000
Market Value per SqFt	\$148.00	\$148.00	\$184.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01451-0031	1-00615-0036	1-01406-0054
Address	350 EAST 77 STREET	87 GREENWICH AVENUE	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	80	81	39
Year Built	1920	1930	1914
Gross SqFt	66,962	64,840	73,396
Estimated Gross Income	\$2,120,686	\$2,053,272	\$2,431,171
Gross Income per SqFt	\$31.70	\$31.70	\$33.10
Full Market Value	\$10,300,000	\$9,950,000	\$11,800,000
Market Value per SqFt	\$154.00	\$153.00	\$161.00
Distance from Cooperative in miles		3.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01451-0037	1-01453-0005	1-01456-0005
Address	336 EAST 77 STREET	305 EAST 78 STREET	405 EAST 61 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	20	17
Year Built	1910	1910	1920
Gross SqFt	10,060	9,890	10,925
Estimated Gross Income	\$275,644	\$345,207	\$344,626
Gross Income per SqFt	\$27.40	\$34.90	\$31.50
Full Market Value	\$1,340,000	\$1,740,000	\$1,670,000
Market Value per SqFt	\$133.00	\$176.00	\$153.00
Distance from Cooperative in miles		0.10	0.75

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01451-0038	1-01507-0025	1-01562-0030
Address	334 EAST 77 STREET	53 EAST 95 STREET	432 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	18	20
Year Built	1910	1920	1930
Gross SqFt	10,060	17,580	8,345
Estimated Gross Income	\$275,644	\$574,501	\$256,858
Gross Income per SqFt	\$27.40	\$32.70	\$30.80
Full Market Value	\$1,340,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$133.00	\$158.00	\$149.00
Distance from Cooperative in miles		1.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01451-0039	1-01507-0025	1-01562-0030
Address	332 EAST 77 STREET	53 EAST 95 STREET	432 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	18	20
Year Built	1910	1920	1930
Gross SqFt	10,060	17,580	8,345
Estimated Gross Income	\$275,644	\$574,501	\$256,858
Gross Income per SqFt	\$27.40	\$32.70	\$30.80
Full Market Value	\$1,340,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$133.00	\$158.00	\$149.00
Distance from Cooperative in miles		1.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01451-0041	1-01458-0004	1-01456-0005
Address	328 EAST 77 STREET	1158 1 AVENUE	405 EAST 61 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	16	13	17
Year Built	1910	1910	1920
Gross SqFt	7,585	8,100	10,925
Estimated Gross Income	\$207,829	\$241,260	\$344,626
Gross Income per SqFt	\$27.40	\$29.80	\$31.50
Full Market Value	\$1,010,000	\$1,170,000	\$1,670,000
Market Value per SqFt	\$133.00	\$144.00	\$153.00
Distance from Cooperative in miles		0.65	0.75

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01452-0006	1-01438-0014	1-01424-0029
Address	315 EAST 77 STREET	329 EAST 63 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	92	50
Year Built	1928	1920	1921
Gross SqFt	43,878	47,008	41,898
Estimated Gross Income	\$1,511,158	\$1,618,847	\$1,639,187
Gross Income per SqFt	\$34.40	\$34.40	\$39.10
Full Market Value	\$7,600,000	\$8,140,000	\$8,240,000
Market Value per SqFt	\$173.00	\$173.00	\$197.00
Distance from Cooperative in miles		0.70	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01452-0010	1-01438-0014	1-01424-0029
Address	325 EAST 77 STREET	329 EAST 63 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	92	50
Year Built	1940	1920	1921
Gross SqFt	54,774	47,008	41,898
Estimated Gross Income	\$1,886,416	\$1,618,847	\$1,639,187
Gross Income per SqFt	\$34.40	\$34.40	\$39.10
Full Market Value	\$9,480,000	\$8,140,000	\$8,240,000
Market Value per SqFt	\$173.00	\$173.00	\$197.00
Distance from Cooperative in miles		0.70	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01452-0019	1-01438-0014	1-01490-0015
Address	345 EAST 77 STREET	329 EAST 63 STREET	519 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	60	92	100
Year Built	1920	1920	1911
Gross SqFt	43,410	47,008	44,764
Estimated Gross Income	\$1,495,040	\$1,618,847	\$1,570,693
Gross Income per SqFt	\$34.40	\$34.40	\$35.10
Full Market Value	\$7,520,000	\$8,140,000	\$7,900,000
Market Value per SqFt	\$173.00	\$173.00	\$176.00
Distance from Cooperative in miles		0.70	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01453-0001	1-01410-0033	1-01418-0045
Address	1498 2 AVENUE	1308 3 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	129	114	116
Year Built	1963	1962	1968
Gross SqFt	139,000	181,549	174,273
Estimated Gross Income	\$4,240,890	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$20,500,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$147.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.30	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01453-0017	1-01458-0004	1-01440-0022
Address	343 EAST 78 STREET	1158 1 AVENUE	347 EAST 65 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	13	21
Year Built	1910	1910	1910
Gross SqFt	8,166	8,100	10,060
Estimated Gross Income	\$223,748	\$241,260	\$331,000
Gross Income per SqFt	\$27.40	\$29.80	\$32.90
Full Market Value	\$1,080,000	\$1,170,000	\$1,600,000
Market Value per SqFt	\$132.00	\$144.00	\$159.00
Distance from Cooperative in miles		0.75	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01453-0037	1-01438-0014	1-01472-0034
Address	330 EAST 79 STREET	329 EAST 63 STREET	440 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	92	47
Year Built	1941	1920	1936
Gross SqFt	82,608	47,008	44,856
Estimated Gross Income	\$2,306,415	\$1,618,847	\$1,252,216
Gross Income per SqFt	\$27.90	\$34.40	\$27.90
Full Market Value	\$11,200,000	\$8,140,000	\$6,070,000
Market Value per SqFt	\$136.00	\$173.00	\$135.00
Distance from Cooperative in miles		0.75	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01453-0043	1-01410-0033	1-01418-0045
Address	308 EAST 79 STREET	1308 3 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	195	114	116
Year Built	1928	1962	1968
Gross SqFt	196,400	181,549	174,273
Estimated Gross Income	\$5,992,164	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$29,000,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.30	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01455-0012	1-01467-0034	1-01467-0037
Address	417 EAST 60 STREET	424 EAST 73 STREET	418 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	20	20
Year Built	1910	1910	1910
Gross SqFt	11,010	10,145	10,145
Estimated Gross Income	\$306,080	\$282,000	\$298,680
Gross Income per SqFt	\$27.80	\$27.80	\$29.40
Full Market Value	\$1,480,000	\$1,370,000	\$1,450,000
Market Value per SqFt	\$134.00	\$135.00	\$143.00
Distance from Cooperative in miles		0.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01456-0026	1-01427-0028	1-01447-0023
Address	1143 YORK AVENUE	1393 2 AVENUE	1347 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	148	149	145
Year Built	1960	1964	1962
Gross SqFt	166,078	166,432	165,527
Estimated Gross Income	\$4,484,100	\$4,784,265	\$4,347,079
Gross Income per SqFt	\$27.00	\$28.70	\$26.30
Full Market Value	\$21,700,000	\$23,200,000	\$21,100,000
Market Value per SqFt	\$131.00	\$139.00	\$127.00
Distance from Cooperative in miles		0.60	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01457-0044	1-01390-0010	1-01432-0035
Address	406 EAST 63 STREET	9 EAST 75 STREET	240 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	C5-WALK-UP	C4-WALK-UP
Total Units	24	19	12
Year Built	1960	1952	1960
Gross SqFt	12,000	13,176	9,123
Estimated Gross Income	\$336,000	\$390,526	\$246,999
Gross Income per SqFt	\$28.00	\$29.60	\$27.10
Full Market Value	\$1,630,000	\$1,890,000	\$1,200,000
Market Value per SqFt	\$136.00	\$143.00	\$132.00
Distance from Cooperative in miles		0.95	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01458-0005	1-01473-0038	1-01518-0024
Address	405 EAST 63 STREET	420 EAST 79 STREET	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	154	112	107
Year Built	1957	1959	1960
Gross SqFt	122,346	113,820	114,939
Estimated Gross Income	\$3,303,300	\$3,014,477	\$3,111,379
Gross Income per SqFt	\$27.00	\$26.50	\$27.10
Full Market Value	\$16,000,000	\$14,600,000	\$15,100,000
Market Value per SqFt	\$131.00	\$128.00	\$131.00
Distance from Cooperative in miles		0.75	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01460-0001	1-01473-0038	1-01447-0023
Address	1206 1 AVENUE	420 EAST 79 STREET	1347 1 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	148	112	145
Year Built	1962	1959	1962
Gross SqFt	139,000	113,820	165,527
Estimated Gross Income	\$3,683,500	\$3,014,477	\$4,347,079
Gross Income per SqFt	\$26.50	\$26.50	\$26.30
Full Market Value	\$17,800,000	\$14,600,000	\$21,100,000
Market Value per SqFt	\$128.00	\$128.00	\$127.00
Distance from Cooperative in miles		0.65	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01460-0017	1-01473-0038	1-01518-0024
Address	435 EAST 65 STREET	420 EAST 79 STREET	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	120	112	107
Year Built	1963	1959	1960
Gross SqFt	107,780	113,820	114,939
Estimated Gross Income	\$2,856,200	\$3,014,477	\$3,111,379
Gross Income per SqFt	\$26.50	\$26.50	\$27.10
Full Market Value	\$13,800,000	\$14,600,000	\$15,100,000
Market Value per SqFt	\$128.00	\$128.00	\$131.00
Distance from Cooperative in miles		0.65	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01466-0037	1-01417-0028	1-01512-0040
Address	420 EAST 72 STREET	1191 2 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	192	191	185
Year Built	1962	1964	1963
Gross SqFt	236,350	207,284	224,000
Estimated Gross Income	\$6,263,300	\$5,443,717	\$5,976,635
Gross Income per SqFt	\$26.50	\$26.30	\$26.70
Full Market Value	\$30,300,000	\$26,400,000	\$29,000,000
Market Value per SqFt	\$128.00	\$127.00	\$129.00
Distance from Cooperative in miles		0.50	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01467-0001	1-01427-0028	1-01463-0021
Address	1344 1 AVENUE	1393 2 AVENUE	1273 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	168	149	213
Year Built	1961	1964	1957
Gross SqFt	159,403	166,432	182,345
Estimated Gross Income	\$4,582,800	\$4,784,265	\$5,313,826
Gross Income per SqFt	\$28.70	\$28.70	\$29.10
Full Market Value	\$22,200,000	\$23,200,000	\$25,700,000
Market Value per SqFt	\$139.00	\$139.00	\$141.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01467-0042	1-01467-0037	1-01417-0019
Address	408 EAST 73 STREET	418 EAST 73 STREET	245 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	24
Year Built	1910	1910	1910
Gross SqFt	9,720	10,145	11,922
Estimated Gross Income	\$286,155	\$298,680	\$352,995
Gross Income per SqFt	\$29.40	\$29.40	\$29.60
Full Market Value	\$1,390,000	\$1,450,000	\$1,710,000
Market Value per SqFt	\$143.00	\$143.00	\$143.00
Distance from Cooperative in miles		0.00	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01468-0035	1-01467-0034	1-01467-0037
Address	482 EAST 74 STREET	424 EAST 73 STREET	418 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1910	1910	1910
Gross SqFt	8,395	10,145	10,145
Estimated Gross Income	\$233,380	\$282,000	\$298,680
Gross Income per SqFt	\$27.80	\$27.80	\$29.40
Full Market Value	\$1,130,000	\$1,370,000	\$1,450,000
Market Value per SqFt	\$135.00	\$135.00	\$143.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01468-0038	1-01468-0037	1-01460-0014
Address	414 EAST 74 STREET	416 EAST 74 STREET	425 EAST 65 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	28	27	30
Year Built	1910	1910	1910
Gross SqFt	14,280	14,280	15,870
Estimated Gross Income	\$435,540	\$435,791	\$518,464
Gross Income per SqFt	\$30.50	\$30.50	\$32.70
Full Market Value	\$2,110,000	\$2,110,000	\$2,510,000
Market Value per SqFt	\$148.00	\$148.00	\$158.00
Distance from Cooperative in miles		0.00	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01468-0041	1-01409-0042	1-01468-0039
Address	402 EAST 74 STREET	192 EAST 75 STREET	410 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	42	43	56
Year Built	1937	1927	1920
Gross SqFt	38,844	40,249	28,560
Estimated Gross Income	\$1,204,200	\$1,293,100	\$850,252
Gross Income per SqFt	\$31.00	\$32.10	\$29.80
Full Market Value	\$5,830,000	\$6,270,000	\$4,120,000
Market Value per SqFt	\$150.00	\$156.00	\$144.00
Distance from Cooperative in miles		0.40	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01469-0028	1-01473-0038	1-01447-0023
Address	1401 YORK AVENUE	420 EAST 79 STREET	1347 1 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	113	112	145
Year Built	1963	1959	1962
Gross SqFt	136,820	113,820	165,527
Estimated Gross Income	\$3,612,000	\$3,014,477	\$4,347,079
Gross Income per SqFt	\$26.40	\$26.50	\$26.30
Full Market Value	\$17,500,000	\$14,600,000	\$21,100,000
Market Value per SqFt	\$128.00	\$128.00	\$127.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01471-0032	1-01426-0021	1-01441-0014
Address	430 EAST 77 STREET	1349 2 AVENUE	321 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	37	41	45
Year Built	1960	1950	1959
Gross SqFt	26,000	21,330	27,210
Estimated Gross Income	\$690,000	\$601,247	\$675,655
Gross Income per SqFt	\$26.50	\$28.20	\$24.83
Full Market Value	\$3,340,000	\$2,910,000	\$3,020,000
Market Value per SqFt	\$128.00	\$136.00	\$111.00
Distance from Cooperative in miles		0.40	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01471-0036	1-01473-0022	1-01472-0005
Address	424 EAST 77 STREET	1477 YORK AVENUE	403 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	14	15
Year Built	1910	1910	1920
Gross SqFt	8,805	8,795	9,580
Estimated Gross Income	\$260,630	\$270,852	\$288,255
Gross Income per SqFt	\$29.60	\$30.80	\$30.10
Full Market Value	\$1,260,000	\$1,310,000	\$1,400,000
Market Value per SqFt	\$143.00	\$149.00	\$146.00
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01471-0045	1-01427-0028	1-01463-0021
Address	1478 1 AVENUE	1393 2 AVENUE	1273 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	160	149	213
Year Built	1964	1964	1957
Gross SqFt	168,680	166,432	182,345
Estimated Gross Income	\$4,849,600	\$4,784,265	\$5,313,826
Gross Income per SqFt	\$28.80	\$28.70	\$29.10
Full Market Value	\$23,500,000	\$23,200,000	\$25,700,000
Market Value per SqFt	\$139.00	\$139.00	\$141.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01472-0014	1-01500-0065	1-01448-0001
Address	435 EAST 77 STREET	4 EAST 89 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	87	84	66
Year Built	1962	1955	1966
Gross SqFt	62,920	70,678	56,980
Estimated Gross Income	\$1,635,900	\$2,112,024	\$1,422,185
Gross Income per SqFt	\$26.00	\$29.90	\$24.96
Full Market Value	\$7,930,000	\$10,200,000	\$6,360,000
Market Value per SqFt	\$126.00	\$144.00	\$112.00
Distance from Cooperative in miles		0.85	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01473-0012	1-01469-0017	1-01469-0018
Address	417 EAST 78 STREET	435 EAST 74 STREET	437 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	20
Year Built	1910	1910	1910
Gross SqFt	8,000	9,600	9,600
Estimated Gross Income	\$236,800	\$284,373	\$284,373
Gross Income per SqFt	\$29.60	\$29.60	\$29.60
Full Market Value	\$1,150,000	\$1,380,000	\$1,380,000
Market Value per SqFt	\$144.00	\$144.00	\$144.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01473-0013	1-01469-0017	1-01469-0018
Address	419 EAST 78 STREET	435 EAST 74 STREET	437 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	20
Year Built	1910	1910	1910
Gross SqFt	8,000	9,600	9,600
Estimated Gross Income	\$236,800	\$284,373	\$284,373
Gross Income per SqFt	\$29.60	\$29.60	\$29.60
Full Market Value	\$1,150,000	\$1,380,000	\$1,380,000
Market Value per SqFt	\$144.00	\$144.00	\$144.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01473-0014	1-01469-0017	1-01469-0018
Address	421 EAST 78 STREET	435 EAST 74 STREET	437 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	20
Year Built	1910	1910	1910
Gross SqFt	8,000	9,600	9,600
Estimated Gross Income	\$236,800	\$284,373	\$284,373
Gross Income per SqFt	\$29.60	\$29.60	\$29.60
Full Market Value	\$1,150,000	\$1,380,000	\$1,380,000
Market Value per SqFt	\$144.00	\$144.00	\$144.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01473-0016	1-01414-0013	1-01468-0047
Address	425 EAST 78 STREET	227 EAST 59 STREET	1378 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	35	28	46
Year Built	1910	1930	1910
Gross SqFt	22,341	25,400	24,526
Estimated Gross Income	\$711,600	\$817,600	\$780,654
Gross Income per SqFt	\$31.90	\$32.20	\$31.80
Full Market Value	\$3,450,000	\$3,960,000	\$3,780,000
Market Value per SqFt	\$154.00	\$156.00	\$154.00
Distance from Cooperative in miles		1.00	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01473-0018	1-01417-0028	1-01425-0001
Address	440 EAST 79 STREET	1191 2 AVENUE	1213 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	222	191	201
Year Built	1956	1964	1961
Gross SqFt	238,293	207,284	265,980
Estimated Gross Income	\$6,433,900	\$5,443,717	\$9,743,446
Gross Income per SqFt	\$27.00	\$26.30	\$36.60
Full Market Value	\$31,200,000	\$26,400,000	\$49,000,000
Market Value per SqFt	\$131.00	\$127.00	\$184.00
Distance from Cooperative in miles		0.85	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01473-0020	1-01473-0004	1-01473-0003
Address	445 EAST 78 STREET	1502 1 AVENUE	1500 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	11	15
Year Built	1910	1910	1910
Gross SqFt	7,016	7,676	8,775
Estimated Gross Income	\$236,790	\$258,831	\$313,011
Gross Income per SqFt	\$33.80	\$33.70	\$35.70
Full Market Value	\$1,150,000	\$1,250,000	\$1,570,000
Market Value per SqFt	\$164.00	\$163.00	\$179.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01483-0028	1-01447-0023	1-01417-0028
Address	530 EAST 72 STREET	1347 1 AVENUE	1191 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	130	145	191
Year Built	1962	1962	1964
Gross SqFt	195,000	165,527	207,284
Estimated Gross Income	\$5,120,700	\$4,347,079	\$5,443,717
Gross Income per SqFt	\$26.30	\$26.30	\$26.30
Full Market Value	\$24,800,000	\$21,100,000	\$26,400,000
Market Value per SqFt	\$127.00	\$127.00	\$127.00
Distance from Cooperative in miles		0.30	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01483-0038	1-01427-0028	1-01417-0028
Address	520 EAST 72 STREET	1393 2 AVENUE	1191 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	264	149	191
Year Built	1964	1964	1964
Gross SqFt	181,246	166,432	207,284
Estimated Gross Income	\$4,939,000	\$4,784,265	\$5,443,717
Gross Income per SqFt	\$27.30	\$28.70	\$26.30
Full Market Value	\$23,900,000	\$23,200,000	\$26,400,000
Market Value per SqFt	\$132.00	\$139.00	\$127.00
Distance from Cooperative in miles		0.40	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01484-0019	1-01417-0019	1-01417-0020
Address	527 EAST 72 STREET	245 EAST 62 STREET	247 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	24	22
Year Built	1910	1910	1910
Gross SqFt	13,500	11,922	11,922
Estimated Gross Income	\$399,735	\$352,995	\$352,995
Gross Income per SqFt	\$29.60	\$29.60	\$29.60
Full Market Value	\$1,940,000	\$1,710,000	\$1,710,000
Market Value per SqFt	\$144.00	\$143.00	\$143.00
Distance from Cooperative in miles		0.65	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01484-0022	1-01417-0019	1-01417-0020
Address	531 EAST 72 STREET	245 EAST 62 STREET	247 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	24	22
Year Built	1910	1910	1910
Gross SqFt	13,500	11,922	11,922
Estimated Gross Income	\$399,735	\$352,995	\$352,995
Gross Income per SqFt	\$29.60	\$29.60	\$29.60
Full Market Value	\$1,940,000	\$1,710,000	\$1,710,000
Market Value per SqFt	\$144.00	\$143.00	\$143.00
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01484-0023	1-01417-0019	1-01417-0020
Address	535 EAST 72 STREET	245 EAST 62 STREET	247 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	24	22
Year Built	1910	1910	1910
Gross SqFt	13,500	11,922	11,922
Estimated Gross Income	\$399,735	\$352,995	\$352,995
Gross Income per SqFt	\$29.60	\$29.60	\$29.60
Full Market Value	\$1,940,000	\$1,710,000	\$1,710,000
Market Value per SqFt	\$144.00	\$143.00	\$143.00
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01484-0024	1-01472-0005	1-01467-0012
Address	541 EAST 72 STREET	403 EAST 77 STREET	419 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	15	20
Year Built	1910	1920	1920
Gross SqFt	11,550	9,580	9,945
Estimated Gross Income	\$346,500	\$288,255	\$300,424
Gross Income per SqFt	\$30.00	\$30.10	\$30.20
Full Market Value	\$1,680,000	\$1,400,000	\$1,460,000
Market Value per SqFt	\$145.00	\$146.00	\$147.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01485-0004	1-01377-0071	1-01431-0038
Address	1376 YORK AVENUE	815 5 AVENUE	216 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	14	20
Year Built	1910	1910	1910
Gross SqFt	9,435	10,064	9,945
Estimated Gross Income	\$283,050	\$321,860	\$280,324
Gross Income per SqFt	\$30.00	\$32.00	\$28.20
Full Market Value	\$1,370,000	\$1,560,000	\$1,360,000
Market Value per SqFt	\$145.00	\$155.00	\$137.00
Distance from Cooperative in miles		1.00	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01487-0039	1-01425-0017	1-01472-0022
Address	520 EAST 76 STREET	225 EAST 70 STREET	1453 YORK 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	102	91	96
Year Built	1964	1961	1958
Gross SqFt	81,000	83,220	75,936
Estimated Gross Income	\$2,268,000	\$2,437,389	\$2,252,634
Gross Income per SqFt	\$28.00	\$29.30	\$29.70
Full Market Value	\$11,000,000	\$11,800,000	\$10,900,000
Market Value per SqFt	\$136.00	\$142.00	\$144.00
Distance from Cooperative in miles		0.50	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01489-0008	1-01490-0001	1-00556-0015
Address	509 EAST 77 STREET	1472 YORK AVENUE	112 EAST 11 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	287	192	371
Year Built	1900	1911	1900
Gross SqFt	98,580	98,622	117,012
Estimated Gross Income	\$2,960,000	\$3,336,457	\$4,822,025
Gross Income per SqFt	\$30.00	\$33.80	\$41.20
Full Market Value	\$14,300,000	\$16,200,000	\$24,200,000
Market Value per SqFt	\$145.00	\$164.00	\$207.00
Distance from Cooperative in miles		0.05	3.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01489-0037	1-01490-0001	1-00556-0015
Address	508 EAST 78 STREET	1472 YORK AVENUE	112 EAST 11 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	384	192	371
Year Built	1910	1911	1900
Gross SqFt	98,580	98,622	117,012
Estimated Gross Income	\$2,960,000	\$3,336,457	\$4,822,025
Gross Income per SqFt	\$30.00	\$33.80	\$41.20
Full Market Value	\$14,300,000	\$16,200,000	\$24,200,000
Market Value per SqFt	\$145.00	\$164.00	\$207.00
Distance from Cooperative in miles		0.05	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01491-0001	1-01584-0001	1-01581-0049
Address	980 5 AVENUE	1658 YORK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	46	180	237
Year Built	1966	1963	1968
Gross SqFt	202,777	202,322	241,983
Estimated Gross Income	\$6,286,100	\$6,469,907	\$7,337,151
Gross Income per SqFt	\$31.00	\$32.00	\$30.30
Full Market Value	\$30,500,000	\$31,300,000	\$35,500,000
Market Value per SqFt	\$150.00	\$155.00	\$147.00
Distance from Cooperative in miles		0.90	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01491-0012	1-01513-0070	1-01585-0036
Address	21 EAST 79 STREET	1009 PARK AVENUE	530 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	28	80
Year Built	1930	1924	1920
Gross SqFt	56,017	63,167	48,600
Estimated Gross Income	\$1,680,500	\$1,992,742	\$1,435,113
Gross Income per SqFt	\$30.00	\$31.50	\$29.50
Full Market Value	\$8,140,000	\$9,650,000	\$6,950,000
Market Value per SqFt	\$145.00	\$153.00	\$143.00
Distance from Cooperative in miles		0.30	0.95

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01491-0016	1-01513-0070	1-01521-0007
Address	1040 MADISON AVENUE	1009 PARK AVENUE	115 EAST 92 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	19	28	54
Year Built	1925	1924	1927
Gross SqFt	60,947	63,167	65,692
Estimated Gross Income	\$1,838,800	\$1,992,742	\$1,890,742
Gross Income per SqFt	\$30.20	\$31.50	\$28.80
Full Market Value	\$8,910,000	\$9,650,000	\$9,160,000
Market Value per SqFt	\$146.00	\$153.00	\$139.00
Distance from Cooperative in miles		0.30	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01491-0023	1-01513-0070	1-01521-0007
Address	1033 MADISON AVENUE	1009 PARK AVENUE	115 EAST 92 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	21	28	54
Year Built	1925	1924	1927
Gross SqFt	69,585	63,167	65,692
Estimated Gross Income	\$2,087,600	\$1,992,742	\$1,890,742
Gross Income per SqFt	\$30.00	\$31.50	\$28.80
Full Market Value	\$10,100,000	\$9,650,000	\$9,160,000
Market Value per SqFt	\$145.00	\$153.00	\$139.00
Distance from Cooperative in miles		0.25	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01491-0030	1-01513-0070	1-01521-0007
Address	73 EAST 79 STREET	1009 PARK AVENUE	115 EAST 92 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	15	28	54
Year Built	1928	1924	1927
Gross SqFt	60,000	63,167	65,692
Estimated Gross Income	\$1,800,000	\$1,992,742	\$1,890,742
Gross Income per SqFt	\$30.00	\$31.50	\$28.80
Full Market Value	\$8,720,000	\$9,650,000	\$9,160,000
Market Value per SqFt	\$145.00	\$153.00	\$139.00
Distance from Cooperative in miles		0.25	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01491-0037	1-01513-0070	1-01521-0007
Address	908 PARK AVENUE	1009 PARK AVENUE	115 EAST 92 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	25	28	54
Year Built	1925	1924	1927
Gross SqFt	70,322	63,167	65,692
Estimated Gross Income	\$2,109,700	\$1,992,742	\$1,890,742
Gross Income per SqFt	\$30.00	\$31.50	\$28.80
Full Market Value	\$10,200,000	\$9,650,000	\$9,160,000
Market Value per SqFt	\$145.00	\$153.00	\$139.00
Distance from Cooperative in miles		0.25	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01491-0048	1-01518-0033	1-01418-0011
Address	40 EAST 80 STREET	1588 3 AVENUE	225 EAST 63 STREET
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	43	100	152
Year Built	1967	1980	1962
Gross SqFt	111,231	81,837	105,282
Estimated Gross Income	\$2,946,930	\$2,512,395	\$3,718,136
Gross Income per SqFt	\$26.50	\$30.70	\$35.30
Full Market Value	\$15,645,000	\$12,200,000	\$18,700,000
Market Value per SqFt	\$141.00	\$149.00	\$178.00
Distance from Cooperative in miles		0.55	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01491-0062	1-01520-0065	1-01505-0005
Address	16 EAST 80 STREET	118 EAST 92 STREET	1 EAST 93 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	19	26	15
Year Built	1925	1910	1925
Gross SqFt	11,295	12,012	9,431
Estimated Gross Income	\$406,600	\$451,760	\$326,792
Gross Income per SqFt	\$36.00	\$37.60	\$34.70
Full Market Value	\$2,040,000	\$2,270,000	\$1,640,000
Market Value per SqFt	\$181.00	\$189.00	\$174.00
Distance from Cooperative in miles		0.65	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01492-0003	1-01499-0061	1-01517-0050
Address	993 5 AVENUE	12 EAST 88 STREET	1329 LEXINGTON 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	21	69	98
Year Built	1930	1931	1929
Gross SqFt	93,389	87,639	80,351
Estimated Gross Income	\$3,011,800	\$2,986,010	\$2,445,485
Gross Income per SqFt	\$32.30	\$34.10	\$30.40
Full Market Value	\$14,600,000	\$15,000,000	\$11,800,000
Market Value per SqFt	\$156.00	\$171.00	\$147.00
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01492-0011	1-01581-0037	1-01547-0043
Address	17 EAST 80 STREET	532 EAST 85 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	D5-ELEVATOR	D3-ELEVATOR
Total Units	11	36	40
Year Built	1920	1900	1925
Gross SqFt	20,615	21,500	19,990
Estimated Gross Income	\$649,400	\$690,119	\$616,298
Gross Income per SqFt	\$31.50	\$32.10	\$30.80
Full Market Value	\$3,150,000	\$3,340,000	\$2,990,000
Market Value per SqFt	\$153.00	\$155.00	\$150.00
Distance from Cooperative in miles		0.85	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01492-0037	1-01499-0061	1-01517-0050
Address	930 PARK AVENUE	12 EAST 88 STREET	1329 LEXINGTON 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	24	69	98
Year Built	1916	1931	1929
Gross SqFt	80,405	87,639	80,351
Estimated Gross Income	\$2,573,000	\$2,986,010	\$2,445,485
Gross Income per SqFt	\$32.00	\$34.10	\$30.40
Full Market Value	\$12,500,000	\$15,000,000	\$11,800,000
Market Value per SqFt	\$155.00	\$171.00	\$147.00
Distance from Cooperative in miles		0.35	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01492-0069	1-00753-0056	1-01426-9035
Address	995 5 AVENUE	324 WEST 30 STREET	218 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (79-96)	CHELSEA	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	42	224	147
Year Built	1926	1928	1975
Gross SqFt	142,708	147,888	156,200
Estimated Gross Income	\$6,264,881	\$6,729,000	\$6,607,328
Gross Income per SqFt	\$43.90	\$45.50	\$42.30
Full Market Value	\$30,406,000	\$20,700,000	\$33,200,000
Market Value per SqFt	\$213.00	\$140.00	\$213.00
Distance from Cooperative in miles		2.65	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01493-0001	1-00631-0001	1-01369-0045
Address	998 5 AVENUE	669 WASHINGTON STREET	1058 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	GREENWICH VILLAGE-WEST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	18	144	130
Year Built	1912	1930	1929
Gross SqFt	145,230	137,589	140,000
Estimated Gross Income	\$4,139,100	\$4,015,491	\$4,033,736
Gross Income per SqFt	\$28.50	\$29.20	\$28.80
Full Market Value	\$20,100,000	\$19,500,000	\$19,500,000
Market Value per SqFt	\$138.00	\$142.00	\$139.00
Distance from Cooperative in miles		3.85	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01493-0033	1-01521-0007	1-01517-0058
Address	940 PARK AVENUE	115 EAST 92 STREET	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	30	54	60
Year Built	1926	1927	1936
Gross SqFt	64,058	65,692	64,344
Estimated Gross Income	\$1,748,800	\$1,890,742	\$1,671,858
Gross Income per SqFt	\$27.30	\$28.80	\$26.00
Full Market Value	\$8,470,000	\$9,160,000	\$8,100,000
Market Value per SqFt	\$132.00	\$139.00	\$126.00
Distance from Cooperative in miles		0.55	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01493-0037	1-01515-0007	1-01517-0020
Address	950 PARK AVENUE	103 EAST 86 STREET	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	27	52	97
Year Built	1921	1914	1927
Gross SqFt	98,800	91,260	87,192
Estimated Gross Income	\$2,741,700	\$2,570,113	\$2,385,489
Gross Income per SqFt	\$27.80	\$28.20	\$27.40
Full Market Value	\$13,300,000	\$12,500,000	\$11,600,000
Market Value per SqFt	\$135.00	\$137.00	\$133.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01493-0072	1-01532-0016	1-01518-0024
Address	1001 5 AVENUE	241 EAST 86 STREET	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	70	111	107
Year Built	1978	1989	1960
Gross SqFt	109,076	104,440	114,939
Estimated Gross Income	\$3,490,400	\$3,932,496	\$3,111,379
Gross Income per SqFt	\$32.00	\$37.70	\$27.10
Full Market Value	\$16,900,000	\$19,800,000	\$15,100,000
Market Value per SqFt	\$155.00	\$190.00	\$131.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01494-0001	1-01406-0001	1-01565-0035
Address	1010 5 AVENUE	737 PARK 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	74	120	133
Year Built	1925	1940	1931
Gross SqFt	196,727	215,600	205,967
Estimated Gross Income	\$5,311,600	\$6,008,692	\$5,376,180
Gross Income per SqFt	\$27.00	\$27.90	\$26.10
Full Market Value	\$25,700,000	\$29,100,000	\$26,000,000
Market Value per SqFt	\$131.00	\$135.00	\$126.00
Distance from Cooperative in miles		0.60	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01494-0023	1-01513-0070	1-01517-0050
Address	1089 MADISON AVENUE	1009 PARK AVENUE	1329 LEXINGTON 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	22	28	98
Year Built	1912	1924	1929
Gross SqFt	71,643	63,167	80,351
Estimated Gross Income	\$2,220,900	\$1,992,742	\$2,445,485
Gross Income per SqFt	\$31.00	\$31.50	\$30.40
Full Market Value	\$10,800,000	\$9,650,000	\$11,800,000
Market Value per SqFt	\$151.00	\$153.00	\$147.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01494-0032	1-01496-0021	1-01515-0007
Address	960 PARK AVENUE	1125 MADISON AVENUE	103 EAST 86 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	32	41	52
Year Built	1915	1922	1914
Gross SqFt	112,078	113,052	91,260
Estimated Gross Income	\$3,665,000	\$4,215,336	\$2,570,113
Gross Income per SqFt	\$32.70	\$37.30	\$28.20
Full Market Value	\$17,800,000	\$21,200,000	\$12,500,000
Market Value per SqFt	\$159.00	\$188.00	\$137.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01494-0037	1-01517-0050	1-01515-0007
Address	970 PARK AVENUE	1329 LEXINGTON AVENUE	103 EAST 86 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	42	98	52
Year Built	1912	1929	1914
Gross SqFt	96,379	80,351	91,260
Estimated Gross Income	\$2,823,900	\$2,445,485	\$2,570,113
Gross Income per SqFt	\$29.30	\$30.40	\$28.20
Full Market Value	\$13,700,000	\$11,800,000	\$12,500,000
Market Value per SqFt	\$142.00	\$147.00	\$137.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01494-0041	1-01529-0015	1-01527-0005
Address	68 EAST 83 STREET	227 EAST 83 STREET	209 EAST 81 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	22	31	22
Year Built	1912	1925	1920
Gross SqFt	13,972	15,376	11,925
Estimated Gross Income	\$430,300	\$480,094	\$363,294
Gross Income per SqFt	\$30.80	\$31.20	\$30.50
Full Market Value	\$2,080,000	\$2,330,000	\$1,760,000
Market Value per SqFt	\$149.00	\$152.00	\$148.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01494-0050	1-01517-0050	1-01521-0007
Address	1095 MADISON AVENUE	1329 LEXINGTON AVENUE	115 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	34	98	54
Year Built	1912	1929	1927
Gross SqFt	81,125	80,351	65,692
Estimated Gross Income	\$2,393,200	\$2,445,485	\$1,890,742
Gross Income per SqFt	\$29.50	\$30.40	\$28.80
Full Market Value	\$11,600,000	\$11,800,000	\$9,160,000
Market Value per SqFt	\$143.00	\$147.00	\$139.00
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01494-0059	1-01590-0036	1-01581-0030
Address	8 EAST 83 STREET	85 EAST END AVENUE	110 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	81	175	146
Year Built	1963	1951	1951
Gross SqFt	179,576	169,386	150,754
Estimated Gross Income	\$4,848,600	\$4,615,998	\$4,037,134
Gross Income per SqFt	\$27.00	\$27.30	\$26.80
Full Market Value	\$23,500,000	\$22,400,000	\$19,600,000
Market Value per SqFt	\$131.00	\$132.00	\$130.00
Distance from Cooperative in miles		0.95	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01494-0069	1-01421-0005	1-01524-0001
Address	1016 5 AVENUE	205 EAST 66 STREET	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	65	257	86
Year Built	1929	1880	1925
Gross SqFt	166,600	170,424	165,834
Estimated Gross Income	\$4,040,100	\$4,319,084	\$3,841,586
Gross Income per SqFt	\$24.25	\$25.30	\$23.17
Full Market Value	\$18,100,000	\$19,300,000	\$17,200,000
Market Value per SqFt	\$109.00	\$113.00	\$104.00
Distance from Cooperative in miles		0.90	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01495-0001	1-01585-0036	1-01521-0007
Address	1020 5 AVENUE	530 EAST 89 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	D9-ELEVATOR	D3-ELEVATOR
Total Units	14	80	54
Year Built	1925	1920	1927
Gross SqFt	66,983	48,600	65,692
Estimated Gross Income	\$1,953,200	\$1,435,113	\$1,890,742
Gross Income per SqFt	\$29.20	\$29.50	\$28.80
Full Market Value	\$9,460,000	\$6,950,000	\$9,160,000
Market Value per SqFt	\$141.00	\$143.00	\$139.00
Distance from Cooperative in miles		0.85	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01495-0004	1-01577-0001	1-01559-0019
Address	1025 5 AVENUE	1520 YORK AVENUE	1493 YORK 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	168	272	250
Year Built	1955	1972	1956
Gross SqFt	312,550	281,902	277,073
Estimated Gross Income	\$10,673,600	\$10,279,371	\$8,839,660
Gross Income per SqFt	\$34.20	\$36.50	\$31.90
Full Market Value	\$53,700,000	\$51,700,000	\$42,800,000
Market Value per SqFt	\$172.00	\$183.00	\$154.00
Distance from Cooperative in miles		0.85	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01495-0049	1-01518-0024	1-01581-0030
Address	1115 MADISON AVENUE	1341 LEXINGTON AVENUE	110 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	63	107	146
Year Built	1963	1960	1951
Gross SqFt	137,375	114,939	150,754
Estimated Gross Income	\$3,695,400	\$3,111,379	\$4,037,134
Gross Income per SqFt	\$26.90	\$27.10	\$26.80
Full Market Value	\$17,900,000	\$15,100,000	\$19,600,000
Market Value per SqFt	\$130.00	\$131.00	\$130.00
Distance from Cooperative in miles		0.35	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01495-0059	1-01511-0021	1-01564-0041
Address	20 EAST 84 STREET	147 EAST 82 STREET	418 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	25	42	44
Year Built	1910	1920	1930
Gross SqFt	23,948	26,880	23,577
Estimated Gross Income	\$646,700	\$736,300	\$627,555
Gross Income per SqFt	\$27.00	\$27.40	\$26.60
Full Market Value	\$3,130,000	\$3,570,000	\$3,040,000
Market Value per SqFt	\$131.00	\$133.00	\$129.00
Distance from Cooperative in miles		0.30	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01495-0061	1-01528-0013	1-01526-0017
Address	16 EAST 84 STREET	225 EAST 82 STREET	235 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	D1-ELEVATOR
Total Units	12	27	35
Year Built	1947	1965	1960
Gross SqFt	14,402	11,838	14,230
Estimated Gross Income	\$435,100	\$443,026	\$327,359
Gross Income per SqFt	\$30.20	\$37.40	\$23.00
Full Market Value	\$2,110,000	\$2,230,000	\$1,460,000
Market Value per SqFt	\$147.00	\$188.00	\$103.00
Distance from Cooperative in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01496-0001	1-01517-0050	1-01515-0007
Address	1030 5 AVENUE	1329 LEXINGTON AVENUE	103 EAST 86 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	18	98	52
Year Built	1925	1929	1914
Gross SqFt	86,666	80,351	91,260
Estimated Gross Income	\$2,539,300	\$2,445,485	\$2,570,113
Gross Income per SqFt	\$29.30	\$30.40	\$28.20
Full Market Value	\$12,300,000	\$11,800,000	\$12,500,000
Market Value per SqFt	\$142.00	\$147.00	\$137.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01496-0006	1-01568-0037	1-01519-0040
Address	3 EAST 84 STREET	422 EAST 89 STREET	172 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	12	24	44
Year Built	1928	1920	1900
Gross SqFt	33,911	29,459	35,200
Estimated Gross Income	\$1,034,800	\$909,600	\$1,061,454
Gross Income per SqFt	\$30.50	\$30.90	\$30.20
Full Market Value	\$5,010,000	\$4,410,000	\$5,140,000
Market Value per SqFt	\$148.00	\$150.00	\$146.00
Distance from Cooperative in miles		0.70	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01496-0013	1-01531-0038	1-01519-0040
Address	17 EAST 84 STREET	220 EAST 86 STREET	172 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	22	48	44
Year Built	1925	1925	1900
Gross SqFt	39,222	38,590	35,200
Estimated Gross Income	\$1,225,300	\$1,247,573	\$1,061,454
Gross Income per SqFt	\$31.20	\$32.30	\$30.20
Full Market Value	\$5,940,000	\$6,040,000	\$5,140,000
Market Value per SqFt	\$151.00	\$157.00	\$146.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01496-0034	1-01421-0005	1-01524-0001
Address	1000 PARK AVENUE	205 EAST 66 STREET	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	70	257	86
Year Built	1916	1880	1925
Gross SqFt	164,672	170,424	165,834
Estimated Gross Income	\$4,000,000	\$4,319,084	\$3,841,586
Gross Income per SqFt	\$24.29	\$25.30	\$23.17
Full Market Value	\$17,900,000	\$19,300,000	\$17,200,000
Market Value per SqFt	\$109.00	\$113.00	\$104.00
Distance from Cooperative in miles		0.95	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01496-0054	1-01515-0007	1-01517-0020
Address	1133 MADISON AVENUE	103 EAST 86 STREET	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	66	52	97
Year Built	1925	1914	1927
Gross SqFt	107,547	91,260	87,192
Estimated Gross Income	\$2,985,500	\$2,570,113	\$2,385,489
Gross Income per SqFt	\$27.80	\$28.20	\$27.40
Full Market Value	\$14,500,000	\$12,500,000	\$11,600,000
Market Value per SqFt	\$135.00	\$137.00	\$133.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01496-0065	1-01518-0009	1-01511-0008
Address	10 EAST 85 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	38	47	38
Year Built	1925	1924	1919
Gross SqFt	54,696	52,848	50,592
Estimated Gross Income	\$1,411,200	\$1,392,558	\$1,304,231
Gross Income per SqFt	\$25.80	\$26.40	\$25.80
Full Market Value	\$6,840,000	\$6,750,000	\$6,320,000
Market Value per SqFt	\$125.00	\$128.00	\$125.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01496-0071	1-01406-0001	1-01565-0035
Address	1035 5 AVENUE	737 PARK 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	76	120	133
Year Built	1928	1940	1931
Gross SqFt	233,923	215,600	205,967
Estimated Gross Income	\$6,312,400	\$6,008,692	\$5,376,180
Gross Income per SqFt	\$27.00	\$27.90	\$26.10
Full Market Value	\$30,600,000	\$29,100,000	\$26,000,000
Market Value per SqFt	\$131.00	\$135.00	\$126.00
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01497-0001	1-01517-0001	1-01524-0001
Address	1040 5 AVENUE	1085 PARK AVENUE	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	27	46	86
Year Built	1930	1926	1925
Gross SqFt	146,235	127,395	165,834
Estimated Gross Income	\$4,533,300	\$5,148,333	\$3,841,586
Gross Income per SqFt	\$31.00	\$40.40	\$23.17
Full Market Value	\$22,000,000	\$25,900,000	\$17,200,000
Market Value per SqFt	\$150.00	\$203.00	\$104.00
Distance from Cooperative in miles		0.25	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01497-0005	1-01568-0037	1-01519-0040
Address	3 EAST 85 STREET	422 EAST 89 STREET	172 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	32	24	44
Year Built	1913	1920	1900
Gross SqFt	32,762	29,459	35,200
Estimated Gross Income	\$999,200	\$909,600	\$1,061,454
Gross Income per SqFt	\$30.50	\$30.90	\$30.20
Full Market Value	\$4,840,000	\$4,410,000	\$5,140,000
Market Value per SqFt	\$148.00	\$150.00	\$146.00
Distance from Cooperative in miles		0.70	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01497-0007	1-01531-0038	1-01519-0040
Address	7 EAST 85 STREET	220 EAST 86 STREET	172 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	38	48	44
Year Built	1928	1925	1900
Gross SqFt	37,099	38,590	35,200
Estimated Gross Income	\$1,159,000	\$1,247,573	\$1,061,454
Gross Income per SqFt	\$31.20	\$32.30	\$30.20
Full Market Value	\$5,620,000	\$6,040,000	\$5,140,000
Market Value per SqFt	\$151.00	\$157.00	\$146.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01497-0021	1-01581-0049	1-01512-0040
Address	35 EAST 85 STREET	1596 YORK AVENUE	1482 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	169	237	185
Year Built	1959	1968	1963
Gross SqFt	242,861	241,983	224,000
Estimated Gross Income	\$6,921,500	\$7,337,151	\$5,976,635
Gross Income per SqFt	\$28.50	\$30.30	\$26.70
Full Market Value	\$33,500,000	\$35,500,000	\$29,000,000
Market Value per SqFt	\$138.00	\$147.00	\$129.00
Distance from Cooperative in miles		0.70	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01497-0028	1-01515-0007	1-01517-0020
Address	45 EAST 85 STREET	103 EAST 86 STREET	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	48	52	97
Year Built	1925	1914	1927
Gross SqFt	104,000	91,260	87,192
Estimated Gross Income	\$2,887,000	\$2,570,113	\$2,385,489
Gross Income per SqFt	\$27.80	\$28.20	\$27.40
Full Market Value	\$14,000,000	\$12,500,000	\$11,600,000
Market Value per SqFt	\$135.00	\$137.00	\$133.00
Distance from Cooperative in miles		0.10	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01497-0034	1-01500-0053	1-01518-0024
Address	1020 PARK AVENUE	1227 MADISON AVENUE	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	57	111	107
Year Built	1962	1958	1960
Gross SqFt	117,879	117,340	114,939
Estimated Gross Income	\$3,770,000	\$4,982,882	\$3,111,379
Gross Income per SqFt	\$32.00	\$42.50	\$27.10
Full Market Value	\$18,300,000	\$25,100,000	\$15,100,000
Market Value per SqFt	\$155.00	\$214.00	\$131.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01497-0041	1-01500-0053	1-01518-0024
Address	1036 PARK AVENUE	1227 MADISON AVENUE	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	73	111	107
Year Built	1957	1958	1960
Gross SqFt	97,755	117,340	114,939
Estimated Gross Income	\$3,030,400	\$4,982,882	\$3,111,379
Gross Income per SqFt	\$31.00	\$42.50	\$27.10
Full Market Value	\$14,700,000	\$25,100,000	\$15,100,000
Market Value per SqFt	\$150.00	\$214.00	\$131.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01497-0044	1-01585-0036	1-01518-0009
Address	68 EAST 86 STREET	530 EAST 89 STREET	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	27	80	47
Year Built	1912	1920	1924
Gross SqFt	53,220	48,600	52,848
Estimated Gross Income	\$1,487,000	\$1,435,113	\$1,392,558
Gross Income per SqFt	\$27.90	\$29.50	\$26.40
Full Market Value	\$7,200,000	\$6,950,000	\$6,750,000
Market Value per SqFt	\$135.00	\$143.00	\$128.00
Distance from Cooperative in miles		0.75	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01497-0046	1-01513-0070	1-01532-0034
Address	64 EAST 86 STREET	1009 PARK AVENUE	222 EAST 87 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	C5-WALK-UP
Total Units	40	28	90
Year Built	1917	1924	1920
Gross SqFt	59,948	63,167	57,975
Estimated Gross Income	\$1,648,600	\$1,992,742	\$1,464,184
Gross Income per SqFt	\$27.50	\$31.50	\$25.30
Full Market Value	\$7,990,000	\$9,650,000	\$6,540,000
Market Value per SqFt	\$133.00	\$153.00	\$113.00
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01497-0073	1-01527-0009	1-01498-0007
Address	1045 5 AVENUE	219 EAST 81 STREET	5 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	19	53	66
Year Built	1967	1972	1961
Gross SqFt	43,900	36,720	46,600
Estimated Gross Income	\$1,202,900	\$1,046,729	\$1,265,111
Gross Income per SqFt	\$27.40	\$28.50	\$27.10
Full Market Value	\$5,830,000	\$5,070,000	\$6,130,000
Market Value per SqFt	\$133.00	\$138.00	\$132.00
Distance from Cooperative in miles		0.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01498-0001	1-01584-0001	1-01590-0036
Address	1050 5 AVENUE	1658 YORK AVENUE	85 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	94	180	175
Year Built	1960	1963	1951
Gross SqFt	190,640	202,322	169,386
Estimated Gross Income	\$5,645,800	\$6,469,907	\$4,615,998
Gross Income per SqFt	\$29.60	\$32.00	\$27.30
Full Market Value	\$27,400,000	\$31,300,000	\$22,400,000
Market Value per SqFt	\$144.00	\$155.00	\$132.00
Distance from Cooperative in miles		0.80	0.95

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01498-0010	1-01518-0024	1-01516-0052
Address	11 EAST 86 STREET	1341 LEXINGTON AVENUE	160 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	56	107	154
Year Built	1960	1960	1963
Gross SqFt	126,440	114,939	128,132
Estimated Gross Income	\$3,399,300	\$3,111,379	\$3,421,124
Gross Income per SqFt	\$26.90	\$27.10	\$26.70
Full Market Value	\$16,500,000	\$15,100,000	\$16,600,000
Market Value per SqFt	\$130.00	\$131.00	\$130.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01498-0014	1-00757-0066	1-01142-0064
Address	1178 MADISON AVENUE	354 WEST 34 STREET	2054 BROADWAY
Neighborhood	UPPER EAST SIDE (79-96)	FASHION	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	118	253	320
Year Built	1926	1930	1923
Gross SqFt	263,334	279,392	235,400
Estimated Gross Income	\$6,958,600	\$7,517,000	\$6,106,713
Gross Income per SqFt	\$26.40	\$26.90	\$25.90
Full Market Value	\$33,700,000	\$36,400,000	\$29,600,000
Market Value per SqFt	\$128.00	\$130.00	\$126.00
Distance from Cooperative in miles		2.75	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01498-0020	1-01515-0007	1-01517-0020
Address	49 EAST 86 STREET	103 EAST 86 STREET	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	48	52	97
Year Built	1930	1914	1927
Gross SqFt	86,553	91,260	87,192
Estimated Gross Income	\$2,402,700	\$2,570,113	\$2,385,489
Gross Income per SqFt	\$27.80	\$28.20	\$27.40
Full Market Value	\$11,600,000	\$12,500,000	\$11,600,000
Market Value per SqFt	\$134.00	\$137.00	\$133.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01498-0027	1-01521-0007	1-01517-0058
Address	61 EAST 86 STREET	115 EAST 92 STREET	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	48	54	60
Year Built	1910	1927	1936
Gross SqFt	64,922	65,692	64,344
Estimated Gross Income	\$1,778,200	\$1,890,742	\$1,671,858
Gross Income per SqFt	\$27.40	\$28.80	\$26.00
Full Market Value	\$8,620,000	\$9,160,000	\$8,100,000
Market Value per SqFt	\$133.00	\$139.00	\$126.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01498-0033	1-01421-0005	1-01524-0001
Address	1040 PARK AVENUE	205 EAST 66 STREET	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	92	257	86
Year Built	1925	1880	1925
Gross SqFt	162,651	170,424	165,834
Estimated Gross Income	\$3,945,100	\$4,319,084	\$3,841,586
Gross Income per SqFt	\$24.25	\$25.30	\$23.17
Full Market Value	\$17,600,000	\$19,300,000	\$17,200,000
Market Value per SqFt	\$108.00	\$113.00	\$104.00
Distance from Cooperative in miles		1.05	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01498-0037	1-01447-0005	1-01524-0001
Address	1050 PARK AVENUE	311 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	D9-ELEVATOR	D3-ELEVATOR
Total Units	64	131	86
Year Built	1923	1929	1925
Gross SqFt	150,782	121,234	165,834
Estimated Gross Income	\$3,659,500	\$3,075,692	\$3,841,586
Gross Income per SqFt	\$24.27	\$25.40	\$23.17
Full Market Value	\$16,400,000	\$13,700,000	\$17,200,000
Market Value per SqFt	\$109.00	\$113.00	\$104.00
Distance from Cooperative in miles		0.85	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01498-0043	1-01528-0041	1-01580-0148
Address	62 EAST 87 STREET	212 EAST 83 STREET	500 1/2 EAST 84 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	15	22	14
Year Built	1923	1920	1910
Gross SqFt	10,220	9,740	9,250
Estimated Gross Income	\$312,700	\$325,420	\$282,861
Gross Income per SqFt	\$30.60	\$33.40	\$30.60
Full Market Value	\$1,520,000	\$1,580,000	\$1,370,000
Market Value per SqFt	\$149.00	\$162.00	\$148.00
Distance from Cooperative in miles		0.35	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01498-0045	1-01509-0064	1-01580-0038
Address	56 EAST 87 STREET	108 EAST 81 STREET	518 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	33	20	60
Year Built	1923	1922	1940
Gross SqFt	33,402	32,383	33,000
Estimated Gross Income	\$962,600	\$937,228	\$947,532
Gross Income per SqFt	\$28.80	\$28.90	\$28.70
Full Market Value	\$4,660,000	\$4,540,000	\$4,590,000
Market Value per SqFt	\$140.00	\$140.00	\$139.00
Distance from Cooperative in miles		0.30	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01498-0061	1-01578-0017	1-01585-0036
Address	12 EAST 87 STREET	529 EAST 81 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	C4-WALK-UP	D9-ELEVATOR
Total Units	32	100	80
Year Built	1920	1900	1920
Gross SqFt	45,000	41,600	48,600
Estimated Gross Income	\$1,332,000	\$1,234,801	\$1,435,113
Gross Income per SqFt	\$29.60	\$29.70	\$29.50
Full Market Value	\$6,450,000	\$5,980,000	\$6,950,000
Market Value per SqFt	\$143.00	\$144.00	\$143.00
Distance from Cooperative in miles		0.85	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01498-0069	1-01590-0036	1-01581-0030
Address	1056 5 AVENUE	85 EAST END AVENUE	110 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	81	175	146
Year Built	1951	1951	1951
Gross SqFt	154,575	169,386	150,754
Estimated Gross Income	\$4,175,800	\$4,615,998	\$4,037,134
Gross Income per SqFt	\$27.00	\$27.30	\$26.80
Full Market Value	\$20,200,000	\$22,400,000	\$19,600,000
Market Value per SqFt	\$131.00	\$132.00	\$130.00
Distance from Cooperative in miles		0.95	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01499-0001	1-01406-0001	1-01565-0035
Address	1060 5 AVENUE	737 PARK 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	53	120	133
Year Built	1928	1940	1931
Gross SqFt	218,907	215,600	205,967
Estimated Gross Income	\$5,907,200	\$6,008,692	\$5,376,180
Gross Income per SqFt	\$27.00	\$27.90	\$26.10
Full Market Value	\$28,600,000	\$29,100,000	\$26,000,000
Market Value per SqFt	\$131.00	\$135.00	\$126.00
Distance from Cooperative in miles		0.85	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01499-0010	1-01500-0065	1-01472-0022
Address	11 EAST 87 STREET	4 EAST 89 STREET	1453 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	90	84	96
Year Built	1954	1955	1958
Gross SqFt	78,700	70,678	75,936
Estimated Gross Income	\$2,342,900	\$2,112,024	\$2,252,634
Gross Income per SqFt	\$29.80	\$29.90	\$29.70
Full Market Value	\$11,400,000	\$10,200,000	\$10,900,000
Market Value per SqFt	\$145.00	\$144.00	\$144.00
Distance from Cooperative in miles		0.05	0.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01499-0014	1-01406-0001	1-01565-0035
Address	1190 MADISON AVENUE	737 PARK 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	86	120	133
Year Built	1927	1940	1931
Gross SqFt	204,195	215,600	205,967
Estimated Gross Income	\$5,510,200	\$6,008,692	\$5,376,180
Gross Income per SqFt	\$27.00	\$27.90	\$26.10
Full Market Value	\$26,700,000	\$29,100,000	\$26,000,000
Market Value per SqFt	\$131.00	\$135.00	\$126.00
Distance from Cooperative in miles		0.85	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01499-0020	1-01518-0024	1-01516-0052
Address	1211 MADISON AVENUE	1341 LEXINGTON AVENUE	160 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	62	107	154
Year Built	1948	1960	1963
Gross SqFt	116,190	114,939	128,132
Estimated Gross Income	\$3,123,800	\$3,111,379	\$3,421,124
Gross Income per SqFt	\$26.90	\$27.10	\$26.70
Full Market Value	\$15,100,000	\$15,100,000	\$16,600,000
Market Value per SqFt	\$130.00	\$131.00	\$130.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01499-0025	1-01581-0030	1-01516-0013
Address	55 EAST 87 STREET	110 EAST END AVENUE	1290 LEXINGTON 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	129	146	123
Year Built	1963	1951	1962
Gross SqFt	156,729	150,754	151,184
Estimated Gross Income	\$4,194,100	\$4,037,134	\$4,042,389
Gross Income per SqFt	\$26.80	\$26.80	\$26.70
Full Market Value	\$20,300,000	\$19,600,000	\$19,600,000
Market Value per SqFt	\$130.00	\$130.00	\$130.00
Distance from Cooperative in miles		0.75	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01499-0032	1-01496-0021	1-01508-0001
Address	1060 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	90	41	70
Year Built	1924	1922	1913
Gross SqFt	119,281	113,052	113,281
Estimated Gross Income	\$3,339,900	\$4,215,336	\$2,967,928
Gross Income per SqFt	\$28.00	\$37.30	\$26.20
Full Market Value	\$16,200,000	\$21,200,000	\$14,400,000
Market Value per SqFt	\$136.00	\$188.00	\$127.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01499-0040	1-01406-0001	1-01565-0035
Address	1070 PARK AVENUE	737 PARK 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	77	120	133
Year Built	1928	1940	1931
Gross SqFt	208,788	215,600	205,967
Estimated Gross Income	\$5,634,100	\$6,008,692	\$5,376,180
Gross Income per SqFt	\$27.00	\$27.90	\$26.10
Full Market Value	\$27,300,000	\$29,100,000	\$26,000,000
Market Value per SqFt	\$131.00	\$135.00	\$126.00
Distance from Cooperative in miles		0.80	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01499-0051	1-01421-0005	1-01524-0001
Address	1217 MADISON AVENUE	205 EAST 66 STREET	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	93	257	86
Year Built	1930	1880	1925
Gross SqFt	181,011	170,424	165,834
Estimated Gross Income	\$4,390,400	\$4,319,084	\$3,841,586
Gross Income per SqFt	\$24.25	\$25.30	\$23.17
Full Market Value	\$19,600,000	\$19,300,000	\$17,200,000
Market Value per SqFt	\$108.00	\$113.00	\$104.00
Distance from Cooperative in miles		1.10	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01499-0060	1-01519-0011	1-01528-0041
Address	20 EAST 88 STREET	121 EAST 90 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	20	22
Year Built	1923	1923	1920
Gross SqFt	9,995	9,530	9,740
Estimated Gross Income	\$309,800	\$298,871	\$325,420
Gross Income per SqFt	\$31.00	\$31.40	\$33.40
Full Market Value	\$1,500,000	\$1,450,000	\$1,580,000
Market Value per SqFt	\$150.00	\$152.00	\$162.00
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01499-0065	1-01518-0009	1-01517-0058
Address	4 EAST 88 STREET	115 EAST 89 STREET	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	37	47	60
Year Built	1922	1924	1936
Gross SqFt	57,726	52,848	64,344
Estimated Gross Income	\$1,510,400	\$1,392,558	\$1,671,858
Gross Income per SqFt	\$26.20	\$26.40	\$26.00
Full Market Value	\$7,320,000	\$6,750,000	\$8,100,000
Market Value per SqFt	\$127.00	\$128.00	\$126.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01499-0069	1-01518-0009	1-01517-0058
Address	1068 5 AVENUE	115 EAST 89 STREET	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	15	47	60
Year Built	1930	1924	1936
Gross SqFt	58,110	52,848	64,344
Estimated Gross Income	\$1,520,400	\$1,392,558	\$1,671,858
Gross Income per SqFt	\$26.20	\$26.40	\$26.00
Full Market Value	\$7,370,000	\$6,750,000	\$8,100,000
Market Value per SqFt	\$127.00	\$128.00	\$126.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01499-0071	1-01585-0036	1-01518-0009
Address	1067 5 AVENUE	530 EAST 89 STREET	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	14	80	47
Year Built	1917	1920	1924
Gross SqFt	50,700	48,600	52,848
Estimated Gross Income	\$1,416,600	\$1,435,113	\$1,392,558
Gross Income per SqFt	\$27.90	\$29.50	\$26.40
Full Market Value	\$6,860,000	\$6,950,000	\$6,750,000
Market Value per SqFt	\$135.00	\$143.00	\$128.00
Distance from Cooperative in miles		0.80	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01500-0015	1-01421-0005	1-01524-0001
Address	1220 MADISON AVENUE	205 EAST 66 STREET	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	105	257	86
Year Built	1937	1880	1925
Gross SqFt	160,357	170,424	165,834
Estimated Gross Income	\$3,889,500	\$4,319,084	\$3,841,586
Gross Income per SqFt	\$24.26	\$25.30	\$23.17
Full Market Value	\$17,400,000	\$19,300,000	\$17,200,000
Market Value per SqFt	\$109.00	\$113.00	\$104.00
Distance from Cooperative in miles		1.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01500-0020	1-01421-0005	1-01524-0001
Address	1225 MADISON AVENUE	205 EAST 66 STREET	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	63	257	86
Year Built	1930	1880	1925
Gross SqFt	165,364	170,424	165,834
Estimated Gross Income	\$4,010,900	\$4,319,084	\$3,841,586
Gross Income per SqFt	\$24.25	\$25.30	\$23.17
Full Market Value	\$17,900,000	\$19,300,000	\$17,200,000
Market Value per SqFt	\$108.00	\$113.00	\$104.00
Distance from Cooperative in miles		1.15	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01500-0040	1-00548-0001	1-01233-0016
Address	1088 PARK AVENUE	1 UNIVERSITY PLACE	2350 BROADWAY
Neighborhood	UPPER EAST SIDE (79-96)	GREENWICH VILLAGE-CENTRAL	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	90	272	321
Year Built	1925	1930	1903
Gross SqFt	237,164	218,985	236,789
Estimated Gross Income	\$7,146,700	\$6,865,196	\$6,794,554
Gross Income per SqFt	\$30.10	\$31.40	\$28.70
Full Market Value	\$34,600,000	\$33,300,000	\$32,900,000
Market Value per SqFt	\$146.00	\$152.00	\$139.00
Distance from Cooperative in miles		4.00	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01500-0045	1-00913-0001	1-00991-0061
Address	48 EAST 89 STREET	471 3 AVENUE	F D R DRIVE
Neighborhood	UPPER EAST SIDE (79-96)	MURRAY HILL	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	211	311	370
Year Built	1973	1972	1973
Gross SqFt	364,623	351,560	385,786
Estimated Gross Income	\$11,613,200	\$11,305,238	\$7,106,178
Gross Income per SqFt	\$31.80	\$32.20	\$18.42
Full Market Value	\$56,300,000	\$54,800,000	\$20,100,000
Market Value per SqFt	\$154.00	\$156.00	\$52.00
Distance from Cooperative in miles		2.80	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01501-0001	1-01518-0024	1-01473-0038
Address	1080 5 AVENUE	1341 LEXINGTON AVENUE	420 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	48	107	112
Year Built	1961	1960	1959
Gross SqFt	109,262	114,939	113,820
Estimated Gross Income	\$2,925,500	\$3,111,379	\$3,014,477
Gross Income per SqFt	\$26.80	\$27.10	\$26.50
Full Market Value	\$14,200,000	\$15,100,000	\$14,600,000
Market Value per SqFt	\$130.00	\$131.00	\$128.00
Distance from Cooperative in miles		0.30	0.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01501-0016	1-01421-0005	1-01524-0001
Address	1240 MADISON AVENUE	205 EAST 66 STREET	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	67	257	86
Year Built	1925	1880	1925
Gross SqFt	156,287	170,424	165,834
Estimated Gross Income	\$3,850,000	\$4,319,084	\$3,841,586
Gross Income per SqFt	\$24.63	\$25.30	\$23.17
Full Market Value	\$17,200,000	\$19,300,000	\$17,200,000
Market Value per SqFt	\$110.00	\$113.00	\$104.00
Distance from Cooperative in miles		1.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01501-0033	1-01142-0064	1-01406-0001
Address	1100 PARK AVENUE	2054 BROADWAY	737 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	70	320	120
Year Built	1930	1923	1940
Gross SqFt	244,935	235,400	215,600
Estimated Gross Income	\$6,590,000	\$6,106,713	\$6,008,692
Gross Income per SqFt	\$26.90	\$25.90	\$27.90
Full Market Value	\$31,900,000	\$29,600,000	\$29,100,000
Market Value per SqFt	\$130.00	\$126.00	\$135.00
Distance from Cooperative in miles		1.35	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01501-0040	1-01447-0005	1-01011-0013
Address	1112 PARK AVENUE	311 EAST 72 STREET	145 WEST 58 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	45	131	114
Year Built	1927	1929	1928
Gross SqFt	128,811	121,234	122,813
Estimated Gross Income	\$3,277,600	\$3,075,692	\$3,350,471
Gross Income per SqFt	\$25.40	\$25.40	\$27.30
Full Market Value	\$15,900,000	\$13,700,000	\$16,200,000
Market Value per SqFt	\$123.00	\$113.00	\$132.00
Distance from Cooperative in miles		0.95	1.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01501-0056	1-01421-0005	1-01524-0001
Address	1246 MADISON AVENUE	205 EAST 66 STREET	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	60	257	86
Year Built	1929	1880	1925
Gross SqFt	166,317	170,424	165,834
Estimated Gross Income	\$4,050,000	\$4,319,084	\$3,841,586
Gross Income per SqFt	\$24.35	\$25.30	\$23.17
Full Market Value	\$18,100,000	\$19,300,000	\$17,200,000
Market Value per SqFt	\$109.00	\$113.00	\$104.00
Distance from Cooperative in miles		1.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01502-0017	1-01496-0021	1-01515-0007
Address	1254 MADISON AVENUE	1125 MADISON AVENUE	103 EAST 86 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	55	41	52
Year Built	1927	1922	1914
Gross SqFt	104,445	113,052	91,260
Estimated Gross Income	\$3,350,000	\$4,215,336	\$2,570,113
Gross Income per SqFt	\$32.10	\$37.30	\$28.20
Full Market Value	\$16,200,000	\$21,200,000	\$12,500,000
Market Value per SqFt	\$155.00	\$188.00	\$137.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01502-0020	1-01558-0005	1-01509-0064
Address	1261 MADISON AVENUE	303 EAST 95 STREET	108 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	16	59	20
Year Built	1901	1910	1922
Gross SqFt	37,240	33,804	32,383
Estimated Gross Income	\$1,088,200	\$997,216	\$937,228
Gross Income per SqFt	\$29.20	\$29.50	\$28.90
Full Market Value	\$5,270,000	\$4,830,000	\$4,540,000
Market Value per SqFt	\$142.00	\$143.00	\$140.00
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01502-0023	1-01585-0036	1-01518-0009
Address	51 EAST 90 STREET	530 EAST 89 STREET	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	40	80	47
Year Built	1928	1920	1924
Gross SqFt	51,475	48,600	52,848
Estimated Gross Income	\$1,438,200	\$1,435,113	\$1,392,558
Gross Income per SqFt	\$27.90	\$29.50	\$26.40
Full Market Value	\$6,970,000	\$6,950,000	\$6,750,000
Market Value per SqFt	\$135.00	\$143.00	\$128.00
Distance from Cooperative in miles		0.75	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01502-0033	1-01565-0035	1-01170-0012
Address	1120 PARK AVENUE	430 EAST 86 STREET	2200 BROADWAY
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	75	133	117
Year Built	1929	1931	1905
Gross SqFt	213,729	205,967	202,586
Estimated Gross Income	\$5,578,300	\$5,376,180	\$5,298,502
Gross Income per SqFt	\$26.10	\$26.10	\$26.20
Full Market Value	\$27,000,000	\$26,000,000	\$25,700,000
Market Value per SqFt	\$126.00	\$126.00	\$127.00
Distance from Cooperative in miles		0.65	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01502-0040	1-01421-0005	1-01524-0001
Address	1128 PARK AVENUE	205 EAST 66 STREET	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	47	257	86
Year Built	1927	1880	1925
Gross SqFt	159,372	170,424	165,834
Estimated Gross Income	\$3,900,000	\$4,319,084	\$3,841,586
Gross Income per SqFt	\$24.47	\$25.30	\$23.17
Full Market Value	\$17,400,000	\$19,300,000	\$17,200,000
Market Value per SqFt	\$109.00	\$113.00	\$104.00
Distance from Cooperative in miles		1.25	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01503-0014	1-01518-0024	1-01577-0027
Address	1274 MADISON AVENUE	1341 LEXINGTON AVENUE	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	42	107	103
Year Built	1948	1960	1950
Gross SqFt	112,857	114,939	109,723
Estimated Gross Income	\$2,971,000	\$3,111,379	\$2,806,371
Gross Income per SqFt	\$26.30	\$27.10	\$25.60
Full Market Value	\$14,400,000	\$15,100,000	\$13,600,000
Market Value per SqFt	\$128.00	\$131.00	\$124.00
Distance from Cooperative in miles		0.30	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01503-0038	1-01496-0021	1-01508-0001
Address	1150 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	93	41	70
Year Built	1940	1922	1913
Gross SqFt	166,742	113,052	113,281
Estimated Gross Income	\$5,100,000	\$4,215,336	\$2,967,928
Gross Income per SqFt	\$30.60	\$37.30	\$26.20
Full Market Value	\$24,700,000	\$21,200,000	\$14,400,000
Market Value per SqFt	\$148.00	\$188.00	\$127.00
Distance from Cooperative in miles		0.35	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01503-0069	1-01124-0059	1-00631-0001
Address	1107 5 AVENUE	50 WEST 72 STREET	669 WASHINGTON STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	30	213	144
Year Built	1925	1927	1930
Gross SqFt	136,240	143,791	137,589
Estimated Gross Income	\$3,991,800	\$4,246,364	\$4,015,491
Gross Income per SqFt	\$29.30	\$29.50	\$29.20
Full Market Value	\$19,300,000	\$20,600,000	\$19,500,000
Market Value per SqFt	\$142.00	\$143.00	\$142.00
Distance from Cooperative in miles		1.25	4.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01504-0031	1-01421-0005	1-01524-0001
Address	1160 PARK AVENUE	205 EAST 66 STREET	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	67	257	86
Year Built	1926	1880	1925
Gross SqFt	181,136	170,424	165,834
Estimated Gross Income	\$4,500,000	\$4,319,084	\$3,841,586
Gross Income per SqFt	\$24.84	\$25.30	\$23.17
Full Market Value	\$20,100,000	\$19,300,000	\$17,200,000
Market Value per SqFt	\$111.00	\$113.00	\$104.00
Distance from Cooperative in miles		1.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01504-0040	1-01496-0021	1-01508-0001
Address	1172 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	50	41	70
Year Built	1926	1922	1913
Gross SqFt	121,642	113,052	113,281
Estimated Gross Income	\$3,650,000	\$4,215,336	\$2,967,928
Gross Income per SqFt	\$30.00	\$37.30	\$26.20
Full Market Value	\$17,700,000	\$21,200,000	\$14,400,000
Market Value per SqFt	\$146.00	\$188.00	\$127.00
Distance from Cooperative in miles		0.40	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01504-0056	1-01585-0036	1-01518-0009
Address	24 EAST 93 STREET	530 EAST 89 STREET	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	50	80	47
Year Built	1925	1920	1924
Gross SqFt	49,520	48,600	52,848
Estimated Gross Income	\$1,383,600	\$1,435,113	\$1,392,558
Gross Income per SqFt	\$27.90	\$29.50	\$26.40
Full Market Value	\$6,700,000	\$6,950,000	\$6,750,000
Market Value per SqFt	\$135.00	\$143.00	\$128.00
Distance from Cooperative in miles		0.85	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01504-0069	1-01230-0043	1-01168-0010
Address	1115 5 AVENUE	2290 BROADWAY	2161 BROADWAY
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	42	125	83
Year Built	1926	1924	1925
Gross SqFt	184,263	165,452	170,800
Estimated Gross Income	\$5,000,000	\$4,541,076	\$4,536,013
Gross Income per SqFt	\$27.10	\$27.40	\$26.60
Full Market Value	\$24,200,000	\$22,000,000	\$22,000,000
Market Value per SqFt	\$131.00	\$133.00	\$129.00
Distance from Cooperative in miles		1.10	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01505-0001	1-01421-0005	1-01524-0001
Address	1120 5 AVENUE	205 EAST 66 STREET	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	45	257	86
Year Built	1925	1880	1925
Gross SqFt	165,357	170,424	165,834
Estimated Gross Income	\$4,100,000	\$4,319,084	\$3,841,586
Gross Income per SqFt	\$24.79	\$25.30	\$23.17
Full Market Value	\$18,300,000	\$19,300,000	\$17,200,000
Market Value per SqFt	\$111.00	\$113.00	\$104.00
Distance from Cooperative in miles		1.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01505-0040	1-01406-0001	1-01565-0035
Address	1192 PARK AVENUE	737 PARK 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	78	120	133
Year Built	1926	1940	1931
Gross SqFt	196,577	215,600	205,967
Estimated Gross Income	\$5,304,600	\$6,008,692	\$5,376,180
Gross Income per SqFt	\$27.00	\$27.90	\$26.10
Full Market Value	\$25,700,000	\$29,100,000	\$26,000,000
Market Value per SqFt	\$131.00	\$135.00	\$126.00
Distance from Cooperative in miles		1.10	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01505-0044	1-00927-0009	1-01498-0007
Address	64 EAST 94 STREET	311 EAST 21 STREET	5 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	KIPS BAY	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	46	76	66
Year Built	1962	1967	1961
Gross SqFt	44,750	44,919	46,600
Estimated Gross Income	\$1,271,600	\$1,371,803	\$1,265,111
Gross Income per SqFt	\$28.40	\$30.50	\$27.10
Full Market Value	\$6,160,000	\$6,650,000	\$6,130,000
Market Value per SqFt	\$138.00	\$148.00	\$132.00
Distance from Cooperative in miles		3.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01505-0056	1-01585-0036	1-01518-0009
Address	28 EAST 94 STREET	530 EAST 89 STREET	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	41	80	47
Year Built	1900	1920	1924
Gross SqFt	51,912	48,600	52,848
Estimated Gross Income	\$1,450,000	\$1,435,113	\$1,392,558
Gross Income per SqFt	\$27.90	\$29.50	\$26.40
Full Market Value	\$7,030,000	\$6,950,000	\$6,750,000
Market Value per SqFt	\$135.00	\$143.00	\$128.00
Distance from Cooperative in miles		0.85	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01505-0069	1-01521-0007	1-01048-0026
Address	1125 5 AVENUE	115 EAST 92 STREET	307 WEST 57 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	19	54	125
Year Built	1925	1927	1928
Gross SqFt	70,820	65,692	75,617
Estimated Gross Income	\$2,032,900	\$1,890,742	\$2,163,218
Gross Income per SqFt	\$28.70	\$28.80	\$28.60
Full Market Value	\$9,850,000	\$9,160,000	\$10,500,000
Market Value per SqFt	\$139.00	\$139.00	\$139.00
Distance from Cooperative in miles		0.20	1.95

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01506-0003	1-01439-0042	1-01513-0070
Address	1133 5 AVENUE	320 EAST 65 STREET	1009 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	19	71	28
Year Built	1928	1930	1924
Gross SqFt	60,192	58,325	63,167
Estimated Gross Income	\$2,050,000	\$2,086,579	\$1,992,742
Gross Income per SqFt	\$34.10	\$35.80	\$31.50
Full Market Value	\$10,300,000	\$10,500,000	\$9,650,000
Market Value per SqFt	\$171.00	\$180.00	\$153.00
Distance from Cooperative in miles		1.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01506-0018	1-01568-0037	1-01567-0031
Address	30 EAST 95 STREET	422 EAST 89 STREET	440 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	D3-ELEVATOR
Total Units	40	24	35
Year Built	1910	1920	1929
Gross SqFt	29,148	29,459	27,847
Estimated Gross Income	\$889,000	\$909,600	\$841,583
Gross Income per SqFt	\$30.50	\$30.90	\$30.20
Full Market Value	\$4,310,000	\$4,410,000	\$4,080,000
Market Value per SqFt	\$148.00	\$150.00	\$147.00
Distance from Cooperative in miles		0.75	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01506-0065	1-01521-0007	1-01517-0058
Address	2 EAST 95 STREET	115 EAST 92 STREET	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	37	54	60
Year Built	1923	1927	1936
Gross SqFt	65,656	65,692	64,344
Estimated Gross Income	\$1,798,300	\$1,890,742	\$1,671,858
Gross Income per SqFt	\$27.40	\$28.80	\$26.00
Full Market Value	\$8,710,000	\$9,160,000	\$8,100,000
Market Value per SqFt	\$133.00	\$139.00	\$126.00
Distance from Cooperative in miles		0.20	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01506-0069	1-01496-0021	1-01508-0001
Address	1136 5 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	46	41	70
Year Built	1925	1922	1913
Gross SqFt	122,701	113,052	113,281
Estimated Gross Income	\$3,750,000	\$4,215,336	\$2,967,928
Gross Income per SqFt	\$30.60	\$37.30	\$26.20
Full Market Value	\$18,200,000	\$21,200,000	\$14,400,000
Market Value per SqFt	\$148.00	\$188.00	\$127.00
Distance from Cooperative in miles		0.50	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01507-0001	1-01517-0050	1-01517-0020
Address	1140 5 AVENUE	1329 LEXINGTON AVENUE	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	44	98	97
Year Built	1922	1929	1927
Gross SqFt	77,858	80,351	87,192
Estimated Gross Income	\$2,250,100	\$2,445,485	\$2,385,489
Gross Income per SqFt	\$28.90	\$30.40	\$27.40
Full Market Value	\$10,900,000	\$11,800,000	\$11,600,000
Market Value per SqFt	\$140.00	\$147.00	\$133.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01507-0011	1-01529-0015	1-01530-0017
Address	17 EAST 95 STREET	227 EAST 83 STREET	239 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	13	31	43
Year Built	1920	1925	1930
Gross SqFt	16,800	15,376	16,334
Estimated Gross Income	\$521,900	\$480,094	\$565,381
Gross Income per SqFt	\$31.10	\$31.20	\$34.60
Full Market Value	\$2,530,000	\$2,330,000	\$2,840,000
Market Value per SqFt	\$151.00	\$152.00	\$174.00
Distance from Cooperative in miles		0.70	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01507-0013	1-01529-0015	1-01530-0017
Address	19 EAST 95 STREET	227 EAST 83 STREET	239 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	13	31	43
Year Built	1921	1925	1930
Gross SqFt	16,800	15,376	16,334
Estimated Gross Income	\$521,900	\$480,094	\$565,381
Gross Income per SqFt	\$31.10	\$31.20	\$34.60
Full Market Value	\$2,530,000	\$2,330,000	\$2,840,000
Market Value per SqFt	\$151.00	\$152.00	\$174.00
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01507-0014	1-01510-0033	1-01547-0037
Address	27 EAST 95 STREET	1430 3 AVENUE	332 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	13	23	44
Year Built	1930	1925	1920
Gross SqFt	22,800	24,793	23,375
Estimated Gross Income	\$689,200	\$903,218	\$703,662
Gross Income per SqFt	\$30.20	\$36.40	\$30.10
Full Market Value	\$3,340,000	\$4,540,000	\$3,410,000
Market Value per SqFt	\$146.00	\$183.00	\$146.00
Distance from Cooperative in miles		0.75	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01507-0016	1-01510-0033	1-01547-0037
Address	1356 MADISON AVENUE	1430 3 AVENUE	332 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	12	23	44
Year Built	1902	1925	1920
Gross SqFt	22,600	24,793	23,375
Estimated Gross Income	\$683,200	\$903,218	\$703,662
Gross Income per SqFt	\$30.20	\$36.40	\$30.10
Full Market Value	\$3,310,000	\$4,540,000	\$3,410,000
Market Value per SqFt	\$146.00	\$183.00	\$146.00
Distance from Cooperative in miles		0.75	0.75

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01507-0021	1-01521-0007	1-01517-0058
Address	1361 MADISON AVENUE	115 EAST 92 STREET	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	52	54	60
Year Built	1902	1927	1936
Gross SqFt	68,992	65,692	64,344
Estimated Gross Income	\$1,889,700	\$1,890,742	\$1,671,858
Gross Income per SqFt	\$27.40	\$28.80	\$26.00
Full Market Value	\$9,160,000	\$9,160,000	\$8,100,000
Market Value per SqFt	\$133.00	\$139.00	\$126.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01507-0029	1-01460-0014	1-01468-0037
Address	61 EAST 95 STREET	425 EAST 65 STREET	416 EAST 74 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	C4-WALK-UP
Total Units	19	30	27
Year Built	1930	1910	1910
Gross SqFt	17,580	15,870	14,280
Estimated Gross Income	\$536,190	\$518,464	\$435,791
Gross Income per SqFt	\$30.50	\$32.70	\$30.50
Full Market Value	\$2,600,000	\$2,510,000	\$2,110,000
Market Value per SqFt	\$148.00	\$158.00	\$148.00
Distance from Cooperative in miles		1.60	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01507-0033	1-01406-0001	1-01565-0035
Address	1220 PARK AVENUE	737 PARK 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	55	120	133
Year Built	1930	1940	1931
Gross SqFt	231,050	215,600	205,967
Estimated Gross Income	\$6,234,900	\$6,008,692	\$5,376,180
Gross Income per SqFt	\$27.00	\$27.90	\$26.10
Full Market Value	\$30,200,000	\$29,100,000	\$26,000,000
Market Value per SqFt	\$131.00	\$135.00	\$126.00
Distance from Cooperative in miles		1.20	0.75

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01507-0040	1-01496-0021	1-01508-0001
Address	1230 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	84	41	70
Year Built	1930	1922	1913
Gross SqFt	119,765	113,052	113,281
Estimated Gross Income	\$3,801,900	\$4,215,336	\$2,967,928
Gross Income per SqFt	\$31.70	\$37.30	\$26.20
Full Market Value	\$18,400,000	\$21,200,000	\$14,400,000
Market Value per SqFt	\$154.00	\$188.00	\$127.00
Distance from Cooperative in miles		0.55	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01507-0041	1-01496-0021	1-01508-0001
Address	70 EAST 96 STREET	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	74	41	70
Year Built	1929	1922	1913
Gross SqFt	112,083	113,052	113,281
Estimated Gross Income	\$3,558,100	\$4,215,336	\$2,967,928
Gross Income per SqFt	\$31.70	\$37.30	\$26.20
Full Market Value	\$17,200,000	\$21,200,000	\$14,400,000
Market Value per SqFt	\$153.00	\$188.00	\$127.00
Distance from Cooperative in miles		0.55	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01507-0045	1-01496-0021	1-01508-0001
Address	58 EAST 96 STREET	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	83	41	70
Year Built	1929	1922	1913
Gross SqFt	114,003	113,052	113,281
Estimated Gross Income	\$3,619,000	\$4,215,336	\$2,967,928
Gross Income per SqFt	\$31.70	\$37.30	\$26.20
Full Market Value	\$17,500,000	\$21,200,000	\$14,400,000
Market Value per SqFt	\$154.00	\$188.00	\$127.00
Distance from Cooperative in miles		0.55	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01507-0056	1-01521-0007	1-01517-0058
Address	16 EAST 96 STREET	115 EAST 92 STREET	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	43	54	60
Year Built	1930	1927	1936
Gross SqFt	67,704	65,692	64,344
Estimated Gross Income	\$1,854,400	\$1,890,742	\$1,671,858
Gross Income per SqFt	\$27.40	\$28.80	\$26.00
Full Market Value	\$8,980,000	\$9,160,000	\$8,100,000
Market Value per SqFt	\$133.00	\$139.00	\$126.00
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01507-0064	1-01517-0050	1-01517-0020
Address	8 EAST 96 STREET	1329 LEXINGTON AVENUE	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	41	98	97
Year Built	1928	1929	1927
Gross SqFt	81,133	80,351	87,192
Estimated Gross Income	\$2,344,700	\$2,445,485	\$2,385,489
Gross Income per SqFt	\$28.90	\$30.40	\$27.40
Full Market Value	\$11,400,000	\$11,800,000	\$11,600,000
Market Value per SqFt	\$141.00	\$147.00	\$133.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01507-0069	1-01168-0010	1-01421-0005
Address	1148 5 AVENUE	2161 BROADWAY	205 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	60	83	257
Year Built	1923	1925	1880
Gross SqFt	166,158	170,800	170,424
Estimated Gross Income	\$4,311,800	\$4,536,013	\$4,319,084
Gross Income per SqFt	\$25.90	\$26.60	\$25.30
Full Market Value	\$20,900,000	\$22,000,000	\$19,300,000
Market Value per SqFt	\$126.00	\$129.00	\$113.00
Distance from Cooperative in miles		1.45	1.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01508-0016	1-01519-0040	1-01531-0038
Address	139 EAST 79 STREET	172 EAST 91 STREET	220 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	20	44	48
Year Built	1928	1900	1925
Gross SqFt	48,600	35,200	38,590
Estimated Gross Income	\$1,506,600	\$1,061,454	\$1,247,573
Gross Income per SqFt	\$31.00	\$30.20	\$32.30
Full Market Value	\$7,300,000	\$5,140,000	\$6,040,000
Market Value per SqFt	\$150.00	\$146.00	\$157.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01508-0020	1-01517-0043	1-01509-0066
Address	151 EAST 79 STREET	160 EAST 89 STREET	104 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	18	52	48
Year Built	1925	1938	1900
Gross SqFt	63,686	64,272	40,632
Estimated Gross Income	\$1,528,464	\$1,521,972	\$945,367
Gross Income per SqFt	\$24.00	\$23.68	\$23.27
Full Market Value	\$6,830,000	\$6,800,000	\$4,220,000
Market Value per SqFt	\$107.00	\$106.00	\$104.00
Distance from Cooperative in miles		0.45	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01508-0024	1-01517-0043	1-01513-0070
Address	161 EAST 79 STREET	160 EAST 89 STREET	1009 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	24	52	28
Year Built	1915	1938	1924
Gross SqFt	51,792	64,272	63,167
Estimated Gross Income	\$1,553,760	\$1,521,972	\$1,992,742
Gross Income per SqFt	\$30.00	\$23.68	\$31.50
Full Market Value	\$7,530,000	\$6,800,000	\$9,650,000
Market Value per SqFt	\$145.00	\$106.00	\$153.00
Distance from Cooperative in miles		0.45	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01508-0027	1-01124-0059	1-01508-0001
Address	173 EAST 79 STREET	50 WEST 72 STREET	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	62	213	70
Year Built	1928	1927	1913
Gross SqFt	92,216	143,791	113,281
Estimated Gross Income	\$2,674,264	\$4,246,364	\$2,967,928
Gross Income per SqFt	\$29.00	\$29.50	\$26.20
Full Market Value	\$13,000,000	\$20,600,000	\$14,400,000
Market Value per SqFt	\$141.00	\$143.00	\$127.00
Distance from Cooperative in miles		1.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01508-0031	1-01509-0006	1-01513-0070
Address	179 EAST 79 STREET	107 EAST 80 STREET	1009 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	59	33	28
Year Built	1928	1925	1924
Gross SqFt	61,300	52,272	63,167
Estimated Gross Income	\$2,084,200	\$1,891,597	\$1,992,742
Gross Income per SqFt	\$34.00	\$36.20	\$31.50
Full Market Value	\$10,500,000	\$9,510,000	\$9,650,000
Market Value per SqFt	\$171.00	\$182.00	\$153.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01508-0038	1-01511-0033	1-01516-0013
Address	1402 3 AVENUE	1450 3 AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	150	95	123
Year Built	1973	1961	1962
Gross SqFt	138,875	147,534	151,184
Estimated Gross Income	\$3,610,750	\$3,448,210	\$4,042,389
Gross Income per SqFt	\$26.00	\$23.37	\$26.70
Full Market Value	\$17,500,000	\$15,400,000	\$19,600,000
Market Value per SqFt	\$126.00	\$104.00	\$130.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01508-0046	1-01509-0006	1-01513-0070
Address	162 EAST 80 STREET	107 EAST 80 STREET	1009 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	27	33	28
Year Built	1926	1925	1924
Gross SqFt	49,435	52,272	63,167
Estimated Gross Income	\$1,581,920	\$1,891,597	\$1,992,742
Gross Income per SqFt	\$32.00	\$36.20	\$31.50
Full Market Value	\$7,660,000	\$9,510,000	\$9,650,000
Market Value per SqFt	\$155.00	\$182.00	\$153.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01508-0072	1-01124-0059	1-01203-0033
Address	911 PARK AVENUE	50 WEST 72 STREET	295 CENTRAL PARK WEST
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	40	213	136
Year Built	1926	1927	1941
Gross SqFt	173,873	143,791	145,476
Estimated Gross Income	\$5,129,253	\$4,246,364	\$3,601,055
Gross Income per SqFt	\$29.50	\$29.50	\$24.75
Full Market Value	\$24,900,000	\$20,600,000	\$16,100,000
Market Value per SqFt	\$143.00	\$143.00	\$111.00
Distance from Cooperative in miles		0.95	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01508-0130	1-01517-0025	1-01530-0039
Address	177 EAST 79 STREET	155 EAST 88 STREET	218 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	C4-WALK-UP
Total Units	15	50	20
Year Built	1980	1976	1910
Gross SqFt	25,010	29,000	10,055
Estimated Gross Income	\$775,310	\$943,398	\$255,285
Gross Income per SqFt	\$31.00	\$32.50	\$25.40
Full Market Value	\$3,760,000	\$4,570,000	\$1,240,000
Market Value per SqFt	\$150.00	\$158.00	\$123.00
Distance from Cooperative in miles		0.45	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01509-0001	1-01124-0059	1-01508-0001
Address	925 PARK AVENUE	50 WEST 72 STREET	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	32	213	70
Year Built	1908	1927	1913
Gross SqFt	102,881	143,791	113,281
Estimated Gross Income	\$2,983,549	\$4,246,364	\$2,967,928
Gross Income per SqFt	\$29.00	\$29.50	\$26.20
Full Market Value	\$14,500,000	\$20,600,000	\$14,400,000
Market Value per SqFt	\$141.00	\$143.00	\$127.00
Distance from Cooperative in miles		1.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01509-0016	1-01509-0006	1-01513-0070
Address	133 EAST 80 STREET	107 EAST 80 STREET	1009 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	22	33	28
Year Built	1930	1925	1924
Gross SqFt	76,413	52,272	63,167
Estimated Gross Income	\$2,445,216	\$1,891,597	\$1,992,742
Gross Income per SqFt	\$32.00	\$36.20	\$31.50
Full Market Value	\$11,800,000	\$9,510,000	\$9,650,000
Market Value per SqFt	\$154.00	\$182.00	\$153.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01509-0051	1-01508-0001	1-01447-0005
Address	140 EAST 81 STREET	903 PARK AVENUE	311 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	91	70	131
Year Built	1928	1913	1929
Gross SqFt	109,157	113,281	121,234
Estimated Gross Income	\$2,947,239	\$2,967,928	\$3,075,692
Gross Income per SqFt	\$27.00	\$26.20	\$25.40
Full Market Value	\$14,300,000	\$14,400,000	\$13,700,000
Market Value per SqFt	\$131.00	\$127.00	\$113.00
Distance from Cooperative in miles		0.10	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01509-0056	1-01577-0001	1-01581-0049
Address	112 EAST 81 STREET	1520 YORK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	106	272	237
Year Built	1958	1972	1968
Gross SqFt	250,097	281,902	241,983
Estimated Gross Income	\$8,003,104	\$10,279,371	\$7,337,151
Gross Income per SqFt	\$32.00	\$36.50	\$30.30
Full Market Value	\$38,800,000	\$51,700,000	\$35,500,000
Market Value per SqFt	\$155.00	\$183.00	\$147.00
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01509-0069	1-01509-0006	1-01513-0070
Address	935 PARK AVENUE	107 EAST 80 STREET	1009 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	34	33	28
Year Built	1924	1925	1924
Gross SqFt	62,598	52,272	63,167
Estimated Gross Income	\$2,003,136	\$1,891,597	\$1,992,742
Gross Income per SqFt	\$32.00	\$36.20	\$31.50
Full Market Value	\$9,710,000	\$9,510,000	\$9,650,000
Market Value per SqFt	\$155.00	\$182.00	\$153.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01509-0071	1-01509-0006	1-01513-0070
Address	929 PARK AVENUE	107 EAST 80 STREET	1009 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	37	33	28
Year Built	1913	1925	1924
Gross SqFt	47,537	52,272	63,167
Estimated Gross Income	\$1,521,184	\$1,891,597	\$1,992,742
Gross Income per SqFt	\$32.00	\$36.20	\$31.50
Full Market Value	\$7,370,000	\$9,510,000	\$9,650,000
Market Value per SqFt	\$155.00	\$182.00	\$153.00
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01510-0001	1-01124-0059	1-01517-0001
Address	941 PARK AVENUE	50 WEST 72 STREET	1085 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	38	213	46
Year Built	1927	1927	1926
Gross SqFt	164,868	143,791	127,395
Estimated Gross Income	\$5,770,380	\$4,246,364	\$5,148,333
Gross Income per SqFt	\$35.00	\$29.50	\$40.40
Full Market Value	\$29,000,000	\$20,600,000	\$25,900,000
Market Value per SqFt	\$176.00	\$143.00	\$203.00
Distance from Cooperative in miles		1.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01510-0015	1-01514-0016	1-01554-0011
Address	1190 LEXINGTON AVENUE	131 EAST 85 STREET	317 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	17	21	35
Year Built	1983	1985	1987
Gross SqFt	25,406	23,598	20,134
Estimated Gross Income	\$863,804	\$800,527	\$683,668
Gross Income per SqFt	\$34.00	\$33.90	\$34.00
Full Market Value	\$4,340,000	\$4,030,000	\$3,440,000
Market Value per SqFt	\$171.00	\$171.00	\$171.00
Distance from Cooperative in miles		0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01510-0027	1-01519-0040	1-01531-0038
Address	157 EAST 81 STREET	172 EAST 91 STREET	220 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	28	44	48
Year Built	1912	1900	1925
Gross SqFt	39,687	35,200	38,590
Estimated Gross Income	\$1,230,297	\$1,061,454	\$1,247,573
Gross Income per SqFt	\$31.00	\$30.20	\$32.30
Full Market Value	\$5,960,000	\$5,140,000	\$6,040,000
Market Value per SqFt	\$150.00	\$146.00	\$157.00
Distance from Cooperative in miles		0.45	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01510-0030	1-01509-0064	1-01531-0038
Address	163 EAST 81 STREET	108 EAST 81 STREET	220 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	42	20	48
Year Built	1927	1922	1925
Gross SqFt	59,149	32,383	38,590
Estimated Gross Income	\$1,774,470	\$937,228	\$1,247,573
Gross Income per SqFt	\$30.00	\$28.90	\$32.30
Full Market Value	\$8,600,000	\$4,540,000	\$6,040,000
Market Value per SqFt	\$145.00	\$140.00	\$157.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01510-0060	1-01509-0064	1-01531-0038
Address	122 EAST 82 STREET	108 EAST 81 STREET	220 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	38	20	48
Year Built	1912	1922	1925
Gross SqFt	48,432	32,383	38,590
Estimated Gross Income	\$1,501,392	\$937,228	\$1,247,573
Gross Income per SqFt	\$31.00	\$28.90	\$32.30
Full Market Value	\$7,270,000	\$4,540,000	\$6,040,000
Market Value per SqFt	\$150.00	\$140.00	\$157.00
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01510-0065	1-01513-0070	1-01521-0007
Address	108 EAST 82 STREET	1009 PARK AVENUE	115 EAST 92 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	41	28	54
Year Built	1916	1924	1927
Gross SqFt	64,332	63,167	65,692
Estimated Gross Income	\$1,994,292	\$1,992,742	\$1,890,742
Gross Income per SqFt	\$31.00	\$31.50	\$28.80
Full Market Value	\$9,660,000	\$9,650,000	\$9,160,000
Market Value per SqFt	\$150.00	\$153.00	\$139.00
Distance from Cooperative in miles		0.15	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01510-0072	1-01509-0066	1-01513-0070
Address	951 PARK AVENUE	104 EAST 81 STREET	1009 PARK AVENUE
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	38	48	28
Year Built	1915	1900	1924
Gross SqFt	68,731	40,632	63,167
Estimated Gross Income	\$2,336,854	\$945,367	\$1,992,742
Gross Income per SqFt	\$34.00	\$23.27	\$31.50
Full Market Value	\$11,700,000	\$4,220,000	\$9,650,000
Market Value per SqFt	\$170.00	\$104.00	\$153.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01511-0001	1-01517-0001	1-01508-0001
Address	969 PARK AVENUE	1085 PARK AVENUE	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	81	46	70
Year Built	1911	1926	1913
Gross SqFt	128,635	127,395	113,281
Estimated Gross Income	\$4,244,955	\$5,148,333	\$2,967,928
Gross Income per SqFt	\$33.00	\$40.40	\$26.20
Full Market Value	\$20,600,000	\$25,900,000	\$14,400,000
Market Value per SqFt	\$160.00	\$203.00	\$127.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01511-0005	1-01511-0060	1-01530-0035
Address	107 EAST 82 STREET	126 EAST 83 STREET	226 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	21	24
Year Built	1920	1928	1910
Gross SqFt	7,650	10,615	11,694
Estimated Gross Income	\$267,750	\$410,740	\$354,999
Gross Income per SqFt	\$35.00	\$38.70	\$30.40
Full Market Value	\$1,350,000	\$2,070,000	\$1,720,000
Market Value per SqFt	\$176.00	\$195.00	\$147.00
Distance from Cooperative in miles		0.00	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01511-0047	1-01469-0031	1-01514-0058
Address	152 EAST 83 STREET	438 EAST 75 STREET	128 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	26	14
Year Built	1910	1910	1915
Gross SqFt	11,930	12,276	11,925
Estimated Gross Income	\$393,690	\$430,663	\$380,133
Gross Income per SqFt	\$33.00	\$35.10	\$31.90
Full Market Value	\$1,910,000	\$2,170,000	\$1,840,000
Market Value per SqFt	\$160.00	\$177.00	\$154.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01511-0048	1-01469-0031	1-01514-0058
Address	150 EAST 83 STREET	438 EAST 75 STREET	128 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	26	14
Year Built	1920	1910	1915
Gross SqFt	11,930	12,276	11,925
Estimated Gross Income	\$393,690	\$430,663	\$380,133
Gross Income per SqFt	\$33.00	\$35.10	\$31.90
Full Market Value	\$1,910,000	\$2,170,000	\$1,840,000
Market Value per SqFt	\$160.00	\$177.00	\$154.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01511-0053	1-01500-0053	1-01530-0034
Address	140 EAST 83 STREET	1227 MADISON AVENUE	230 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	D9-ELEVATOR
Total Units	67	111	55
Year Built	1961	1958	1946
Gross SqFt	91,090	117,340	50,852
Estimated Gross Income	\$2,914,880	\$4,982,882	\$1,452,791
Gross Income per SqFt	\$32.00	\$42.50	\$28.60
Full Market Value	\$14,100,000	\$25,100,000	\$7,040,000
Market Value per SqFt	\$155.00	\$214.00	\$138.00
Distance from Cooperative in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01511-0059	1-01469-0031	1-01514-0058
Address	128 EAST 83 STREET	438 EAST 75 STREET	128 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	26	14
Year Built	1928	1910	1915
Gross SqFt	10,135	12,276	11,925
Estimated Gross Income	\$344,590	\$430,663	\$380,133
Gross Income per SqFt	\$34.00	\$35.10	\$31.90
Full Market Value	\$1,730,000	\$2,170,000	\$1,840,000
Market Value per SqFt	\$171.00	\$177.00	\$154.00
Distance from Cooperative in miles		0.65	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01511-0062	1-01519-0028	1-01522-0158
Address	120 EAST 83 STREET	165 EAST 90 STREET	1442 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D7-ELEVATOR
Total Units	20	15	17
Year Built	1925	1910	1920
Gross SqFt	9,970	10,000	15,596
Estimated Gross Income	\$329,010	\$340,669	\$514,085
Gross Income per SqFt	\$33.00	\$34.10	\$33.00
Full Market Value	\$1,590,000	\$1,710,000	\$2,490,000
Market Value per SqFt	\$159.00	\$171.00	\$160.00
Distance from Cooperative in miles		0.40	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01511-0065	1-01531-0038	1-01509-0006
Address	112 EAST 83 STREET	220 EAST 86 STREET	107 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	26	48	33
Year Built	1929	1925	1925
Gross SqFt	40,053	38,590	52,272
Estimated Gross Income	\$1,281,696	\$1,247,573	\$1,891,597
Gross Income per SqFt	\$32.00	\$32.30	\$36.20
Full Market Value	\$6,210,000	\$6,040,000	\$9,510,000
Market Value per SqFt	\$155.00	\$157.00	\$182.00
Distance from Cooperative in miles		0.25	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01511-0069	1-01124-0059	1-01517-0001
Address	975 PARK AVENUE	50 WEST 72 STREET	1085 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	66	213	46
Year Built	1929	1927	1926
Gross SqFt	142,075	143,791	127,395
Estimated Gross Income	\$4,546,400	\$4,246,364	\$5,148,333
Gross Income per SqFt	\$32.00	\$29.50	\$40.40
Full Market Value	\$22,000,000	\$20,600,000	\$25,900,000
Market Value per SqFt	\$155.00	\$143.00	\$203.00
Distance from Cooperative in miles		1.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01512-0001	1-01422-0048	1-01565-0035
Address	983 PARK AVENUE	210 EAST 68 STREET	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	63	210	133
Year Built	1927	1929	1931
Gross SqFt	203,706	243,802	205,967
Estimated Gross Income	\$6,518,592	\$8,823,642	\$5,376,180
Gross Income per SqFt	\$32.00	\$36.20	\$26.10
Full Market Value	\$31,600,000	\$44,400,000	\$26,000,000
Market Value per SqFt	\$155.00	\$182.00	\$126.00
Distance from Cooperative in miles		0.85	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01512-0025	1-01517-0001	1-01508-0001
Address	151 EAST 83 STREET	1085 PARK AVENUE	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	80	46	70
Year Built	1929	1926	1913
Gross SqFt	93,924	127,395	113,281
Estimated Gross Income	\$3,099,492	\$5,148,333	\$2,967,928
Gross Income per SqFt	\$33.00	\$40.40	\$26.20
Full Market Value	\$15,000,000	\$25,900,000	\$14,400,000
Market Value per SqFt	\$160.00	\$203.00	\$127.00
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01512-0048	1-01522-0158	1-01529-0015
Address	148 EAST 84 STREET	1442 LEXINGTON AVENUE	227 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	18	17	31
Year Built	1930	1920	1925
Gross SqFt	9,605	15,596	15,376
Estimated Gross Income	\$316,965	\$514,085	\$480,094
Gross Income per SqFt	\$33.00	\$33.00	\$31.20
Full Market Value	\$1,540,000	\$2,490,000	\$2,330,000
Market Value per SqFt	\$160.00	\$160.00	\$152.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01512-0052	1-01500-0053	1-01508-0001
Address	144 EAST 84 STREET	1227 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	96	111	70
Year Built	1962	1958	1913
Gross SqFt	97,893	117,340	113,281
Estimated Gross Income	\$3,328,362	\$4,982,882	\$2,967,928
Gross Income per SqFt	\$34.00	\$42.50	\$26.20
Full Market Value	\$16,700,000	\$25,100,000	\$14,400,000
Market Value per SqFt	\$171.00	\$214.00	\$127.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01512-0059	1-01509-0064	1-01531-0038
Address	124 EAST 84 STREET	108 EAST 81 STREET	220 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	37	20	48
Year Built	1924	1922	1925
Gross SqFt	51,744	32,383	38,590
Estimated Gross Income	\$1,604,064	\$937,228	\$1,247,573
Gross Income per SqFt	\$31.00	\$28.90	\$32.30
Full Market Value	\$7,770,000	\$4,540,000	\$6,040,000
Market Value per SqFt	\$150.00	\$140.00	\$157.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01512-0062	1-01509-0064	1-01531-0038
Address	114 EAST 84 STREET	108 EAST 81 STREET	220 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	37	20	48
Year Built	1915	1922	1925
Gross SqFt	57,491	32,383	38,590
Estimated Gross Income	\$1,782,221	\$937,228	\$1,247,573
Gross Income per SqFt	\$31.00	\$28.90	\$32.30
Full Market Value	\$8,630,000	\$4,540,000	\$6,040,000
Market Value per SqFt	\$150.00	\$140.00	\$157.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01512-0070	1-01517-0001	1-01508-0001
Address	993 PARK AVENUE	1085 PARK AVENUE	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	53	46	70
Year Built	1915	1926	1913
Gross SqFt	128,388	127,395	113,281
Estimated Gross Income	\$4,249,642	\$5,148,333	\$2,967,928
Gross Income per SqFt	\$33.10	\$40.40	\$26.20
Full Market Value	\$20,600,000	\$25,900,000	\$14,400,000
Market Value per SqFt	\$160.00	\$203.00	\$127.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01512-0123	1-01500-0053	1-01530-0034
Address	1223 LEXINGTON AVENUE	1227 MADISON AVENUE	230 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	D9-ELEVATOR
Total Units	61	111	55
Year Built	1961	1958	1946
Gross SqFt	120,034	117,340	50,852
Estimated Gross Income	\$3,841,088	\$4,982,882	\$1,452,791
Gross Income per SqFt	\$32.00	\$42.50	\$28.60
Full Market Value	\$18,600,000	\$25,100,000	\$7,040,000
Market Value per SqFt	\$155.00	\$214.00	\$138.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01513-0001	1-01509-0006	1-01513-0070
Address	1001 PARK AVENUE	107 EAST 80 STREET	1009 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	31	33	28
Year Built	1928	1925	1924
Gross SqFt	68,569	52,272	63,167
Estimated Gross Income	\$2,365,630	\$1,891,597	\$1,992,742
Gross Income per SqFt	\$34.50	\$36.20	\$31.50
Full Market Value	\$11,900,000	\$9,510,000	\$9,650,000
Market Value per SqFt	\$174.00	\$182.00	\$153.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01513-0005	1-01509-0006	1-01513-0070
Address	103 EAST 84 STREET	107 EAST 80 STREET	1009 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	34	33	28
Year Built	1917	1925	1924
Gross SqFt	51,184	52,272	63,167
Estimated Gross Income	\$1,740,256	\$1,891,597	\$1,992,742
Gross Income per SqFt	\$34.00	\$36.20	\$31.50
Full Market Value	\$8,750,000	\$9,510,000	\$9,650,000
Market Value per SqFt	\$171.00	\$182.00	\$153.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01513-0009	1-01509-0064	1-01531-0038
Address	119 EAST 84 STREET	108 EAST 81 STREET	220 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	38	20	48
Year Built	1926	1922	1925
Gross SqFt	48,387	32,383	38,590
Estimated Gross Income	\$1,499,997	\$937,228	\$1,247,573
Gross Income per SqFt	\$31.00	\$28.90	\$32.30
Full Market Value	\$7,270,000	\$4,540,000	\$6,040,000
Market Value per SqFt	\$150.00	\$140.00	\$157.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01513-0015	1-01508-0001	1-01521-0020
Address	125 EAST 84 STREET	903 PARK AVENUE	145 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	D6-ELEVATOR
Total Units	47	70	49
Year Built	1928	1913	1929
Gross SqFt	81,180	113,281	85,924
Estimated Gross Income	\$2,110,680	\$2,967,928	\$1,804,404
Gross Income per SqFt	\$26.00	\$26.20	\$21.00
Full Market Value	\$10,200,000	\$14,400,000	\$8,060,000
Market Value per SqFt	\$126.00	\$127.00	\$94.00
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01513-0020	1-01500-0053	1-01530-0034
Address	145 EAST 84 STREET	1227 MADISON AVENUE	230 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	D9-ELEVATOR
Total Units	98	111	55
Year Built	1963	1958	1946
Gross SqFt	116,824	117,340	50,852
Estimated Gross Income	\$3,738,368	\$4,982,882	\$1,452,791
Gross Income per SqFt	\$32.00	\$42.50	\$28.60
Full Market Value	\$18,100,000	\$25,100,000	\$7,040,000
Market Value per SqFt	\$155.00	\$214.00	\$138.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01513-0062	1-01522-0158	1-01529-0015
Address	120 EAST 85 STREET	1442 LEXINGTON AVENUE	227 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	12	17	31
Year Built	1920	1920	1925
Gross SqFt	19,818	15,596	15,376
Estimated Gross Income	\$614,358	\$514,085	\$480,094
Gross Income per SqFt	\$31.00	\$33.00	\$31.20
Full Market Value	\$2,980,000	\$2,490,000	\$2,330,000
Market Value per SqFt	\$150.00	\$160.00	\$152.00
Distance from Cooperative in miles		0.45	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01513-0066	1-01519-0040	1-01531-0038
Address	106 EAST 85 STREET	172 EAST 91 STREET	220 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	20	44	48
Year Built	1916	1900	1925
Gross SqFt	37,030	35,200	38,590
Estimated Gross Income	\$1,147,930	\$1,061,454	\$1,247,573
Gross Income per SqFt	\$31.00	\$30.20	\$32.30
Full Market Value	\$5,560,000	\$5,140,000	\$6,040,000
Market Value per SqFt	\$150.00	\$146.00	\$157.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01514-0001	1-01124-0059	1-01517-0001
Address	1021 PARK AVENUE	50 WEST 72 STREET	1085 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	32	213	46
Year Built	1929	1927	1926
Gross SqFt	124,648	143,791	127,395
Estimated Gross Income	\$4,362,680	\$4,246,364	\$5,148,333
Gross Income per SqFt	\$35.00	\$29.50	\$40.40
Full Market Value	\$21,900,000	\$20,600,000	\$25,900,000
Market Value per SqFt	\$176.00	\$143.00	\$203.00
Distance from Cooperative in miles		1.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01514-0008	1-01577-0001	1-01581-0049
Address	111 EAST 85 STREET	1520 YORK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	162	272	237
Year Built	1971	1972	1968
Gross SqFt	211,406	281,902	241,983
Estimated Gross Income	\$6,342,180	\$10,279,371	\$7,337,151
Gross Income per SqFt	\$30.00	\$36.50	\$30.30
Full Market Value	\$30,700,000	\$51,700,000	\$35,500,000
Market Value per SqFt	\$145.00	\$183.00	\$147.00
Distance from Cooperative in miles		0.65	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01514-0066	1-01519-0040	1-01531-0038
Address	108 EAST 86 STREET	172 EAST 91 STREET	220 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	31	44	48
Year Built	1924	1900	1925
Gross SqFt	51,360	35,200	38,590
Estimated Gross Income	\$1,592,160	\$1,061,454	\$1,247,573
Gross Income per SqFt	\$31.00	\$30.20	\$32.30
Full Market Value	\$7,710,000	\$5,140,000	\$6,040,000
Market Value per SqFt	\$150.00	\$146.00	\$157.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01514-0069	1-01509-0006	1-01513-0070
Address	1035 PARK AVENUE	107 EAST 80 STREET	1009 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	32	33	28
Year Built	1926	1925	1924
Gross SqFt	75,798	52,272	63,167
Estimated Gross Income	\$2,577,132	\$1,891,597	\$1,992,742
Gross Income per SqFt	\$34.00	\$36.20	\$31.50
Full Market Value	\$13,000,000	\$9,510,000	\$9,650,000
Market Value per SqFt	\$172.00	\$182.00	\$153.00
Distance from Cooperative in miles		0.25	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01515-0001	1-01509-0006	1-01513-0070
Address	1045 PARK AVENUE	107 EAST 80 STREET	1009 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	40	33	28
Year Built	1923	1925	1924
Gross SqFt	68,542	52,272	63,167
Estimated Gross Income	\$2,330,428	\$1,891,597	\$1,992,742
Gross Income per SqFt	\$34.00	\$36.20	\$31.50
Full Market Value	\$11,700,000	\$9,510,000	\$9,650,000
Market Value per SqFt	\$171.00	\$182.00	\$153.00
Distance from Cooperative in miles		0.30	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01515-0008	1-01124-0059	1-01508-0001
Address	115 EAST 86 STREET	50 WEST 72 STREET	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	62	213	70
Year Built	1928	1927	1913
Gross SqFt	107,788	143,791	113,281
Estimated Gross Income	\$3,125,852	\$4,246,364	\$2,967,928
Gross Income per SqFt	\$29.00	\$29.50	\$26.20
Full Market Value	\$15,100,000	\$20,600,000	\$14,400,000
Market Value per SqFt	\$140.00	\$143.00	\$127.00
Distance from Cooperative in miles		1.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01515-0070	1-01509-0006	1-01513-0070
Address	1049 PARK AVENUE	107 EAST 80 STREET	1009 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	39	33	28
Year Built	1924	1925	1924
Gross SqFt	78,613	52,272	63,167
Estimated Gross Income	\$2,515,616	\$1,891,597	\$1,992,742
Gross Income per SqFt	\$32.00	\$36.20	\$31.50
Full Market Value	\$12,200,000	\$9,510,000	\$9,650,000
Market Value per SqFt	\$155.00	\$182.00	\$153.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01516-0001	1-01500-0053	1-01581-0049
Address	1065 PARK AVENUE	1227 MADISON AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	109	111	237
Year Built	1973	1958	1968
Gross SqFt	114,000	117,340	241,983
Estimated Gross Income	\$4,104,000	\$4,982,882	\$7,337,151
Gross Income per SqFt	\$36.00	\$42.50	\$30.30
Full Market Value	\$20,600,000	\$25,100,000	\$35,500,000
Market Value per SqFt	\$181.00	\$214.00	\$147.00
Distance from Cooperative in miles		0.10	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01516-0042	1-01425-0017	1-01563-0020
Address	170 EAST 88 STREET	225 EAST 70 STREET	449 EAST 83 STREET
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	39	91	74
Year Built	1980	1961	1985
Gross SqFt	50,874	83,220	53,130
Estimated Gross Income	\$1,526,220	\$2,437,389	\$1,525,070
Gross Income per SqFt	\$30.00	\$29.30	\$28.70
Full Market Value	\$7,390,000	\$11,800,000	\$7,390,000
Market Value per SqFt	\$145.00	\$142.00	\$139.00
Distance from Cooperative in miles		0.90	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01516-0069	1-01509-0006	1-01513-0070
Address	1075 PARK AVENUE	107 EAST 80 STREET	1009 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	59	33	28
Year Built	1922	1925	1924
Gross SqFt	142,368	52,272	63,167
Estimated Gross Income	\$4,840,512	\$1,891,597	\$1,992,742
Gross Income per SqFt	\$34.00	\$36.20	\$31.50
Full Market Value	\$24,300,000	\$9,510,000	\$9,650,000
Market Value per SqFt	\$171.00	\$182.00	\$153.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01517-0013	1-01511-0060	1-01530-0035
Address	121 EAST 88 STREET	126 EAST 83 STREET	226 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	21	24
Year Built	1910	1928	1910
Gross SqFt	10,065	10,615	11,694
Estimated Gross Income	\$352,275	\$410,740	\$354,999
Gross Income per SqFt	\$35.00	\$38.70	\$30.40
Full Market Value	\$1,770,000	\$2,070,000	\$1,720,000
Market Value per SqFt	\$176.00	\$195.00	\$147.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01517-0014	1-01469-0031	1-01514-0058
Address	123 EAST 88 STREET	438 EAST 75 STREET	128 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	15	26	14
Year Built	1910	1910	1915
Gross SqFt	9,860	12,276	11,925
Estimated Gross Income	\$325,380	\$430,663	\$380,133
Gross Income per SqFt	\$33.00	\$35.10	\$31.90
Full Market Value	\$1,580,000	\$2,170,000	\$1,840,000
Market Value per SqFt	\$160.00	\$177.00	\$154.00
Distance from Cooperative in miles		0.85	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01517-0027	1-01519-0040	1-01531-0038
Address	161 EAST 88 STREET	172 EAST 91 STREET	220 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	42	44	48
Year Built	1937	1900	1925
Gross SqFt	36,432	35,200	38,590
Estimated Gross Income	\$1,129,392	\$1,061,454	\$1,247,573
Gross Income per SqFt	\$31.00	\$30.20	\$32.30
Full Market Value	\$5,470,000	\$5,140,000	\$6,040,000
Market Value per SqFt	\$150.00	\$146.00	\$157.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01517-0069	1-01124-0059	1-01517-0001
Address	1095 PARK AVENUE	50 WEST 72 STREET	1085 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	68	213	46
Year Built	1930	1927	1926
Gross SqFt	199,625	143,791	127,395
Estimated Gross Income	\$6,986,875	\$4,246,364	\$5,148,333
Gross Income per SqFt	\$35.00	\$29.50	\$40.40
Full Market Value	\$35,100,000	\$20,600,000	\$25,900,000
Market Value per SqFt	\$176.00	\$143.00	\$203.00
Distance from Cooperative in miles		1.25	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01518-0001	1-01124-0009	1-01517-0001
Address	1105 PARK AVENUE	55 WEST 71 STREET	1085 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	C5-WALK-UP	D6-ELEVATOR
Total Units	64	12	46
Year Built	1923	1910	1926
Gross SqFt	147,065	4,955	127,395
Estimated Gross Income	\$5,000,210	\$138,740	\$5,148,333
Gross Income per SqFt	\$34.00	\$28.00	\$40.40
Full Market Value	\$25,100,000	\$672,000	\$25,900,000
Market Value per SqFt	\$171.00	\$136.00	\$203.00
Distance from Cooperative in miles		1.25	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01518-0049	1-01124-0059	1-01508-0001
Address	1349 LEXINGTON AVENUE	50 WEST 72 STREET	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	71	213	70
Year Built	1922	1927	1913
Gross SqFt	112,398	143,791	113,281
Estimated Gross Income	\$3,259,542	\$4,246,364	\$2,967,928
Gross Income per SqFt	\$29.00	\$29.50	\$26.20
Full Market Value	\$15,800,000	\$20,600,000	\$14,400,000
Market Value per SqFt	\$141.00	\$143.00	\$127.00
Distance from Cooperative in miles		1.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01518-0061	1-01519-0040	1-01531-0038
Address	114 EAST 90 STREET	172 EAST 91 STREET	220 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	41	44	48
Year Built	1925	1900	1925
Gross SqFt	54,997	35,200	38,590
Estimated Gross Income	\$1,704,907	\$1,061,454	\$1,247,573
Gross Income per SqFt	\$31.00	\$30.20	\$32.30
Full Market Value	\$8,260,000	\$5,140,000	\$6,040,000
Market Value per SqFt	\$150.00	\$146.00	\$157.00
Distance from Cooperative in miles		0.10	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01518-0069	1-01517-0001	1-01565-0035
Address	1111 PARK AVENUE	1085 PARK 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	D6-ELEVATOR	D6-ELEVATOR
Total Units	92	46	133
Year Built	1925	1926	1931
Gross SqFt	207,542	127,395	205,967
Estimated Gross Income	\$7,056,428	\$5,148,333	\$5,376,180
Gross Income per SqFt	\$34.00	\$40.40	\$26.10
Full Market Value	\$35,500,000	\$25,900,000	\$26,000,000
Market Value per SqFt	\$171.00	\$203.00	\$126.00
Distance from Cooperative in miles		0.05	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01519-0001	1-01517-0001	1-01565-0035
Address	1125 PARK AVENUE	1085 PARK 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	D6-ELEVATOR	D6-ELEVATOR
Total Units	71	46	133
Year Built	1926	1926	1931
Gross SqFt	211,870	127,395	205,967
Estimated Gross Income	\$6,991,710	\$5,148,333	\$5,376,180
Gross Income per SqFt	\$33.00	\$40.40	\$26.10
Full Market Value	\$33,900,000	\$25,900,000	\$26,000,000
Market Value per SqFt	\$160.00	\$203.00	\$126.00
Distance from Cooperative in miles		0.10	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01519-0008	1-01519-0040	1-01513-0070
Address	115 EAST 90 STREET	172 EAST 91 STREET	1009 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	44	44	28
Year Built	1923	1900	1924
Gross SqFt	49,555	35,200	63,167
Estimated Gross Income	\$1,585,760	\$1,061,454	\$1,992,742
Gross Income per SqFt	\$32.00	\$30.20	\$31.50
Full Market Value	\$7,680,000	\$5,140,000	\$9,650,000
Market Value per SqFt	\$155.00	\$146.00	\$153.00
Distance from Cooperative in miles		0.10	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01519-0025	1-01519-0040	1-01531-0038
Address	161 EAST 90 STREET	172 EAST 91 STREET	220 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	27	44	48
Year Built	1926	1900	1925
Gross SqFt	38,117	35,200	38,590
Estimated Gross Income	\$1,181,627	\$1,061,454	\$1,247,573
Gross Income per SqFt	\$31.00	\$30.20	\$32.30
Full Market Value	\$5,730,000	\$5,140,000	\$6,040,000
Market Value per SqFt	\$150.00	\$146.00	\$157.00
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01519-0029	1-01522-0158	1-01529-0015
Address	167 EAST 90 STREET	1442 LEXINGTON AVENUE	227 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	15	17	31
Year Built	1915	1920	1925
Gross SqFt	10,439	15,596	15,376
Estimated Gross Income	\$344,487	\$514,085	\$480,094
Gross Income per SqFt	\$33.00	\$33.00	\$31.20
Full Market Value	\$1,670,000	\$2,490,000	\$2,330,000
Market Value per SqFt	\$160.00	\$160.00	\$152.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01519-0045	1-00883-0066	1-01331-0032
Address	162 EAST 91 STREET	115 LEXINGTON AVENUE	234 EAST 58 STREET
Neighborhood	UPPER EAST SIDE (79-96)	GRAMERCY	MIDTOWN EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	12	20
Year Built	1980	2000	1955
Gross SqFt	13,320	8,584	16,696
Estimated Gross Income	\$466,200	\$325,700	\$491,100
Gross Income per SqFt	\$35.00	\$37.90	\$29.40
Full Market Value	\$2,340,000	\$1,640,000	\$2,380,000
Market Value per SqFt	\$176.00	\$191.00	\$143.00
Distance from Cooperative in miles		3.15	1.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01519-0046	1-01509-0064	1-01531-0038
Address	158 EAST 91 STREET	108 EAST 81 STREET	220 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	125	20	48
Year Built	1941	1922	1925
Gross SqFt	62,272	32,383	38,590
Estimated Gross Income	\$1,930,432	\$937,228	\$1,247,573
Gross Income per SqFt	\$31.00	\$28.90	\$32.30
Full Market Value	\$9,350,000	\$4,540,000	\$6,040,000
Market Value per SqFt	\$150.00	\$140.00	\$157.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01519-0060	1-01522-0158	1-01529-0015
Address	124 EAST 91 STREET	1442 LEXINGTON AVENUE	227 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	24	17	31
Year Built	1910	1920	1925
Gross SqFt	19,986	15,596	15,376
Estimated Gross Income	\$619,566	\$514,085	\$480,094
Gross Income per SqFt	\$31.00	\$33.00	\$31.20
Full Market Value	\$3,000,000	\$2,490,000	\$2,330,000
Market Value per SqFt	\$150.00	\$160.00	\$152.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01519-0067	1-01519-0040	1-01531-0038
Address	108 EAST 91 STREET	172 EAST 91 STREET	220 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	42	44	48
Year Built	1928	1900	1925
Gross SqFt	41,600	35,200	38,590
Estimated Gross Income	\$1,289,600	\$1,061,454	\$1,247,573
Gross Income per SqFt	\$31.00	\$30.20	\$32.30
Full Market Value	\$6,250,000	\$5,140,000	\$6,040,000
Market Value per SqFt	\$150.00	\$146.00	\$157.00
Distance from Cooperative in miles		0.10	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01519-0069	1-01509-0066	1-01513-0070
Address	1133 PARK AVENUE	104 EAST 81 STREET	1009 PARK AVENUE
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	32	48	28
Year Built	1924	1900	1924
Gross SqFt	65,434	40,632	63,167
Estimated Gross Income	\$2,224,756	\$945,367	\$1,992,742
Gross Income per SqFt	\$34.00	\$23.27	\$31.50
Full Market Value	\$11,200,000	\$4,220,000	\$9,650,000
Market Value per SqFt	\$171.00	\$104.00	\$153.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01520-0004	1-01124-0059	1-01517-0001
Address	1153 PARK AVENUE	50 WEST 72 STREET	1085 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	61	213	46
Year Built	1915	1927	1926
Gross SqFt	166,596	143,791	127,395
Estimated Gross Income	\$5,830,860	\$4,246,364	\$5,148,333
Gross Income per SqFt	\$35.00	\$29.50	\$40.40
Full Market Value	\$29,300,000	\$20,600,000	\$25,900,000
Market Value per SqFt	\$176.00	\$143.00	\$203.00
Distance from Cooperative in miles		1.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01520-0025	1-01519-0040	1-01531-0038
Address	155 EAST 91 STREET	172 EAST 91 STREET	220 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	48	44	48
Year Built	1927	1900	1925
Gross SqFt	37,854	35,200	38,590
Estimated Gross Income	\$1,173,474	\$1,061,454	\$1,247,573
Gross Income per SqFt	\$31.00	\$30.20	\$32.30
Full Market Value	\$5,690,000	\$5,140,000	\$6,040,000
Market Value per SqFt	\$150.00	\$146.00	\$157.00
Distance from Cooperative in miles		0.10	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01520-0027	1-01519-0040	1-01531-0038
Address	159 EAST 91 STREET	172 EAST 91 STREET	220 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	48	44	48
Year Built	1941	1900	1925
Gross SqFt	46,032	35,200	38,590
Estimated Gross Income	\$1,426,992	\$1,061,454	\$1,247,573
Gross Income per SqFt	\$31.00	\$30.20	\$32.30
Full Market Value	\$6,910,000	\$5,140,000	\$6,040,000
Market Value per SqFt	\$150.00	\$146.00	\$157.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01520-0041	1-01519-0040	1-01531-0038
Address	166 EAST 92 STREET	172 EAST 91 STREET	220 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	41	44	48
Year Built	1941	1900	1925
Gross SqFt	32,658	35,200	38,590
Estimated Gross Income	\$1,012,398	\$1,061,454	\$1,247,573
Gross Income per SqFt	\$31.00	\$30.20	\$32.30
Full Market Value	\$4,910,000	\$5,140,000	\$6,040,000
Market Value per SqFt	\$150.00	\$146.00	\$157.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01520-0140	1-01529-0015	1-01522-0158
Address	170 EAST 92 STREET	227 EAST 83 STREET	1442 LEXINGTON 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	20	31	17
Year Built	1920	1925	1920
Gross SqFt	12,778	15,376	15,596
Estimated Gross Income	\$396,118	\$480,094	\$514,085
Gross Income per SqFt	\$31.00	\$31.20	\$33.00
Full Market Value	\$1,920,000	\$2,330,000	\$2,490,000
Market Value per SqFt	\$150.00	\$152.00	\$160.00
Distance from Cooperative in miles		0.45	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01521-0001	1-01124-0059	1-01565-0035
Address	1165 PARK AVENUE	50 WEST 72 STREET	430 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	55	213	133
Year Built	1925	1927	1931
Gross SqFt	176,799	143,791	205,967
Estimated Gross Income	\$5,127,171	\$4,246,364	\$5,376,180
Gross Income per SqFt	\$29.00	\$29.50	\$26.10
Full Market Value	\$24,800,000	\$20,600,000	\$26,000,000
Market Value per SqFt	\$140.00	\$143.00	\$126.00
Distance from Cooperative in miles		1.40	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01521-0051	1-01513-0070	1-01521-0007
Address	1415 LEXINGTON AVENUE	1009 PARK AVENUE	115 EAST 92 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	69	28	54
Year Built	1923	1924	1927
Gross SqFt	64,957	63,167	65,692
Estimated Gross Income	\$2,013,667	\$1,992,742	\$1,890,742
Gross Income per SqFt	\$31.00	\$31.50	\$28.80
Full Market Value	\$9,760,000	\$9,650,000	\$9,160,000
Market Value per SqFt	\$150.00	\$153.00	\$139.00
Distance from Cooperative in miles		0.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01521-0069	1-01124-0059	1-01203-0033
Address	1175 PARK AVENUE	50 WEST 72 STREET	295 CENTRAL PARK WEST
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	52	213	136
Year Built	1925	1927	1941
Gross SqFt	174,910	143,791	145,476
Estimated Gross Income	\$5,247,300	\$4,246,364	\$3,601,055
Gross Income per SqFt	\$30.00	\$29.50	\$24.75
Full Market Value	\$25,400,000	\$20,600,000	\$16,100,000
Market Value per SqFt	\$145.00	\$143.00	\$111.00
Distance from Cooperative in miles		1.40	0.90

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01522-0001	1-01164-0005	1-01497-0009
Address	1185 PARK AVENUE	253 WEST 72 STREET	1150 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	172	265	360
Year Built	1929	1926	1923
Gross SqFt	550,905	218,851	472,600
Estimated Gross Income	\$14,323,530	\$5,298,037	\$12,208,015
Gross Income per SqFt	\$26.00	\$24.21	\$25.80
Full Market Value	\$69,400,000	\$23,700,000	\$59,100,000
Market Value per SqFt	\$126.00	\$108.00	\$125.00
Distance from Cooperative in miles		1.60	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01522-0012	1-01509-0064	1-01531-0038
Address	125 EAST 93 STREET	108 EAST 81 STREET	220 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	29	20	48
Year Built	1924	1922	1925
Gross SqFt	31,266	32,383	38,590
Estimated Gross Income	\$906,714	\$937,228	\$1,247,573
Gross Income per SqFt	\$29.00	\$28.90	\$32.30
Full Market Value	\$4,390,000	\$4,540,000	\$6,040,000
Market Value per SqFt	\$140.00	\$140.00	\$157.00
Distance from Cooperative in miles		0.65	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01522-0014	1-01509-0064	1-01531-0038
Address	131 EAST 93 STREET	108 EAST 81 STREET	220 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	36	20	48
Year Built	1923	1922	1925
Gross SqFt	38,034	32,383	38,590
Estimated Gross Income	\$1,102,986	\$937,228	\$1,247,573
Gross Income per SqFt	\$29.00	\$28.90	\$32.30
Full Market Value	\$5,340,000	\$4,540,000	\$6,040,000
Market Value per SqFt	\$140.00	\$140.00	\$157.00
Distance from Cooperative in miles		0.65	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01522-0020	1-01509-0006	1-01513-0070
Address	1429 LEXINGTON AVENUE	107 EAST 80 STREET	1009 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	77	33	28
Year Built	1928	1925	1924
Gross SqFt	77,426	52,272	63,167
Estimated Gross Income	\$2,477,632	\$1,891,597	\$1,992,742
Gross Income per SqFt	\$32.00	\$36.20	\$31.50
Full Market Value	\$12,000,000	\$9,510,000	\$9,650,000
Market Value per SqFt	\$155.00	\$182.00	\$153.00
Distance from Cooperative in miles		0.65	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01522-0026	1-01527-0032	1-01529-0015
Address	175 EAST 93 STREET	236 EAST 82 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	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	20	31
Year Built	1928	1910	1925
Gross SqFt	9,704	10,025	15,376
Estimated Gross Income	\$281,416	\$261,646	\$480,094
Gross Income per SqFt	\$29.00	\$26.10	\$31.20
Full Market Value	\$1,360,000	\$1,270,000	\$2,330,000
Market Value per SqFt	\$140.00	\$127.00	\$152.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01522-0027	1-01527-0013	1-01530-0036
Address	177 EAST 93 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	16	15	20
Year Built	1920	1910	1910
Gross SqFt	9,764	10,110	9,820
Estimated Gross Income	\$361,268	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,820,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.60	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01522-0030	1-01509-0064	1-01531-0038
Address	181 EAST 93 STREET	108 EAST 81 STREET	220 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	41	20	48
Year Built	1928	1922	1925
Gross SqFt	38,094	32,383	38,590
Estimated Gross Income	\$1,104,726	\$937,228	\$1,247,573
Gross Income per SqFt	\$29.00	\$28.90	\$32.30
Full Market Value	\$5,350,000	\$4,540,000	\$6,040,000
Market Value per SqFt	\$140.00	\$140.00	\$157.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01522-0041	1-01509-0064	1-01531-0038
Address	170 EAST 94 STREET	108 EAST 81 STREET	220 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	42	20	48
Year Built	1928	1922	1925
Gross SqFt	31,620	32,383	38,590
Estimated Gross Income	\$916,980	\$937,228	\$1,247,573
Gross Income per SqFt	\$29.00	\$28.90	\$32.30
Full Market Value	\$4,440,000	\$4,540,000	\$6,040,000
Market Value per SqFt	\$140.00	\$140.00	\$157.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01522-0044	1-01508-0001	1-01203-0033
Address	152 EAST 94 STREET	903 PARK AVENUE	295 CENTRAL PARK WEST
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	105	70	136
Year Built	1938	1913	1941
Gross SqFt	131,549	113,281	145,476
Estimated Gross Income	\$3,420,274	\$2,967,928	\$3,601,055
Gross Income per SqFt	\$26.00	\$26.20	\$24.75
Full Market Value	\$16,600,000	\$14,400,000	\$16,100,000
Market Value per SqFt	\$126.00	\$127.00	\$111.00
Distance from Cooperative in miles		0.70	1.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01522-0050	1-01124-0059	1-01508-0001
Address	1435 LEXINGTON AVENUE	50 WEST 72 STREET	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	73	213	70
Year Built	1925	1927	1913
Gross SqFt	116,270	143,791	113,281
Estimated Gross Income	\$3,371,830	\$4,246,364	\$2,967,928
Gross Income per SqFt	\$29.00	\$29.50	\$26.20
Full Market Value	\$16,300,000	\$20,600,000	\$14,400,000
Market Value per SqFt	\$140.00	\$143.00	\$127.00
Distance from Cooperative in miles		1.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01522-0059	1-01509-0064	1-01531-0038
Address	130 EAST 94 STREET	108 EAST 81 STREET	220 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	45	20	48
Year Built	1923	1922	1925
Gross SqFt	50,643	32,383	38,590
Estimated Gross Income	\$1,569,933	\$937,228	\$1,247,573
Gross Income per SqFt	\$31.00	\$28.90	\$32.30
Full Market Value	\$7,610,000	\$4,540,000	\$6,040,000
Market Value per SqFt	\$150.00	\$140.00	\$157.00
Distance from Cooperative in miles		0.65	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01523-0001	1-01417-0028	1-01581-0049
Address	1197 PARK AVENUE	1191 2 AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	149	191	237
Year Built	1961	1964	1968
Gross SqFt	210,988	207,284	241,983
Estimated Gross Income	\$6,329,640	\$5,443,717	\$7,337,151
Gross Income per SqFt	\$30.00	\$26.30	\$30.30
Full Market Value	\$30,700,000	\$26,400,000	\$35,500,000
Market Value per SqFt	\$146.00	\$127.00	\$147.00
Distance from Cooperative in miles		1.60	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01523-0014	1-01513-0070	1-01521-0007
Address	1450 LEXINGTON AVENUE	1009 PARK AVENUE	115 EAST 92 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	47	28	54
Year Built	1928	1924	1927
Gross SqFt	67,882	63,167	65,692
Estimated Gross Income	\$2,036,460	\$1,992,742	\$1,890,742
Gross Income per SqFt	\$30.00	\$31.50	\$28.80
Full Market Value	\$9,870,000	\$9,650,000	\$9,160,000
Market Value per SqFt	\$145.00	\$153.00	\$139.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01523-0059	1-01510-0033	1-01527-0020
Address	1466 LEXINGTON AVENUE	1430 3 AVENUE	243 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	32	23	44
Year Built	1920	1925	1910
Gross SqFt	21,408	24,793	25,775
Estimated Gross Income	\$770,688	\$903,218	\$655,679
Gross Income per SqFt	\$36.00	\$36.40	\$25.40
Full Market Value	\$3,880,000	\$4,540,000	\$3,180,000
Market Value per SqFt	\$181.00	\$183.00	\$123.00
Distance from Cooperative in miles		0.65	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01524-0044	1-01509-0006	1-01513-0070
Address	166 EAST 96 STREET	107 EAST 80 STREET	1009 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	65	33	28
Year Built	1928	1925	1924
Gross SqFt	62,789	52,272	63,167
Estimated Gross Income	\$2,009,248	\$1,891,597	\$1,992,742
Gross Income per SqFt	\$32.00	\$36.20	\$31.50
Full Market Value	\$9,730,000	\$9,510,000	\$9,650,000
Market Value per SqFt	\$155.00	\$182.00	\$153.00
Distance from Cooperative in miles		0.75	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01525-0001	1-01524-0001	1-01581-0049
Address	1391 3 AVENUE	1225 PARK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D8-ELEVATOR
Total Units	177	86	237
Year Built	1963	1925	1968
Gross SqFt	293,303	165,834	241,983
Estimated Gross Income	\$8,212,484	\$3,841,586	\$7,337,151
Gross Income per SqFt	\$28.00	\$23.17	\$30.30
Full Market Value	\$39,800,000	\$17,200,000	\$35,500,000
Market Value per SqFt	\$136.00	\$104.00	\$147.00
Distance from Cooperative in miles		0.80	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01525-0009	1-01508-0001	1-01500-0053
Address	215 EAST 79 STREET	903 PARK AVENUE	1227 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	86	70	111
Year Built	1947	1913	1958
Gross SqFt	94,418	113,281	117,340
Estimated Gross Income	\$2,738,122	\$2,967,928	\$4,982,882
Gross Income per SqFt	\$29.00	\$26.20	\$42.50
Full Market Value	\$13,300,000	\$14,400,000	\$25,100,000
Market Value per SqFt	\$141.00	\$127.00	\$214.00
Distance from Cooperative in miles		0.20	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01525-0013	1-01519-0040	1-01531-0038
Address	225 EAST 79 STREET	172 EAST 91 STREET	220 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	80	44	48
Year Built	1930	1900	1925
Gross SqFt	59,488	35,200	38,590
Estimated Gross Income	\$1,784,640	\$1,061,454	\$1,247,573
Gross Income per SqFt	\$30.00	\$30.20	\$32.30
Full Market Value	\$8,650,000	\$5,140,000	\$6,040,000
Market Value per SqFt	\$145.00	\$146.00	\$157.00
Distance from Cooperative in miles		0.55	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01525-0015	1-01124-0059	1-01508-0001
Address	229 EAST 79 STREET	50 WEST 72 STREET	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	96	213	70
Year Built	1930	1927	1913
Gross SqFt	106,905	143,791	113,281
Estimated Gross Income	\$3,100,245	\$4,246,364	\$2,967,928
Gross Income per SqFt	\$29.00	\$29.50	\$26.20
Full Market Value	\$15,000,000	\$20,600,000	\$14,400,000
Market Value per SqFt	\$140.00	\$143.00	\$127.00
Distance from Cooperative in miles		1.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01525-0019	1-01522-0158	1-01529-0015
Address	237 EAST 79 STREET	1442 LEXINGTON AVENUE	227 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	17	17	31
Year Built	1970	1920	1925
Gross SqFt	10,000	15,596	15,376
Estimated Gross Income	\$310,000	\$514,085	\$480,094
Gross Income per SqFt	\$31.00	\$33.00	\$31.20
Full Market Value	\$1,500,000	\$2,490,000	\$2,330,000
Market Value per SqFt	\$150.00	\$160.00	\$152.00
Distance from Cooperative in miles		0.75	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01525-0021	1-01577-0001	1-01581-0049
Address	1523 2 AVENUE	1520 YORK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	210	272	237
Year Built	1957	1972	1968
Gross SqFt	281,825	281,902	241,983
Estimated Gross Income	\$8,454,750	\$10,279,371	\$7,337,151
Gross Income per SqFt	\$30.00	\$36.50	\$30.30
Full Market Value	\$41,000,000	\$51,700,000	\$35,500,000
Market Value per SqFt	\$145.00	\$183.00	\$147.00
Distance from Cooperative in miles		0.40	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01525-0036	1-01500-0053	1-01508-0001
Address	222 EAST 80 STREET	1227 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	95	111	70
Year Built	1962	1958	1913
Gross SqFt	94,404	117,340	113,281
Estimated Gross Income	\$2,832,120	\$4,982,882	\$2,967,928
Gross Income per SqFt	\$30.00	\$42.50	\$26.20
Full Market Value	\$13,700,000	\$25,100,000	\$14,400,000
Market Value per SqFt	\$145.00	\$214.00	\$127.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01527-0014	1-01527-0013	1-01530-0036
Address	229 EAST 81 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	11	15	20
Year Built	1900	1910	1910
Gross SqFt	5,608	10,110	9,820
Estimated Gross Income	\$207,496	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,040,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$185.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01527-0035	1-01552-0006	1-01530-0034
Address	222 EAST 82 STREET	307 EAST 89 STREET	230 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	48	55	55
Year Built	1950	1973	1946
Gross SqFt	44,310	31,500	50,852
Estimated Gross Income	\$1,284,990	\$822,497	\$1,452,791
Gross Income per SqFt	\$29.00	\$26.10	\$28.60
Full Market Value	\$6,230,000	\$3,990,000	\$7,040,000
Market Value per SqFt	\$141.00	\$127.00	\$138.00
Distance from Cooperative in miles		0.45	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01527-0039	1-01527-0013	1-01530-0036
Address	220 EAST 82 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	21	15	20
Year Built	1910	1910	1910
Gross SqFt	10,035	10,110	9,820
Estimated Gross Income	\$371,295	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,870,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01527-0040	1-01527-0013	1-01530-0036
Address	218 EAST 82 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	21	15	20
Year Built	1920	1910	1910
Gross SqFt	10,480	10,110	9,820
Estimated Gross Income	\$387,760	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,950,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01527-0041	1-01527-0013	1-01530-0036
Address	214 EAST 82 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	37	15	20
Year Built	1910	1910	1910
Gross SqFt	19,148	10,110	9,820
Estimated Gross Income	\$708,476	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$3,560,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.00	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01527-0043	1-01527-0013	1-01530-0036
Address	208 EAST 82 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	37	15	20
Year Built	1920	1910	1910
Gross SqFt	19,148	10,110	9,820
Estimated Gross Income	\$708,476	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$3,560,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01529-0001	1-01500-0053	1-01508-0001
Address	1471 3 AVENUE	1227 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	120	111	70
Year Built	1964	1958	1913
Gross SqFt	96,699	117,340	113,281
Estimated Gross Income	\$3,094,368	\$4,982,882	\$2,967,928
Gross Income per SqFt	\$32.00	\$42.50	\$26.20
Full Market Value	\$15,000,000	\$25,100,000	\$14,400,000
Market Value per SqFt	\$155.00	\$214.00	\$127.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01529-0031	1-01522-0158	1-01529-0015
Address	238 EAST 84 STREET	1442 LEXINGTON AVENUE	227 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	22	17	31
Year Built	1962	1920	1925
Gross SqFt	10,190	15,596	15,376
Estimated Gross Income	\$315,890	\$514,085	\$480,094
Gross Income per SqFt	\$31.00	\$33.00	\$31.20
Full Market Value	\$1,530,000	\$2,490,000	\$2,330,000
Market Value per SqFt	\$150.00	\$160.00	\$152.00
Distance from Cooperative in miles		0.55	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01529-0039	1-01511-0060	1-01530-0035
Address	208 EAST 84 STREET	126 EAST 83 STREET	226 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	80	21	24
Year Built	1910	1928	1910
Gross SqFt	36,160	10,615	11,694
Estimated Gross Income	\$1,265,600	\$410,740	\$354,999
Gross Income per SqFt	\$35.00	\$38.70	\$30.40
Full Market Value	\$6,360,000	\$2,070,000	\$1,720,000
Market Value per SqFt	\$176.00	\$195.00	\$147.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01529-0045	1-01577-0001	1-01581-0049
Address	200 EAST 84 STREET	1520 YORK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	129	272	237
Year Built	1961	1972	1968
Gross SqFt	130,234	281,902	241,983
Estimated Gross Income	\$4,297,722	\$10,279,371	\$7,337,151
Gross Income per SqFt	\$33.00	\$36.50	\$30.30
Full Market Value	\$20,800,000	\$51,700,000	\$35,500,000
Market Value per SqFt	\$160.00	\$183.00	\$147.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01532-0015	1-01425-0017	1-01563-0020
Address	231 EAST 86 STREET	225 EAST 70 STREET	449 EAST 83 STREET
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	58	91	74
Year Built	1983	1961	1985
Gross SqFt	57,745	83,220	53,130
Estimated Gross Income	\$1,732,350	\$2,437,389	\$1,525,070
Gross Income per SqFt	\$30.00	\$29.30	\$28.70
Full Market Value	\$8,390,000	\$11,800,000	\$7,390,000
Market Value per SqFt	\$145.00	\$142.00	\$139.00
Distance from Cooperative in miles		0.80	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01532-0022	1-01577-0001	1-01581-0049
Address	1659 2 AVENUE	1520 YORK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	261	272	237
Year Built	1970	1972	1968
Gross SqFt	363,388	281,902	241,983
Estimated Gross Income	\$11,991,804	\$10,279,371	\$7,337,151
Gross Income per SqFt	\$33.00	\$36.50	\$30.30
Full Market Value	\$58,100,000	\$51,700,000	\$35,500,000
Market Value per SqFt	\$160.00	\$183.00	\$147.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01532-0031	1-01509-0064	1-01531-0038
Address	240 EAST 87 STREET	108 EAST 81 STREET	220 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	49	20	48
Year Built	1915	1922	1925
Gross SqFt	32,145	32,383	38,590
Estimated Gross Income	\$932,205	\$937,228	\$1,247,573
Gross Income per SqFt	\$29.00	\$28.90	\$32.30
Full Market Value	\$4,520,000	\$4,540,000	\$6,040,000
Market Value per SqFt	\$141.00	\$140.00	\$157.00
Distance from Cooperative in miles		0.35	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01532-0039	1-01567-0035	1-01552-0006
Address	220 EAST 87 STREET	432 EAST 88 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	D3-ELEVATOR	D9-ELEVATOR
Total Units	44	45	55
Year Built	1960	1973	1973
Gross SqFt	22,600	24,572	31,500
Estimated Gross Income	\$700,600	\$888,748	\$822,497
Gross Income per SqFt	\$31.00	\$36.20	\$26.10
Full Market Value	\$3,390,000	\$4,470,000	\$3,990,000
Market Value per SqFt	\$150.00	\$182.00	\$127.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01533-0013	1-01527-0013	1-01530-0036
Address	227 EAST 87 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1920	1910	1910
Gross SqFt	10,975	10,110	9,820
Estimated Gross Income	\$406,075	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$2,040,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01533-0022	1-01577-0001	1-01581-0049
Address	1681 2 AVENUE	1520 YORK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	119	272	237
Year Built	1966	1972	1968
Gross SqFt	169,507	281,902	241,983
Estimated Gross Income	\$5,593,731	\$10,279,371	\$7,337,151
Gross Income per SqFt	\$33.00	\$36.50	\$30.30
Full Market Value	\$27,100,000	\$51,700,000	\$35,500,000
Market Value per SqFt	\$160.00	\$183.00	\$147.00
Distance from Cooperative in miles		0.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01533-0032	1-01577-0001	1-01581-0049
Address	230 EAST 88 STREET	1520 YORK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	108	272	237
Year Built	1967	1972	1968
Gross SqFt	130,500	281,902	241,983
Estimated Gross Income	\$4,306,500	\$10,279,371	\$7,337,151
Gross Income per SqFt	\$33.00	\$36.50	\$30.30
Full Market Value	\$12,200,000	\$51,700,000	\$35,500,000
Market Value per SqFt	\$93.00	\$183.00	\$147.00
Distance from Cooperative in miles		0.55	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01533-0040	1-01469-0031	1-01514-0058
Address	214 EAST 88 STREET	438 EAST 75 STREET	128 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	26	14
Year Built	1930	1910	1915
Gross SqFt	10,090	12,276	11,925
Estimated Gross Income	\$332,970	\$430,663	\$380,133
Gross Income per SqFt	\$33.00	\$35.10	\$31.90
Full Market Value	\$1,610,000	\$2,170,000	\$1,840,000
Market Value per SqFt	\$160.00	\$177.00	\$154.00
Distance from Cooperative in miles		0.70	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01533-0041	1-01527-0013	1-01530-0036
Address	212 EAST 88 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1930	1910	1910
Gross SqFt	10,090	10,110	9,820
Estimated Gross Income	\$373,330	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,880,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01533-0042	1-01527-0013	1-01530-0036
Address	210 EAST 88 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1930	1910	1910
Gross SqFt	10,090	10,110	9,820
Estimated Gross Income	\$373,330	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,880,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01533-0122	1-01577-0001	1-01581-0049
Address	235 EAST 87 STREET	1520 YORK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	139	272	237
Year Built	1962	1972	1968
Gross SqFt	148,031	281,902	241,983
Estimated Gross Income	\$4,885,023	\$10,279,371	\$7,337,151
Gross Income per SqFt	\$33.00	\$36.50	\$30.30
Full Market Value	\$23,700,000	\$51,700,000	\$35,500,000
Market Value per SqFt	\$160.00	\$183.00	\$147.00
Distance from Cooperative in miles		0.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01534-0006	1-01527-0013	1-01530-0036
Address	205 EAST 88 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1920	1910	1910
Gross SqFt	10,465	10,110	9,820
Estimated Gross Income	\$387,205	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,950,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01534-0007	1-01469-0031	1-01514-0058
Address	207 EAST 88 STREET	438 EAST 75 STREET	128 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	26	14
Year Built	1920	1910	1915
Gross SqFt	10,465	12,276	11,925
Estimated Gross Income	\$345,345	\$430,663	\$380,133
Gross Income per SqFt	\$33.00	\$35.10	\$31.90
Full Market Value	\$1,670,000	\$2,170,000	\$1,840,000
Market Value per SqFt	\$160.00	\$177.00	\$154.00
Distance from Cooperative in miles		0.75	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01534-0008	1-01527-0013	1-01530-0036
Address	209 EAST 88 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1920	1910	1910
Gross SqFt	10,465	10,110	9,820
Estimated Gross Income	\$387,205	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,950,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01534-0009	1-01527-0013	1-01530-0036
Address	211 EAST 88 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1920	1910	1910
Gross SqFt	10,465	10,110	9,820
Estimated Gross Income	\$387,205	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,950,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01534-0010	1-01527-0013	1-01530-0036
Address	213 EAST 88 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1920	1910	1910
Gross SqFt	10,715	10,110	9,820
Estimated Gross Income	\$396,455	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,990,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01534-0011	1-01527-0013	1-01530-0036
Address	215 EAST 88 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1920	1910	1910
Gross SqFt	10,715	10,110	9,820
Estimated Gross Income	\$396,455	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,990,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01534-0129	1-01527-0013	1-01530-0036
Address	252 EAST 89 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	18	15	20
Year Built	1920	1910	1910
Gross SqFt	9,250	10,110	9,820
Estimated Gross Income	\$342,250	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,720,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01535-0003	1-01552-0023	1-01571-0049
Address	1589 3 AVENUE	389 EAST 89 STREET	408 EAST 92 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	217	200	201
Year Built	1980	2002	2004
Gross SqFt	192,445	209,930	194,212
Estimated Gross Income	\$6,928,020	\$8,515,552	\$5,944,223
Gross Income per SqFt	\$36.00	\$40.60	\$30.60
Full Market Value	\$34,800,000	\$42,800,000	\$28,800,000
Market Value per SqFt	\$181.00	\$204.00	\$148.00
Distance from Cooperative in miles		0.15	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01535-0005	1-01527-0013	1-01530-0036
Address	203 EAST 89 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1920	1910	1910
Gross SqFt	9,215	10,110	9,820
Estimated Gross Income	\$340,955	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,710,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01535-0006	1-01527-0013	1-01530-0036
Address	205 EAST 89 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1920	1910	1910
Gross SqFt	8,825	10,110	9,820
Estimated Gross Income	\$326,525	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,640,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01535-0011	1-01527-0013	1-01530-0036
Address	215 EAST 89 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1920	1910	1910
Gross SqFt	8,589	10,110	9,820
Estimated Gross Income	\$317,793	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,600,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.40	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01535-0012	1-01527-0013	1-01530-0036
Address	217 EAST 89 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1920	1910	1910
Gross SqFt	8,589	10,110	9,820
Estimated Gross Income	\$317,793	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,600,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01535-0029	1-01527-0013	1-01530-0036
Address	246 EAST 90 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1925	1910	1910
Gross SqFt	10,340	10,110	9,820
Estimated Gross Income	\$382,580	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,920,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01535-0030	1-01527-0013	1-01530-0036
Address	244 EAST 90 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1910	1910	1910
Gross SqFt	10,340	10,110	9,820
Estimated Gross Income	\$382,580	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,920,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.40	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01535-0041	1-01469-0031	1-01514-0058
Address	210 EAST 90 STREET	438 EAST 75 STREET	128 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	16	26	14
Year Built	1910	1910	1915
Gross SqFt	8,562	12,276	11,925
Estimated Gross Income	\$282,546	\$430,663	\$380,133
Gross Income per SqFt	\$33.00	\$35.10	\$31.90
Full Market Value	\$1,370,000	\$2,170,000	\$1,840,000
Market Value per SqFt	\$160.00	\$177.00	\$154.00
Distance from Cooperative in miles		0.80	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01535-0042	1-01527-0013	1-01530-0036
Address	204 EAST 90 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	30	15	20
Year Built	1920	1910	1910
Gross SqFt	25,264	10,110	9,820
Estimated Gross Income	\$934,768	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$4,700,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01535-0128	1-01527-0013	1-01530-0036
Address	248 EAST 90 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1911	1910	1910
Gross SqFt	10,340	10,110	9,820
Estimated Gross Income	\$382,580	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,920,000	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Cooperative in miles		0.40	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01537-0022	1-01484-0026	1-01541-0021
Address	1749 2 AVENUE	530 EAST 73 STREET	1849 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	586	414	1,086
Year Built	1975	1986	1986
Gross SqFt	693,459	583,731	947,124
Estimated Gross Income	\$22,051,996	\$22,559,549	\$31,616,327
Gross Income per SqFt	\$31.80	\$38.60	\$33.40
Full Market Value	\$62,300,000	\$113,000,000	\$153,000,000
Market Value per SqFt	\$90.00	\$194.00	\$162.00
Distance from Cooperative in miles		1.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01538-0021	1-01457-0017	1-00966-0001
Address	1767 2 AVENUE	450 EAST 63 STREET	606 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	656	509	707
Year Built	1973	1950	1985
Gross SqFt	759,187	723,578	835,279
Estimated Gross Income	\$18,273,631	\$13,591,715	\$27,626,471
Gross Income per SqFt	\$24.07	\$18.78	\$33.10
Full Market Value	\$51,600,000	\$55,300,000	\$134,000,000
Market Value per SqFt	\$68.00	\$76.00	\$160.00
Distance from Cooperative in miles		1.55	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01540-0034	1-01511-0060	1-01530-0035
Address	226 EAST 95 STREET	126 EAST 83 STREET	226 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	28	21	24
Year Built	1920	1928	1910
Gross SqFt	17,510	10,615	11,694
Estimated Gross Income	\$612,850	\$410,740	\$354,999
Gross Income per SqFt	\$35.00	\$38.70	\$30.40
Full Market Value	\$3,080,000	\$2,070,000	\$1,720,000
Market Value per SqFt	\$176.00	\$195.00	\$147.00
Distance from Cooperative in miles		0.65	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01540-0035	1-01511-0060	1-01530-0035
Address	224 EAST 95 STREET	126 EAST 83 STREET	226 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	21	24
Year Built	1910	1928	1910
Gross SqFt	8,150	10,615	11,694
Estimated Gross Income	\$285,250	\$410,740	\$354,999
Gross Income per SqFt	\$35.00	\$38.70	\$30.40
Full Market Value	\$1,430,000	\$2,070,000	\$1,720,000
Market Value per SqFt	\$175.00	\$195.00	\$147.00
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01540-0036	1-01511-0060	1-01530-0035
Address	222 EAST 95 STREET	126 EAST 83 STREET	226 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	17	21	24
Year Built	1910	1928	1910
Gross SqFt	8,150	10,615	11,694
Estimated Gross Income	\$285,250	\$410,740	\$354,999
Gross Income per SqFt	\$35.00	\$38.70	\$30.40
Full Market Value	\$1,430,000	\$2,070,000	\$1,720,000
Market Value per SqFt	\$175.00	\$195.00	\$147.00
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01542-0014	1-01471-0015	1-01438-0014
Address	325 EAST 79 STREET	427 EAST 76 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	86	35	92
Year Built	1929	1940	1920
Gross SqFt	129,350	24,131	47,008
Estimated Gross Income	\$4,454,814	\$861,012	\$1,618,847
Gross Income per SqFt	\$34.40	\$35.70	\$34.40
Full Market Value	\$22,400,000	\$4,330,000	\$8,140,000
Market Value per SqFt	\$173.00	\$179.00	\$173.00
Distance from Cooperative in miles		0.20	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01542-0019	1-01581-0049	1-01584-0001
Address	333 EAST 79 STREET	1596 YORK AVENUE	1658 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	452	237	180
Year Built	1961	1968	1963
Gross SqFt	431,000	241,983	202,322
Estimated Gross Income	\$13,067,920	\$7,337,151	\$6,469,907
Gross Income per SqFt	\$30.30	\$30.30	\$32.00
Full Market Value	\$63,300,000	\$35,500,000	\$31,300,000
Market Value per SqFt	\$147.00	\$147.00	\$155.00
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01542-0033	1-01527-0009	1-01528-0013
Address	330 EAST 80 STREET	219 EAST 81 STREET	225 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	D9-ELEVATOR
Total Units	104	53	27
Year Built	1957	1972	1965
Gross SqFt	92,854	36,720	11,838
Estimated Gross Income	\$3,061,396	\$1,046,729	\$443,026
Gross Income per SqFt	\$33.00	\$28.50	\$37.40
Full Market Value	\$14,800,000	\$5,070,000	\$2,230,000
Market Value per SqFt	\$159.00	\$138.00	\$188.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01543-0009	1-01580-0038	1-01553-0016
Address	315 EAST 80 STREET	518 EAST 84 STREET	327 EAST 90 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	60	60	59
Year Built	1920	1940	1930
Gross SqFt	54,684	33,000	33,300
Estimated Gross Income	\$1,532,245	\$947,532	\$933,203
Gross Income per SqFt	\$28.00	\$28.70	\$28.00
Full Market Value	\$7,420,000	\$4,590,000	\$4,520,000
Market Value per SqFt	\$136.00	\$139.00	\$136.00
Distance from Cooperative in miles		0.30	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01543-0014	1-01580-0038	1-01553-0016
Address	325 EAST 80 STREET	518 EAST 84 STREET	327 EAST 90 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	48	60	59
Year Built	1940	1940	1930
Gross SqFt	43,602	33,000	33,300
Estimated Gross Income	\$1,221,728	\$947,532	\$933,203
Gross Income per SqFt	\$28.00	\$28.70	\$28.00
Full Market Value	\$5,920,000	\$4,590,000	\$4,520,000
Market Value per SqFt	\$136.00	\$139.00	\$136.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01543-0018	1-01580-0038	1-01553-0016
Address	333 EAST 80 STREET	518 EAST 84 STREET	327 EAST 90 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	54	60	59
Year Built	1920	1940	1930
Gross SqFt	45,634	33,000	33,300
Estimated Gross Income	\$1,278,664	\$947,532	\$933,203
Gross Income per SqFt	\$28.00	\$28.70	\$28.00
Full Market Value	\$6,200,000	\$4,590,000	\$4,520,000
Market Value per SqFt	\$136.00	\$139.00	\$136.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01544-0019	1-01581-0049	1-01584-0001
Address	345 EAST 81 STREET	1596 YORK AVENUE	1658 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	217	237	180
Year Built	1963	1968	1963
Gross SqFt	217,720	241,983	202,322
Estimated Gross Income	\$6,601,270	\$7,337,151	\$6,469,907
Gross Income per SqFt	\$30.30	\$30.30	\$32.00
Full Market Value	\$32,000,000	\$35,500,000	\$31,300,000
Market Value per SqFt	\$147.00	\$147.00	\$155.00
Distance from Cooperative in miles		0.30	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01545-0034	1-01580-0038	1-01553-0016
Address	326 EAST 83 STREET	518 EAST 84 STREET	327 EAST 90 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	84	60	59
Year Built	1925	1940	1930
Gross SqFt	33,580	33,000	33,300
Estimated Gross Income	\$940,911	\$947,532	\$933,203
Gross Income per SqFt	\$28.00	\$28.70	\$28.00
Full Market Value	\$4,560,000	\$4,590,000	\$4,520,000
Market Value per SqFt	\$136.00	\$139.00	\$136.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01545-0039	1-01547-0009	1-01554-0039
Address	318 EAST 83 STREET	315 EAST 84 STREET	320 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	31	37	35
Year Built	1939	1920	1915
Gross SqFt	25,190	21,348	20,909
Estimated Gross Income	\$830,010	\$594,966	\$795,154
Gross Income per SqFt	\$32.90	\$27.90	\$38.00
Full Market Value	\$4,020,000	\$2,880,000	\$4,000,000
Market Value per SqFt	\$160.00	\$135.00	\$191.00
Distance from Cooperative in miles		0.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01545-0130	1-01553-0032	1-01580-0003
Address	340 EAST 83 STREET	350 EAST 91 STREET	1582 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	22	20	17
Year Built	1920	1920	1910
Gross SqFt	9,212	9,760	7,700
Estimated Gross Income	\$329,236	\$348,445	\$275,467
Gross Income per SqFt	\$35.70	\$35.70	\$35.80
Full Market Value	\$1,660,000	\$1,750,000	\$1,390,000
Market Value per SqFt	\$180.00	\$179.00	\$181.00
Distance from Cooperative in miles		0.40	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01546-0006	1-01580-0038	1-01553-0016
Address	305 EAST 83 STREET	518 EAST 84 STREET	327 EAST 90 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	40	60	59
Year Built	1910	1940	1930
Gross SqFt	18,935	33,000	33,300
Estimated Gross Income	\$530,558	\$947,532	\$933,203
Gross Income per SqFt	\$28.00	\$28.70	\$28.00
Full Market Value	\$2,570,000	\$4,590,000	\$4,520,000
Market Value per SqFt	\$136.00	\$139.00	\$136.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01546-0009	1-01514-0016	1-01526-0045
Address	311 EAST 83 STREET	131 EAST 85 STREET	1433 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	16	21	19
Year Built	1978	1985	1975
Gross SqFt	20,250	23,598	16,900
Estimated Gross Income	\$643,342	\$800,527	\$500,413
Gross Income per SqFt	\$31.80	\$33.90	\$29.60
Full Market Value	\$3,120,000	\$4,030,000	\$2,420,000
Market Value per SqFt	\$154.00	\$171.00	\$143.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01546-0035	1-01580-0038	1-01553-0016
Address	332 EAST 84 STREET	518 EAST 84 STREET	327 EAST 90 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	48	60	59
Year Built	1920	1940	1930
Gross SqFt	52,900	33,000	33,300
Estimated Gross Income	\$1,518,759	\$947,532	\$933,203
Gross Income per SqFt	\$28.70	\$28.70	\$28.00
Full Market Value	\$7,360,000	\$4,590,000	\$4,520,000
Market Value per SqFt	\$139.00	\$139.00	\$136.00
Distance from Cooperative in miles		0.25	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01547-0007	1-01584-0040	1-01553-0009
Address	311 EAST 84 STREET	520 EAST 88 STREET	313 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	18	17	20
Year Built	1925	1910	1915
Gross SqFt	8,878	8,935	8,950
Estimated Gross Income	\$263,499	\$268,156	\$262,683
Gross Income per SqFt	\$29.70	\$30.00	\$29.40
Full Market Value	\$1,280,000	\$1,300,000	\$1,270,000
Market Value per SqFt	\$144.00	\$145.00	\$142.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01547-0008	1-01584-0040	1-01553-0009
Address	313 EAST 84 STREET	520 EAST 88 STREET	313 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	17	20
Year Built	1925	1910	1915
Gross SqFt	8,878	8,935	8,950
Estimated Gross Income	\$263,499	\$268,156	\$262,683
Gross Income per SqFt	\$29.70	\$30.00	\$29.40
Full Market Value	\$1,280,000	\$1,300,000	\$1,270,000
Market Value per SqFt	\$144.00	\$145.00	\$142.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01547-0042	1-01580-0007	1-01522-0029
Address	322 EAST 85 STREET	507 EAST 83 STREET	179 EAST 93 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	15	15	16
Year Built	1905	1910	1910
Gross SqFt	9,895	9,190	9,764
Estimated Gross Income	\$271,123	\$305,761	\$258,600
Gross Income per SqFt	\$27.40	\$33.30	\$26.50
Full Market Value	\$1,310,000	\$1,480,000	\$1,250,000
Market Value per SqFt	\$132.00	\$161.00	\$128.00
Distance from Cooperative in miles		0.30	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01547-0049	1-01570-0021	1-01571-0049
Address	1632 2 AVENUE	1731 YORK AVENUE	408 EAST 92 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	202	267	201
Year Built	1987	1986	2004
Gross SqFt	218,170	279,945	194,212
Estimated Gross Income	\$8,502,084	\$10,910,330	\$5,944,223
Gross Income per SqFt	\$39.00	\$39.00	\$30.60
Full Market Value	\$42,700,000	\$54,900,000	\$28,800,000
Market Value per SqFt	\$196.00	\$196.00	\$148.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01548-0014	1-01547-0009	1-01554-0039
Address	333 EAST 85 STREET	315 EAST 84 STREET	320 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	64	37	35
Year Built	1900	1920	1915
Gross SqFt	24,864	21,348	20,909
Estimated Gross Income	\$819,268	\$594,966	\$795,154
Gross Income per SqFt	\$32.90	\$27.90	\$38.00
Full Market Value	\$3,970,000	\$2,880,000	\$4,000,000
Market Value per SqFt	\$160.00	\$135.00	\$191.00
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01549-0018	1-01581-0049	1-01584-0001
Address	345 EAST 86 STREET	1596 YORK AVENUE	1658 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	122	237	180
Year Built	1971	1968	1963
Gross SqFt	154,185	241,983	202,322
Estimated Gross Income	\$4,674,889	\$7,337,151	\$6,469,907
Gross Income per SqFt	\$30.30	\$30.30	\$32.00
Full Market Value	\$22,600,000	\$35,500,000	\$31,300,000
Market Value per SqFt	\$147.00	\$147.00	\$155.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01549-0036	1-01451-0006	1-01467-0012
Address	344 EAST 87 STREET	305 EAST 76 STREET	419 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1925	1920	1920
Gross SqFt	9,740	10,020	9,945
Estimated Gross Income	\$276,129	\$265,303	\$300,424
Gross Income per SqFt	\$28.40	\$26.50	\$30.20
Full Market Value	\$1,340,000	\$1,290,000	\$1,460,000
Market Value per SqFt	\$138.00	\$129.00	\$147.00
Distance from Cooperative in miles		0.50	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01549-0037	1-01451-0006	1-01467-0012
Address	342 EAST 87 STREET	305 EAST 76 STREET	419 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	15	20
Year Built	1910	1920	1920
Gross SqFt	7,290	10,020	9,945
Estimated Gross Income	\$206,671	\$265,303	\$300,424
Gross Income per SqFt	\$28.30	\$26.50	\$30.20
Full Market Value	\$1,000,000	\$1,290,000	\$1,460,000
Market Value per SqFt	\$137.00	\$129.00	\$147.00
Distance from Cooperative in miles		0.50	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01550-0001	1-01581-0049	1-01584-0001
Address	1682 2 AVENUE	1596 YORK AVENUE	1658 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	148	237	180
Year Built	1973	1968	1963
Gross SqFt	138,304	241,983	202,322
Estimated Gross Income	\$4,193,377	\$7,337,151	\$6,469,907
Gross Income per SqFt	\$30.30	\$30.30	\$32.00
Full Market Value	\$20,300,000	\$35,500,000	\$31,300,000
Market Value per SqFt	\$147.00	\$147.00	\$155.00
Distance from Cooperative in miles		0.30	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01550-0007	1-01527-0009	1-01528-0013
Address	311 EAST 87 STREET	219 EAST 81 STREET	225 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	D9-ELEVATOR
Total Units	122	53	27
Year Built	1959	1972	1965
Gross SqFt	113,000	36,720	11,838
Estimated Gross Income	\$3,725,610	\$1,046,729	\$443,026
Gross Income per SqFt	\$33.00	\$28.50	\$37.40
Full Market Value	\$18,100,000	\$5,070,000	\$2,230,000
Market Value per SqFt	\$160.00	\$138.00	\$188.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01550-0045	1-01527-0009	1-01528-0013
Address	302 EAST 88 STREET	219 EAST 81 STREET	225 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	D9-ELEVATOR
Total Units	60	53	27
Year Built	1957	1972	1965
Gross SqFt	49,075	36,720	11,838
Estimated Gross Income	\$1,618,002	\$1,046,729	\$443,026
Gross Income per SqFt	\$33.00	\$28.50	\$37.40
Full Market Value	\$7,840,000	\$5,070,000	\$2,230,000
Market Value per SqFt	\$160.00	\$138.00	\$188.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01551-0005	1-01580-0038	1-01553-0016
Address	305 EAST 88 STREET	518 EAST 84 STREET	327 EAST 90 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	90	60	59
Year Built	1929	1940	1930
Gross SqFt	73,878	33,000	33,300
Estimated Gross Income	\$2,070,061	\$947,532	\$933,203
Gross Income per SqFt	\$28.00	\$28.70	\$28.00
Full Market Value	\$10,000,000	\$4,590,000	\$4,520,000
Market Value per SqFt	\$135.00	\$139.00	\$136.00
Distance from Cooperative in miles		0.40	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01551-0044	1-01390-0010	1-01331-0032
Address	312 EAST 89 STREET	9 EAST 75 STREET	234 EAST 58 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	21	19	20
Year Built	1960	1952	1955
Gross SqFt	9,165	13,176	16,696
Estimated Gross Income	\$270,642	\$390,526	\$491,100
Gross Income per SqFt	\$29.50	\$29.60	\$29.40
Full Market Value	\$1,310,000	\$1,890,000	\$2,380,000
Market Value per SqFt	\$143.00	\$143.00	\$143.00
Distance from Cooperative in miles		0.85	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01552-0009	1-01564-0041	1-01510-0033
Address	313 EAST 89 STREET	418 EAST 85 STREET	1430 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	34	44	23
Year Built	1925	1930	1925
Gross SqFt	17,740	23,577	24,793
Estimated Gross Income	\$472,238	\$627,555	\$903,218
Gross Income per SqFt	\$26.60	\$26.60	\$36.40
Full Market Value	\$2,290,000	\$3,040,000	\$4,540,000
Market Value per SqFt	\$129.00	\$129.00	\$183.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01552-0013	1-01527-0009	1-01528-0013
Address	321 EAST 89 STREET	219 EAST 81 STREET	225 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	D9-ELEVATOR
Total Units	34	53	27
Year Built	1950	1972	1965
Gross SqFt	17,740	36,720	11,838
Estimated Gross Income	\$584,887	\$1,046,729	\$443,026
Gross Income per SqFt	\$33.00	\$28.50	\$37.40
Full Market Value	\$2,830,000	\$5,070,000	\$2,230,000
Market Value per SqFt	\$160.00	\$138.00	\$188.00
Distance from Cooperative in miles		0.45	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01552-0034	1-01553-0032	1-01580-0003
Address	330 EAST 90 STREET	350 EAST 91 STREET	1582 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	17
Year Built	1930	1920	1910
Gross SqFt	8,590	9,760	7,700
Estimated Gross Income	\$307,006	\$348,445	\$275,467
Gross Income per SqFt	\$35.70	\$35.70	\$35.80
Full Market Value	\$1,540,000	\$1,750,000	\$1,390,000
Market Value per SqFt	\$179.00	\$179.00	\$181.00
Distance from Cooperative in miles		0.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01552-0039	1-01553-0032	1-01580-0003
Address	320 EAST 90 STREET	350 EAST 91 STREET	1582 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	17
Year Built	1940	1920	1910
Gross SqFt	8,675	9,760	7,700
Estimated Gross Income	\$310,044	\$348,445	\$275,467
Gross Income per SqFt	\$35.70	\$35.70	\$35.80
Full Market Value	\$1,560,000	\$1,750,000	\$1,390,000
Market Value per SqFt	\$180.00	\$179.00	\$181.00
Distance from Cooperative in miles		0.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01552-0040	1-01562-0045	1-01570-0001
Address	318 EAST 90 STREET	1592 1 AVENUE	1740 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	14	15
Year Built	1930	1930	1920
Gross SqFt	10,380	10,350	10,881
Estimated Gross Income	\$350,740	\$271,491	\$354,805
Gross Income per SqFt	\$33.80	\$26.20	\$32.60
Full Market Value	\$1,700,000	\$1,320,000	\$1,720,000
Market Value per SqFt	\$164.00	\$128.00	\$158.00
Distance from Cooperative in miles		0.40	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01554-0005	1-01553-0032	1-01580-0003
Address	305 EAST 91 STREET	350 EAST 91 STREET	1582 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	20	17
Year Built	1920	1920	1910
Gross SqFt	9,530	9,760	7,700
Estimated Gross Income	\$340,602	\$348,445	\$275,467
Gross Income per SqFt	\$35.70	\$35.70	\$35.80
Full Market Value	\$1,710,000	\$1,750,000	\$1,390,000
Market Value per SqFt	\$179.00	\$179.00	\$181.00
Distance from Cooperative in miles		0.05	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01554-0013	1-01468-0037	1-01343-0001
Address	319 EAST 91 STREET	416 EAST 74 STREET	944 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	27	27
Year Built	1915	1910	1920
Gross SqFt	9,675	14,280	13,842
Estimated Gross Income	\$303,698	\$435,791	\$595,500
Gross Income per SqFt	\$31.40	\$30.50	\$43.00
Full Market Value	\$1,470,000	\$2,110,000	\$2,990,000
Market Value per SqFt	\$152.00	\$148.00	\$216.00
Distance from Cooperative in miles		0.90	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01555-0018	1-01553-0032	1-01580-0003
Address	331 EAST 92 STREET	350 EAST 91 STREET	1582 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	20	17
Year Built	1920	1920	1910
Gross SqFt	9,250	9,760	7,700
Estimated Gross Income	\$330,595	\$348,445	\$275,467
Gross Income per SqFt	\$35.70	\$35.70	\$35.80
Full Market Value	\$1,660,000	\$1,750,000	\$1,390,000
Market Value per SqFt	\$179.00	\$179.00	\$181.00
Distance from Cooperative in miles		0.10	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01555-0019	1-01553-0032	1-01580-0003
Address	333 EAST 92 STREET	350 EAST 91 STREET	1582 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	20	17
Year Built	1910	1920	1910
Gross SqFt	9,250	9,760	7,700
Estimated Gross Income	\$330,595	\$348,445	\$275,467
Gross Income per SqFt	\$35.70	\$35.70	\$35.80
Full Market Value	\$1,660,000	\$1,750,000	\$1,390,000
Market Value per SqFt	\$179.00	\$179.00	\$181.00
Distance from Cooperative in miles		0.10	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01555-0021	1-01553-0032	1-01580-0003
Address	343 EAST 92 STREET	350 EAST 91 STREET	1582 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	20	17
Year Built	1920	1920	1910
Gross SqFt	9,375	9,760	7,700
Estimated Gross Income	\$335,062	\$348,445	\$275,467
Gross Income per SqFt	\$35.70	\$35.70	\$35.80
Full Market Value	\$1,680,000	\$1,750,000	\$1,390,000
Market Value per SqFt	\$179.00	\$179.00	\$181.00
Distance from Cooperative in miles		0.10	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01555-0023	1-01514-0016	1-01526-0045
Address	1781 1 AVENUE	131 EAST 85 STREET	1433 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	371	21	19
Year Built	1980	1985	1975
Gross SqFt	301,851	23,598	16,900
Estimated Gross Income	\$9,589,806	\$800,527	\$500,413
Gross Income per SqFt	\$31.80	\$33.90	\$29.60
Full Market Value	\$46,500,000	\$4,030,000	\$2,420,000
Market Value per SqFt	\$154.00	\$171.00	\$143.00
Distance from Cooperative in miles		0.50	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01556-0023	1-01514-0016	1-01526-0045
Address	345 EAST 93 STREET	131 EAST 85 STREET	1433 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	315	21	19
Year Built	1974	1985	1975
Gross SqFt	340,068	23,598	16,900
Estimated Gross Income	\$10,803,960	\$800,527	\$500,413
Gross Income per SqFt	\$31.80	\$33.90	\$29.60
Full Market Value	\$52,300,000	\$4,030,000	\$2,420,000
Market Value per SqFt	\$154.00	\$171.00	\$143.00
Distance from Cooperative in miles		0.55	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01556-0035	1-01526-0035	1-01540-0047
Address	330 EAST 94 STREET	226 EAST 81 STREET	1691 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	16	20	12
Year Built	1920	1920	1920
Gross SqFt	8,540	9,895	5,998
Estimated Gross Income	\$220,332	\$459,317	\$145,140
Gross Income per SqFt	\$25.80	\$46.40	\$24.20
Full Market Value	\$1,070,000	\$2,310,000	\$649,000
Market Value per SqFt	\$125.00	\$233.00	\$108.00
Distance from Cooperative in miles		0.65	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01556-0036	1-01526-0035	1-01540-0047
Address	328 EAST 94 STREET	226 EAST 81 STREET	1691 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	14	20	12
Year Built	1920	1920	1920
Gross SqFt	8,700	9,895	5,998
Estimated Gross Income	\$224,460	\$459,317	\$145,140
Gross Income per SqFt	\$25.80	\$46.40	\$24.20
Full Market Value	\$1,090,000	\$2,310,000	\$649,000
Market Value per SqFt	\$125.00	\$233.00	\$108.00
Distance from Cooperative in miles		0.65	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01557-0050	1-01564-0041	1-01510-0033
Address	1834 2 AVENUE	418 EAST 85 STREET	1430 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	31	44	23
Year Built	1920	1930	1925
Gross SqFt	15,030	23,577	24,793
Estimated Gross Income	\$400,098	\$627,555	\$903,218
Gross Income per SqFt	\$26.60	\$26.60	\$36.40
Full Market Value	\$1,130,000	\$3,040,000	\$4,540,000
Market Value per SqFt	\$75.00	\$129.00	\$183.00
Distance from Cooperative in miles		0.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01559-0010	1-01410-0033	1-01418-0045
Address	425 EAST 79 STREET	1308 3 AVENUE	1081 3 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	192	114	116
Year Built	1955	1962	1968
Gross SqFt	184,816	181,549	174,273
Estimated Gross Income	\$5,638,736	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$27,300,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.45	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01560-0005	1-01438-0014	1-01424-0029
Address	415 EAST 80 STREET	329 EAST 63 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	92	50
Year Built	1959	1920	1921
Gross SqFt	42,570	47,008	41,898
Estimated Gross Income	\$1,466,110	\$1,618,847	\$1,639,187
Gross Income per SqFt	\$34.40	\$34.40	\$39.10
Full Market Value	\$7,370,000	\$8,140,000	\$8,240,000
Market Value per SqFt	\$173.00	\$173.00	\$197.00
Distance from Cooperative in miles		0.85	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01562-0005	1-01564-0031	1-01424-0029
Address	405 EAST 82 STREET	440 EAST 85 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	60	50
Year Built	1910	1925	1921
Gross SqFt	32,690	32,208	41,898
Estimated Gross Income	\$1,149,053	\$1,131,988	\$1,639,187
Gross Income per SqFt	\$35.10	\$35.10	\$39.10
Full Market Value	\$5,780,000	\$5,690,000	\$8,240,000
Market Value per SqFt	\$177.00	\$177.00	\$197.00
Distance from Cooperative in miles		0.10	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01562-0009	1-01507-0025	1-01562-0030
Address	413 EAST 82 STREET	53 EAST 95 STREET	432 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	18	20
Year Built	1910	1920	1930
Gross SqFt	8,020	17,580	8,345
Estimated Gross Income	\$246,294	\$574,501	\$256,858
Gross Income per SqFt	\$30.70	\$32.70	\$30.80
Full Market Value	\$1,190,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$148.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.85	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01562-0018	1-01563-0037	1-01562-0016
Address	431 EAST 82 STREET	434 EAST 84 STREET	427 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	20	17
Year Built	1910	1987	1900
Gross SqFt	10,560	10,470	10,000
Estimated Gross Income	\$369,072	\$365,947	\$459,608
Gross Income per SqFt	\$35.00	\$35.00	\$46.00
Full Market Value	\$1,860,000	\$1,840,000	\$2,310,000
Market Value per SqFt	\$176.00	\$176.00	\$231.00
Distance from Cooperative in miles		0.05	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01562-0037	1-01507-0025	1-01562-0030
Address	418 EAST 83 STREET	53 EAST 95 STREET	432 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	18	20
Year Built	1930	1920	1930
Gross SqFt	8,345	17,580	8,345
Estimated Gross Income	\$256,275	\$574,501	\$256,858
Gross Income per SqFt	\$30.70	\$32.70	\$30.80
Full Market Value	\$1,240,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$149.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.85	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01562-0038	1-01507-0025	1-01562-0030
Address	416 EAST 83 STREET	53 EAST 95 STREET	432 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	18	20
Year Built	1930	1920	1930
Gross SqFt	8,345	17,580	8,345
Estimated Gross Income	\$256,275	\$574,501	\$256,858
Gross Income per SqFt	\$30.70	\$32.70	\$30.80
Full Market Value	\$1,240,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$149.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.85	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01563-0031	1-01507-0025	1-01562-0030
Address	448 EAST 84 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1910	1920	1930
Gross SqFt	9,225	17,580	8,345
Estimated Gross Income	\$310,421	\$574,501	\$256,858
Gross Income per SqFt	\$33.60	\$32.70	\$30.80
Full Market Value	\$1,500,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$163.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.85	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01563-0032	1-01472-0034	1-01438-0014
Address	436 EAST 84 STREET	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	95	47	92
Year Built	1964	1936	1920
Gross SqFt	112,037	44,856	47,008
Estimated Gross Income	\$3,128,073	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$27.90	\$27.90	\$34.40
Full Market Value	\$15,200,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$136.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.30	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01564-0035	1-00615-0094	1-01436-0037
Address	430 EAST 85 STREET	269 WEST 12 STREET	340 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (79-96)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	30	24
Year Built	1910	1910	1910
Gross SqFt	8,145	15,708	12,108
Estimated Gross Income	\$274,079	\$581,737	\$504,430
Gross Income per SqFt	\$33.60	\$37.00	\$41.70
Full Market Value	\$1,330,000	\$2,930,000	\$2,540,000
Market Value per SqFt	\$163.00	\$187.00	\$210.00
Distance from Cooperative in miles		3.80	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01564-0036	1-00615-0094	1-01436-0037
Address	428 EAST 85 STREET	269 WEST 12 STREET	340 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (79-96)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	30	24
Year Built	1910	1910	1910
Gross SqFt	8,145	15,708	12,108
Estimated Gross Income	\$274,079	\$581,737	\$504,430
Gross Income per SqFt	\$33.60	\$37.00	\$41.70
Full Market Value	\$1,330,000	\$2,930,000	\$2,540,000
Market Value per SqFt	\$163.00	\$187.00	\$210.00
Distance from Cooperative in miles		3.80	1.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01564-0047	1-01488-0013	1-01425-0001
Address	1634 1 AVENUE	519 EAST 76 STREET	1213 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	198	210	201
Year Built	1962	1964	1961
Gross SqFt	207,546	257,244	265,980
Estimated Gross Income	\$6,332,228	\$10,440,657	\$9,743,446
Gross Income per SqFt	\$30.50	\$40.60	\$36.60
Full Market Value	\$30,700,000	\$52,500,000	\$49,000,000
Market Value per SqFt	\$148.00	\$204.00	\$184.00
Distance from Cooperative in miles		0.40	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01565-0001	1-01410-0033	1-01418-0045
Address	1646 1 AVENUE	1308 3 AVENUE	1081 3 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	149	114	116
Year Built	1968	1962	1968
Gross SqFt	193,836	181,549	174,273
Estimated Gross Income	\$6,008,916	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$31.00	\$30.50	\$37.70
Full Market Value	\$17,000,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$88.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.65	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01565-0007	1-00615-0094	1-01436-0037
Address	411 EAST 85 STREET	269 WEST 12 STREET	340 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (79-96)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	17	30	24
Year Built	1920	1910	1910
Gross SqFt	7,260	15,708	12,108
Estimated Gross Income	\$198,924	\$581,737	\$504,430
Gross Income per SqFt	\$27.40	\$37.00	\$41.70
Full Market Value	\$964,000	\$2,930,000	\$2,540,000
Market Value per SqFt	\$133.00	\$187.00	\$210.00
Distance from Cooperative in miles		3.85	1.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01565-0009	1-00585-0001	1-01582-0031
Address	415 EAST 85 STREET	464 HUDSON STREET	544 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	99	137	31
Year Built	1959	1900	1929
Gross SqFt	86,612	97,290	74,396
Estimated Gross Income	\$2,605,288	\$2,926,217	\$2,956,720
Gross Income per SqFt	\$30.10	\$30.10	\$39.70
Full Market Value	\$12,600,000	\$14,200,000	\$14,900,000
Market Value per SqFt	\$145.00	\$146.00	\$200.00
Distance from Cooperative in miles		4.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01565-0017	1-01564-0031	1-01424-0029
Address	435 EAST 85 STREET	440 EAST 85 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	60	50
Year Built	1958	1925	1921
Gross SqFt	35,000	32,208	41,898
Estimated Gross Income	\$1,230,250	\$1,131,988	\$1,639,187
Gross Income per SqFt	\$35.20	\$35.10	\$39.10
Full Market Value	\$6,190,000	\$5,690,000	\$8,240,000
Market Value per SqFt	\$177.00	\$177.00	\$197.00
Distance from Cooperative in miles		0.05	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01565-0028	1-00585-0001	1-01582-0031
Address	446 EAST 86 STREET	464 HUDSON STREET	544 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	96	137	31
Year Built	1959	1900	1929
Gross SqFt	82,430	97,290	74,396
Estimated Gross Income	\$2,479,494	\$2,926,217	\$2,956,720
Gross Income per SqFt	\$30.10	\$30.10	\$39.70
Full Market Value	\$12,000,000	\$14,200,000	\$14,900,000
Market Value per SqFt	\$146.00	\$146.00	\$200.00
Distance from Cooperative in miles		4.25	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01565-0029	1-01455-0013	1-01465-0001
Address	436 EAST 86 STREET	421 EAST 60 STREET	1306 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	317	234	429
Year Built	1973	2001	1979
Gross SqFt	384,646	307,000	357,785
Estimated Gross Income	\$11,170,119	\$12,150,976	\$14,213,353
Gross Income per SqFt	\$29.00	\$39.60	\$39.70
Full Market Value	\$54,100,000	\$61,100,000	\$71,500,000
Market Value per SqFt	\$141.00	\$199.00	\$200.00
Distance from Cooperative in miles		1.25	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01566-0001	1-01410-0033	1-01418-0045
Address	1652 1 AVENUE	1308 3 AVENUE	1081 3 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	232	114	116
Year Built	1963	1962	1968
Gross SqFt	184,745	181,549	174,273
Estimated Gross Income	\$5,636,569	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$27,300,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.70	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01566-0010	1-01562-0044	1-01576-0049
Address	425 EAST 86 STREET	404 EAST 83 STREET	1510 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	94	20	26
Year Built	1929	1930	1937
Gross SqFt	112,332	9,250	22,902
Estimated Gross Income	\$3,136,309	\$246,691	\$542,964
Gross Income per SqFt	\$27.90	\$26.70	\$23.71
Full Market Value	\$15,200,000	\$1,200,000	\$2,430,000
Market Value per SqFt	\$135.00	\$130.00	\$106.00
Distance from Cooperative in miles		0.20	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01566-0014	1-01398-0006	1-01429-0103
Address	431 EAST 86 STREET	103 EAST 63 STREET	203 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	62	37	26
Year Built	1910	1923	1973
Gross SqFt	33,500	36,274	16,231
Estimated Gross Income	\$992,270	\$1,074,324	\$481,328
Gross Income per SqFt	\$29.60	\$29.60	\$29.70
Full Market Value	\$4,810,000	\$5,210,000	\$2,330,000
Market Value per SqFt	\$144.00	\$144.00	\$144.00
Distance from Cooperative in miles		1.25	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01566-0017	1-01472-0034	1-01424-0029
Address	437 EAST 86 STREET	440 EAST 78 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	153	47	50
Year Built	1961	1936	1921
Gross SqFt	160,000	44,856	41,898
Estimated Gross Income	\$4,467,200	\$1,252,216	\$1,639,187
Gross Income per SqFt	\$27.90	\$27.90	\$39.10
Full Market Value	\$21,600,000	\$6,070,000	\$8,240,000
Market Value per SqFt	\$135.00	\$135.00	\$197.00
Distance from Cooperative in miles		0.45	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01566-0028	1-01577-0044	1-01562-0016
Address	1645 YORK AVENUE	512 EAST 81 STREET	427 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	15	17
Year Built	1920	1920	1900
Gross SqFt	7,625	9,630	10,000
Estimated Gross Income	\$315,446	\$398,421	\$459,608
Gross Income per SqFt	\$41.40	\$41.40	\$46.00
Full Market Value	\$1,590,000	\$2,000,000	\$2,310,000
Market Value per SqFt	\$209.00	\$208.00	\$231.00
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01566-0029	1-01567-0035	1-01562-0016
Address	444 EAST 87 STREET	432 EAST 88 STREET	427 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	D1-ELEVATOR
Total Units	42	45	17
Year Built	1905	1973	1900
Gross SqFt	25,000	24,572	10,000
Estimated Gross Income	\$904,250	\$888,748	\$459,608
Gross Income per SqFt	\$36.20	\$36.20	\$46.00
Full Market Value	\$4,550,000	\$4,470,000	\$2,310,000
Market Value per SqFt	\$182.00	\$182.00	\$231.00
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01566-0034	1-01562-0030	1-01507-0025
Address	430 EAST 87 STREET	432 EAST 83 STREET	53 EAST 95 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	28	20	18
Year Built	1925	1930	1920
Gross SqFt	9,820	8,345	17,580
Estimated Gross Income	\$269,068	\$256,858	\$574,501
Gross Income per SqFt	\$27.40	\$30.80	\$32.70
Full Market Value	\$1,300,000	\$1,240,000	\$2,780,000
Market Value per SqFt	\$132.00	\$149.00	\$158.00
Distance from Cooperative in miles		0.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01567-0006	1-01507-0025	1-01562-0030
Address	407 EAST 87 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1920	1920	1930
Gross SqFt	8,590	17,580	8,345
Estimated Gross Income	\$266,204	\$574,501	\$256,858
Gross Income per SqFt	\$31.00	\$32.70	\$30.80
Full Market Value	\$1,290,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$150.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.70	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01567-0011	1-01555-0017	1-01562-0030
Address	417 EAST 87 STREET	329 EAST 92 STREET	432 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	20
Year Built	1920	1925	1930
Gross SqFt	8,590	10,100	8,345
Estimated Gross Income	\$266,204	\$346,343	\$256,858
Gross Income per SqFt	\$31.00	\$34.30	\$30.80
Full Market Value	\$1,290,000	\$1,740,000	\$1,240,000
Market Value per SqFt	\$150.00	\$172.00	\$149.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01567-0012	1-01555-0017	1-01562-0030
Address	419 EAST 87 STREET	329 EAST 92 STREET	432 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	20
Year Built	1920	1925	1930
Gross SqFt	8,590	10,100	8,345
Estimated Gross Income	\$266,204	\$346,343	\$256,858
Gross Income per SqFt	\$31.00	\$34.30	\$30.80
Full Market Value	\$1,290,000	\$1,740,000	\$1,240,000
Market Value per SqFt	\$150.00	\$172.00	\$149.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01567-0040	1-01555-0017	1-01562-0030
Address	414 EAST 88 STREET	329 EAST 92 STREET	432 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	19	20	20
Year Built	1910	1925	1930
Gross SqFt	8,465	10,100	8,345
Estimated Gross Income	\$262,330	\$346,343	\$256,858
Gross Income per SqFt	\$31.00	\$34.30	\$30.80
Full Market Value	\$1,270,000	\$1,740,000	\$1,240,000
Market Value per SqFt	\$150.00	\$172.00	\$149.00
Distance from Cooperative in miles		0.30	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01567-0104	1-01563-0037	1-01562-0016
Address	403 EAST 87 STREET	434 EAST 84 STREET	427 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	20	17
Year Built	1910	1987	1900
Gross SqFt	13,000	10,470	10,000
Estimated Gross Income	\$454,350	\$365,947	\$459,608
Gross Income per SqFt	\$35.00	\$35.00	\$46.00
Full Market Value	\$2,280,000	\$1,840,000	\$2,310,000
Market Value per SqFt	\$175.00	\$176.00	\$231.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01567-0128	1-01555-0017	1-01562-0030
Address	448 EAST 88 STREET	329 EAST 92 STREET	432 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	20
Year Built	1920	1925	1930
Gross SqFt	8,965	10,100	8,345
Estimated Gross Income	\$277,825	\$346,343	\$256,858
Gross Income per SqFt	\$31.00	\$34.30	\$30.80
Full Market Value	\$1,350,000	\$1,740,000	\$1,240,000
Market Value per SqFt	\$151.00	\$172.00	\$149.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01568-0015	1-01570-0015	1-01567-0031
Address	439 EAST 88 STREET	423 EAST 90 STREET	440 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	32	47	35
Year Built	1915	1987	1929
Gross SqFt	21,875	30,866	27,847
Estimated Gross Income	\$669,156	\$944,107	\$841,583
Gross Income per SqFt	\$30.60	\$30.60	\$30.20
Full Market Value	\$3,240,000	\$4,570,000	\$4,080,000
Market Value per SqFt	\$148.00	\$148.00	\$147.00
Distance from Cooperative in miles		0.10	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01569-0016	1-01422-0021	1-01449-0003
Address	1725 YORK AVENUE	1283 2 AVENUE	1424 2 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	262	176	479
Year Built	1971	1973	1979
Gross SqFt	391,194	348,130	454,248
Estimated Gross Income	\$11,360,273	\$10,111,150	\$22,001,350
Gross Income per SqFt	\$29.00	\$29.00	\$48.40
Full Market Value	\$55,000,000	\$49,000,000	\$111,000,000
Market Value per SqFt	\$141.00	\$141.00	\$244.00
Distance from Cooperative in miles		1.15	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01570-0005	1-01507-0025	1-01562-0030
Address	403 EAST 90 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1920	1920	1930
Gross SqFt	8,870	17,580	8,345
Estimated Gross Income	\$262,641	\$574,501	\$256,858
Gross Income per SqFt	\$29.60	\$32.70	\$30.80
Full Market Value	\$1,270,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$143.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01570-0012	1-01438-0014	1-01424-0029
Address	417 EAST 90 STREET	329 EAST 63 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	71	92	50
Year Built	1985	1920	1921
Gross SqFt	50,676	47,008	41,898
Estimated Gross Income	\$1,745,281	\$1,618,847	\$1,639,187
Gross Income per SqFt	\$34.40	\$34.40	\$39.10
Full Market Value	\$8,780,000	\$8,140,000	\$8,240,000
Market Value per SqFt	\$173.00	\$173.00	\$197.00
Distance from Cooperative in miles		1.35	1.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01571-0008	1-01438-0014	1-01424-0029
Address	407 EAST 91 STREET	329 EAST 63 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	92	50
Year Built	1901	1920	1921
Gross SqFt	47,855	47,008	41,898
Estimated Gross Income	\$1,648,126	\$1,618,847	\$1,639,187
Gross Income per SqFt	\$34.40	\$34.40	\$39.10
Full Market Value	\$8,290,000	\$8,140,000	\$8,240,000
Market Value per SqFt	\$173.00	\$173.00	\$197.00
Distance from Cooperative in miles		1.40	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01576-0001	1-01410-0033	1-01418-0045
Address	1498 YORK AVENUE	1308 3 AVENUE	1081 3 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	139	114	116
Year Built	1960	1962	1968
Gross SqFt	215,732	181,549	174,273
Estimated Gross Income	\$6,581,983	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$31,900,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.55	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01576-0005	1-01410-0033	1-01418-0045
Address	505 EAST 79 STREET	1308 3 AVENUE	1081 3 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	210	114	116
Year Built	1963	1962	1968
Gross SqFt	260,000	181,549	174,273
Estimated Gross Income	\$7,932,600	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$38,400,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.55	0.90

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01576-0014	1-01472-0034	1-01438-0014
Address	515 EAST 79 STREET	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	163	47	92
Year Built	1981	1936	1920
Gross SqFt	232,400	44,856	47,008
Estimated Gross Income	\$8,003,856	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$34.40	\$27.90	\$34.40
Full Market Value	\$40,200,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$173.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.15	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01576-0023	1-01438-0014	1-01424-0029
Address	2 EAST END AVENUE	329 EAST 63 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	92	50
Year Built	1910	1920	1921
Gross SqFt	147,991	47,008	41,898
Estimated Gross Income	\$5,096,810	\$1,618,847	\$1,639,187
Gross Income per SqFt	\$34.40	\$34.40	\$39.10
Full Market Value	\$25,600,000	\$8,140,000	\$8,240,000
Market Value per SqFt	\$173.00	\$173.00	\$197.00
Distance from Cooperative in miles		0.85	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01576-0027	1-01438-0014	1-01424-0029
Address	10 EAST END AVENUE	329 EAST 63 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	198	92	50
Year Built	1957	1920	1921
Gross SqFt	230,473	47,008	41,898
Estimated Gross Income	\$7,937,490	\$1,618,847	\$1,639,187
Gross Income per SqFt	\$34.40	\$34.40	\$39.10
Full Market Value	\$39,900,000	\$8,140,000	\$8,240,000
Market Value per SqFt	\$173.00	\$173.00	\$197.00
Distance from Cooperative in miles		0.85	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01578-0001	1-01422-0021	1-01570-0021
Address	1540 YORK AVENUE	1283 2 AVENUE	1731 YORK 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	298	176	267
Year Built	1962	1973	1986
Gross SqFt	309,204	348,130	279,945
Estimated Gross Income	\$8,580,411	\$10,111,150	\$10,910,330
Gross Income per SqFt	\$27.80	\$29.00	\$39.00
Full Market Value	\$24,200,000	\$49,000,000	\$54,900,000
Market Value per SqFt	\$78.00	\$141.00	\$196.00
Distance from Cooperative in miles		0.80	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01578-0012	1-01507-0025	1-01562-0030
Address	519 EAST 81 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1910	1920	1930
Gross SqFt	8,320	17,580	8,345
Estimated Gross Income	\$258,918	\$574,501	\$256,858
Gross Income per SqFt	\$31.10	\$32.70	\$30.80
Full Market Value	\$1,250,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$150.00	\$158.00	\$149.00
Distance from Cooperative in miles		1.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01578-0013	1-01507-0025	1-01562-0030
Address	521 EAST 81 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1910	1920	1930
Gross SqFt	8,320	17,580	8,345
Estimated Gross Income	\$258,918	\$574,501	\$256,858
Gross Income per SqFt	\$31.10	\$32.70	\$30.80
Full Market Value	\$1,250,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$150.00	\$158.00	\$149.00
Distance from Cooperative in miles		1.00	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01578-0042	1-01507-0025	1-01562-0030
Address	516 EAST 82 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1920	1920	1930
Gross SqFt	9,215	17,580	8,345
Estimated Gross Income	\$286,770	\$574,501	\$256,858
Gross Income per SqFt	\$31.10	\$32.70	\$30.80
Full Market Value	\$1,390,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$151.00	\$158.00	\$149.00
Distance from Cooperative in miles		1.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01578-0043	1-01507-0025	1-01562-0030
Address	514 EAST 82 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1900	1920	1930
Gross SqFt	9,215	17,580	8,345
Estimated Gross Income	\$286,770	\$574,501	\$256,858
Gross Income per SqFt	\$31.10	\$32.70	\$30.80
Full Market Value	\$1,390,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$151.00	\$158.00	\$149.00
Distance from Cooperative in miles		1.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01578-0044	1-01507-0025	1-01562-0030
Address	512 EAST 82 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1920	1920	1930
Gross SqFt	8,830	17,580	8,345
Estimated Gross Income	\$274,789	\$574,501	\$256,858
Gross Income per SqFt	\$31.10	\$32.70	\$30.80
Full Market Value	\$1,330,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$151.00	\$158.00	\$149.00
Distance from Cooperative in miles		1.00	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01579-0005	1-01438-0014	1-01424-0029
Address	505 EAST 82 STREET	329 EAST 63 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	92	50
Year Built	1950	1920	1921
Gross SqFt	47,680	47,008	41,898
Estimated Gross Income	\$1,642,099	\$1,618,847	\$1,639,187
Gross Income per SqFt	\$34.40	\$34.40	\$39.10
Full Market Value	\$8,260,000	\$8,140,000	\$8,240,000
Market Value per SqFt	\$173.00	\$173.00	\$197.00
Distance from Cooperative in miles		1.00	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01579-0008	1-01507-0025	1-01562-0030
Address	511 EAST 82 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1905	1920	1930
Gross SqFt	9,324	17,580	8,345
Estimated Gross Income	\$290,162	\$574,501	\$256,858
Gross Income per SqFt	\$31.10	\$32.70	\$30.80
Full Market Value	\$1,410,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$151.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.95	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01579-0015	1-01570-0015	1-01424-0029
Address	525 EAST 82 STREET	423 EAST 90 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	95	47	50
Year Built	1962	1987	1921
Gross SqFt	94,727	30,866	41,898
Estimated Gross Income	\$2,897,698	\$944,107	\$1,639,187
Gross Income per SqFt	\$30.60	\$30.60	\$39.10
Full Market Value	\$14,000,000	\$4,570,000	\$8,240,000
Market Value per SqFt	\$148.00	\$148.00	\$197.00
Distance from Cooperative in miles		0.45	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01579-0023	1-01422-0021	1-01449-0003
Address	60 EAST END AVENUE	1283 2 AVENUE	1424 2 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	125	176	479
Year Built	1973	1973	1979
Gross SqFt	345,242	348,130	454,248
Estimated Gross Income	\$10,025,827	\$10,111,150	\$22,001,350
Gross Income per SqFt	\$29.00	\$29.00	\$48.40
Full Market Value	\$48,600,000	\$49,000,000	\$111,000,000
Market Value per SqFt	\$141.00	\$141.00	\$244.00
Distance from Cooperative in miles		0.85	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01579-0044	1-01507-0025	1-01562-0030
Address	512 EAST 83 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1910	1920	1930
Gross SqFt	10,830	17,580	8,345
Estimated Gross Income	\$337,029	\$574,501	\$256,858
Gross Income per SqFt	\$31.10	\$32.70	\$30.80
Full Market Value	\$1,630,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$151.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.95	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01579-0049	1-01472-0034	1-01438-0014
Address	1562 YORK AVENUE	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	189	47	92
Year Built	1965	1936	1920
Gross SqFt	255,420	44,856	47,008
Estimated Gross Income	\$7,131,326	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$27.90	\$27.90	\$34.40
Full Market Value	\$34,600,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$135.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.30	1.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01580-0006	1-01507-0025	1-01562-0030
Address	505 EAST 83 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1910	1920	1930
Gross SqFt	9,190	17,580	8,345
Estimated Gross Income	\$285,992	\$574,501	\$256,858
Gross Income per SqFt	\$31.10	\$32.70	\$30.80
Full Market Value	\$1,390,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$151.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.95	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01580-0008	1-01507-0025	1-01562-0030
Address	509 EAST 83 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1925	1920	1930
Gross SqFt	9,190	17,580	8,345
Estimated Gross Income	\$285,992	\$574,501	\$256,858
Gross Income per SqFt	\$31.10	\$32.70	\$30.80
Full Market Value	\$1,390,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$151.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.95	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01580-0014	1-01507-0025	1-01562-0030
Address	521 EAST 83 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1925	1920	1930
Gross SqFt	9,185	17,580	8,345
Estimated Gross Income	\$285,837	\$574,501	\$256,858
Gross Income per SqFt	\$31.10	\$32.70	\$30.80
Full Market Value	\$1,380,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$150.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.95	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01580-0019	1-01507-0025	1-01562-0030
Address	531 EAST 83 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1915	1920	1930
Gross SqFt	9,185	17,580	8,345
Estimated Gross Income	\$285,837	\$574,501	\$256,858
Gross Income per SqFt	\$31.10	\$32.70	\$30.80
Full Market Value	\$1,380,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$150.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.95	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01580-0023	1-01410-0033	1-01418-0045
Address	80 EAST END AVENUE	1308 3 AVENUE	1081 3 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	154	114	116
Year Built	1958	1962	1968
Gross SqFt	182,000	181,549	174,273
Estimated Gross Income	\$5,552,820	\$5,539,920	\$6,575,475
Gross Income per SqFt	\$30.50	\$30.50	\$37.70
Full Market Value	\$26,900,000	\$26,800,000	\$33,100,000
Market Value per SqFt	\$148.00	\$148.00	\$190.00
Distance from Cooperative in miles		0.65	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01580-0032	1-01567-0031	1-01567-0035
Address	534 EAST 84 STREET	440 EAST 88 STREET	432 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	D3-ELEVATOR
Total Units	32	35	45
Year Built	1910	1929	1973
Gross SqFt	22,812	27,847	24,572
Estimated Gross Income	\$689,378	\$841,583	\$888,748
Gross Income per SqFt	\$30.20	\$30.20	\$36.20
Full Market Value	\$3,340,000	\$4,080,000	\$4,470,000
Market Value per SqFt	\$146.00	\$147.00	\$182.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01580-0033	1-01424-0029	1-01438-0014
Address	526 EAST 84 STREET	226 EAST 70 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	50	92
Year Built	1920	1921	1920
Gross SqFt	42,250	41,898	47,008
Estimated Gross Income	\$1,455,090	\$1,639,187	\$1,618,847
Gross Income per SqFt	\$34.40	\$39.10	\$34.40
Full Market Value	\$7,320,000	\$8,240,000	\$8,140,000
Market Value per SqFt	\$173.00	\$197.00	\$173.00
Distance from Cooperative in miles		0.80	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01580-0043	1-01570-0015	1-01564-0031
Address	512 EAST 84 STREET	423 EAST 90 STREET	440 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	47	60
Year Built	1910	1987	1925
Gross SqFt	29,910	30,866	32,208
Estimated Gross Income	\$914,946	\$944,107	\$1,131,988
Gross Income per SqFt	\$30.60	\$30.60	\$35.10
Full Market Value	\$4,430,000	\$4,570,000	\$5,690,000
Market Value per SqFt	\$148.00	\$148.00	\$177.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01581-0012	1-01568-0018	1-01578-0017
Address	523 EAST 84 STREET	443 EAST 88 STREET	529 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	60	25	100
Year Built	1910	1920	1900
Gross SqFt	43,080	16,244	41,600
Estimated Gross Income	\$1,340,649	\$495,840	\$1,234,801
Gross Income per SqFt	\$31.10	\$30.50	\$29.70
Full Market Value	\$6,500,000	\$2,400,000	\$5,980,000
Market Value per SqFt	\$151.00	\$148.00	\$144.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01581-0039	1-01507-0025	1-01562-0030
Address	530 EAST 85 STREET	53 EAST 95 STREET	432 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	11	18	20
Year Built	1925	1920	1930
Gross SqFt	8,145	17,580	8,345
Estimated Gross Income	\$253,472	\$574,501	\$256,858
Gross Income per SqFt	\$31.10	\$32.70	\$30.80
Full Market Value	\$1,230,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$151.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.90	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01582-0005	1-00585-0001	1-01582-0031
Address	515 EAST 85 STREET	464 HUDSON STREET	544 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	83	137	31
Year Built	1962	1900	1929
Gross SqFt	81,215	97,290	74,396
Estimated Gross Income	\$2,442,947	\$2,926,217	\$2,956,720
Gross Income per SqFt	\$30.10	\$30.10	\$39.70
Full Market Value	\$11,800,000	\$14,200,000	\$14,900,000
Market Value per SqFt	\$145.00	\$146.00	\$200.00
Distance from Cooperative in miles		4.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01582-0023	1-01472-0034	1-01567-0037
Address	120 EAST END AVENUE	440 EAST 78 STREET	418 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	47	48
Year Built	1931	1936	1950
Gross SqFt	211,270	44,856	25,395
Estimated Gross Income	\$5,898,658	\$1,252,216	\$700,289
Gross Income per SqFt	\$27.90	\$27.90	\$27.60
Full Market Value	\$28,600,000	\$6,070,000	\$3,390,000
Market Value per SqFt	\$135.00	\$135.00	\$133.00
Distance from Cooperative in miles		0.45	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01582-0030	1-01570-0015	1-01564-0031
Address	130 EAST END AVENUE	423 EAST 90 STREET	440 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	46	47	60
Year Built	1929	1987	1925
Gross SqFt	94,409	30,866	32,208
Estimated Gross Income	\$2,887,971	\$944,107	\$1,131,988
Gross Income per SqFt	\$30.60	\$30.60	\$35.10
Full Market Value	\$14,000,000	\$4,570,000	\$5,690,000
Market Value per SqFt	\$148.00	\$148.00	\$177.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01582-0034	1-01472-0034	1-01438-0014
Address	530 EAST 86 STREET	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	46	47	92
Year Built	1928	1936	1920
Gross SqFt	120,835	44,856	47,008
Estimated Gross Income	\$3,373,713	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$27.90	\$27.90	\$34.40
Full Market Value	\$16,300,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$135.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.45	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01582-0040	1-01472-0034	1-01438-0014
Address	520 EAST 86 STREET	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	46	47	92
Year Built	1929	1936	1920
Gross SqFt	114,640	44,856	47,008
Estimated Gross Income	\$3,200,748	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$27.90	\$27.90	\$34.40
Full Market Value	\$15,500,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$135.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.45	1.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01582-0046	1-01472-0034	1-01438-0014
Address	510 EAST 86 STREET	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	47	92
Year Built	1958	1936	1920
Gross SqFt	123,333	44,856	47,008
Estimated Gross Income	\$3,443,457	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$27.90	\$27.90	\$34.40
Full Market Value	\$16,700,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$135.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.45	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01583-0009	1-01438-0014	1-00593-0036
Address	517 EAST 86 STREET	329 EAST 63 STREET	24 CHRISTOPHER STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	92	69
Year Built	1939	1920	1930
Gross SqFt	48,000	47,008	48,531
Estimated Gross Income	\$1,653,120	\$1,618,847	\$1,924,985
Gross Income per SqFt	\$34.40	\$34.40	\$39.70
Full Market Value	\$8,310,000	\$8,140,000	\$9,680,000
Market Value per SqFt	\$173.00	\$173.00	\$199.00
Distance from Cooperative in miles		1.20	4.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01583-0012	1-01416-0002	1-01570-0021
Address	525 EAST 86 STREET	1033 3 AVENUE	1731 YORK 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	139	133	267
Year Built	1962	1967	1986
Gross SqFt	223,473	241,274	279,945
Estimated Gross Income	\$6,516,472	\$7,036,551	\$10,910,330
Gross Income per SqFt	\$29.20	\$29.20	\$39.00
Full Market Value	\$31,600,000	\$34,100,000	\$54,900,000
Market Value per SqFt	\$141.00	\$141.00	\$196.00
Distance from Cooperative in miles		1.35	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01583-0015	1-01472-0034	1-01438-0014
Address	535 EAST 86 STREET	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	143	47	92
Year Built	1960	1936	1920
Gross SqFt	320,600	44,856	47,008
Estimated Gross Income	\$8,951,152	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$27.90	\$27.90	\$34.40
Full Market Value	\$43,400,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$135.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.50	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01584-0013	1-01507-0025	1-01562-0030
Address	519 EAST 87 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1910	1920	1930
Gross SqFt	9,040	17,580	8,345
Estimated Gross Income	\$267,674	\$574,501	\$256,858
Gross Income per SqFt	\$29.60	\$32.70	\$30.80
Full Market Value	\$1,300,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$144.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.80	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01584-0016	1-01507-0025	1-01562-0030
Address	531 EAST 87 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1910	1920	1930
Gross SqFt	8,745	17,580	8,345
Estimated Gross Income	\$258,939	\$574,501	\$256,858
Gross Income per SqFt	\$29.60	\$32.70	\$30.80
Full Market Value	\$1,250,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$143.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.80	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01584-0039	1-01507-0025	1-01562-0030
Address	522 EAST 88 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1910	1920	1930
Gross SqFt	8,935	17,580	8,345
Estimated Gross Income	\$264,565	\$574,501	\$256,858
Gross Income per SqFt	\$29.60	\$32.70	\$30.80
Full Market Value	\$1,280,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$143.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.80	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01585-0007	1-01507-0025	1-01562-0030
Address	509 EAST 88 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1910	1920	1930
Gross SqFt	8,825	17,580	8,345
Estimated Gross Income	\$261,308	\$574,501	\$256,858
Gross Income per SqFt	\$29.60	\$32.70	\$30.80
Full Market Value	\$1,270,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$144.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.80	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01585-0008	1-01438-0014	1-01424-0029
Address	515 EAST 88 STREET	329 EAST 63 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	92	50
Year Built	1920	1920	1921
Gross SqFt	42,286	47,008	41,898
Estimated Gross Income	\$1,456,329	\$1,618,847	\$1,639,187
Gross Income per SqFt	\$34.40	\$34.40	\$39.10
Full Market Value	\$7,320,000	\$8,140,000	\$8,240,000
Market Value per SqFt	\$173.00	\$173.00	\$197.00
Distance from Cooperative in miles		1.30	1.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01585-0013	1-01507-0025	1-01562-0030
Address	521 EAST 88 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1920	1920	1930
Gross SqFt	8,805	17,580	8,345
Estimated Gross Income	\$260,716	\$574,501	\$256,858
Gross Income per SqFt	\$29.60	\$32.70	\$30.80
Full Market Value	\$1,260,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$143.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.80	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01585-0017	1-01507-0025	1-01562-0030
Address	529 EAST 88 STREET	53 EAST 95 STREET	432 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	18	20
Year Built	1920	1920	1930
Gross SqFt	8,805	17,580	8,345
Estimated Gross Income	\$260,716	\$574,501	\$256,858
Gross Income per SqFt	\$29.60	\$32.70	\$30.80
Full Market Value	\$1,260,000	\$2,780,000	\$1,240,000
Market Value per SqFt	\$143.00	\$158.00	\$149.00
Distance from Cooperative in miles		0.80	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01585-0018	1-01453-0035	1-00617-0036
Address	531 EAST 88 STREET	334 EAST 79 STREET	234 WEST 13 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	26	46	42
Year Built	1905	1920	1890
Gross SqFt	25,800	27,124	26,377
Estimated Gross Income	\$895,002	\$940,859	\$946,019
Gross Income per SqFt	\$34.70	\$34.70	\$35.90
Full Market Value	\$4,500,000	\$4,730,000	\$4,760,000
Market Value per SqFt	\$174.00	\$174.00	\$180.00
Distance from Cooperative in miles		0.60	4.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01585-0023	1-01422-0021	1-01449-0003
Address	180 EAST END AVENUE	1283 2 AVENUE	1424 2 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	152	176	479
Year Built	1960	1973	1979
Gross SqFt	416,668	348,130	454,248
Estimated Gross Income	\$12,100,038	\$10,111,150	\$22,001,350
Gross Income per SqFt	\$29.00	\$29.00	\$48.40
Full Market Value	\$58,600,000	\$49,000,000	\$111,000,000
Market Value per SqFt	\$141.00	\$141.00	\$244.00
Distance from Cooperative in miles		1.15	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01586-0005	1-01472-0034	1-01438-0014
Address	515 EAST 89 STREET	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	47	92
Year Built	1942	1936	1920
Gross SqFt	71,000	44,856	47,008
Estimated Gross Income	\$1,982,320	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$27.90	\$27.90	\$34.40
Full Market Value	\$9,600,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$135.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.65	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01586-0013	1-01472-0034	1-01438-0014
Address	525 EAST 89 STREET	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	47	92
Year Built	1942	1936	1920
Gross SqFt	71,000	44,856	47,008
Estimated Gross Income	\$1,982,320	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$27.90	\$27.90	\$34.40
Full Market Value	\$9,600,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$135.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.65	1.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01586-0021	1-01416-0002	1-01570-0021
Address	200 EAST END AVENUE	1033 3 AVENUE	1731 YORK 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	191	133	267
Year Built	1952	1967	1986
Gross SqFt	254,928	241,274	279,945
Estimated Gross Income	\$7,433,700	\$7,036,551	\$10,910,330
Gross Income per SqFt	\$29.20	\$29.20	\$39.00
Full Market Value	\$36,000,000	\$34,100,000	\$54,900,000
Market Value per SqFt	\$141.00	\$141.00	\$196.00
Distance from Cooperative in miles		1.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01586-0035	1-01472-0034	1-01438-0014
Address	530 EAST 90 STREET	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	47	92
Year Built	1942	1936	1920
Gross SqFt	71,000	44,856	47,008
Estimated Gross Income	\$1,982,320	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$27.90	\$27.90	\$34.40
Full Market Value	\$9,600,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$135.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.65	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01586-0043	1-01472-0034	1-01438-0014
Address	504 EAST 90 STREET	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	47	92
Year Built	1942	1936	1920
Gross SqFt	71,000	44,856	47,008
Estimated Gross Income	\$1,982,320	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$27.90	\$27.90	\$34.40
Full Market Value	\$9,600,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$135.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.65	1.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01589-0002	1-01472-0034	1-01438-0014
Address	1 EAST END AVENUE	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	47	92
Year Built	1929	1936	1920
Gross SqFt	115,835	44,856	47,008
Estimated Gross Income	\$3,234,113	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$27.90	\$27.90	\$34.40
Full Market Value	\$15,700,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$136.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.25	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01589-0019	1-01472-0034	1-01438-0014
Address	25 EAST END AVENUE	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	39	47	92
Year Built	1928	1936	1920
Gross SqFt	89,264	44,856	47,008
Estimated Gross Income	\$2,492,250	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$27.90	\$27.90	\$34.40
Full Market Value	\$12,100,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$136.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.30	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01589-0023	1-01472-0034	1-01438-0014
Address	33 EAST END AVENUE	440 EAST 78 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	47	92
Year Built	1942	1936	1920
Gross SqFt	89,400	44,856	47,008
Estimated Gross Income	\$2,496,048	\$1,252,216	\$1,618,847
Gross Income per SqFt	\$27.90	\$27.90	\$34.40
Full Market Value	\$12,100,000	\$6,070,000	\$8,140,000
Market Value per SqFt	\$135.00	\$135.00	\$173.00
Distance from Cooperative in miles		0.30	0.95

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01589-0034	1-01390-0067	1-01410-0033
Address	45 EAST END AVENUE	945 5 AVENUE	1308 3 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	153	111	114
Year Built	1951	1949	1962
Gross SqFt	195,000	188,810	181,549
Estimated Gross Income	\$5,949,450	\$6,452,177	\$5,539,920
Gross Income per SqFt	\$30.50	\$34.20	\$30.50
Full Market Value	\$28,800,000	\$32,400,000	\$26,800,000
Market Value per SqFt	\$148.00	\$172.00	\$148.00
Distance from Cooperative in miles		0.95	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01589-0041	1-01422-0021	1-00910-0061
Address	55 EAST END AVENUE	1283 2 AVENUE	425 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	185	176	105
Year Built	1951	1973	1967
Gross SqFt	210,000	348,130	66,403
Estimated Gross Income	\$6,407,100	\$10,111,150	\$1,646,492
Gross Income per SqFt	\$30.50	\$29.00	\$24.80
Full Market Value	\$31,000,000	\$49,000,000	\$7,360,000
Market Value per SqFt	\$148.00	\$141.00	\$111.00
Distance from Cooperative in miles		0.90	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01590-0007	1-01422-0048	1-01425-0001
Address	605 EAST 82 STREET	210 EAST 68 STREET	1213 3 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	160	210	201
Year Built	1953	1929	1961
Gross SqFt	222,200	243,802	265,980
Estimated Gross Income	\$6,779,322	\$8,823,642	\$9,743,446
Gross Income per SqFt	\$30.50	\$36.20	\$36.60
Full Market Value	\$32,800,000	\$44,400,000	\$49,000,000
Market Value per SqFt	\$148.00	\$182.00	\$184.00
Distance from Cooperative in miles		0.95	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01590-0008	1-01418-0045	1-01429-0103
Address	75 EAST END AVENUE	1081 3 AVENUE	203 EAST 74 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	192	116	26
Year Built	1963	1968	1973
Gross SqFt	296,940	174,273	16,231
Estimated Gross Income	\$9,059,639	\$6,575,475	\$481,328
Gross Income per SqFt	\$30.50	\$37.70	\$29.70
Full Market Value	\$43,900,000	\$33,100,000	\$2,330,000
Market Value per SqFt	\$148.00	\$190.00	\$144.00
Distance from Cooperative in miles		1.10	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01590-0030	1-01472-0034	1-01564-0031
Address	10 GRACIE SQUARE	440 EAST 78 STREET	440 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	47	60
Year Built	1930	1936	1925
Gross SqFt	230,940	44,856	32,208
Estimated Gross Income	\$6,447,844	\$1,252,216	\$1,131,988
Gross Income per SqFt	\$27.90	\$27.90	\$35.10
Full Market Value	\$31,200,000	\$6,070,000	\$5,690,000
Market Value per SqFt	\$135.00	\$135.00	\$177.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01590-0042	1-01472-0034	1-01564-0031
Address	93 EAST END AVENUE	440 EAST 78 STREET	440 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	47	60
Year Built	1929	1936	1925
Gross SqFt	53,736	44,856	32,208
Estimated Gross Income	\$1,500,309	\$1,252,216	\$1,131,988
Gross Income per SqFt	\$27.90	\$27.90	\$35.10
Full Market Value	\$7,270,000	\$6,070,000	\$5,690,000
Market Value per SqFt	\$135.00	\$135.00	\$177.00
Distance from Cooperative in miles		0.40	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01590-0044	1-01582-0031	1-01565-0035
Address	5 GRACIE SQUARE	544 EAST 86 STREET	430 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	43	31	133
Year Built	1929	1929	1931
Gross SqFt	87,869	74,396	205,967
Estimated Gross Income	\$2,453,302	\$2,956,720	\$5,376,180
Gross Income per SqFt	\$27.90	\$39.70	\$26.10
Full Market Value	\$11,900,000	\$14,900,000	\$26,000,000
Market Value per SqFt	\$135.00	\$200.00	\$126.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01595-0065	1-01768-0001	1-01246-0001
Address	50 WEST 112 STREET	101 EAST 119 STREET	125 RIVERSIDE DRIVE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	62	36	64
Year Built	1910	1920	1907
Gross SqFt	38,255	37,260	70,328
Estimated Gross Income	\$506,113	\$492,951	\$1,533,127
Gross Income per SqFt	\$13.23	\$13.23	\$21.80
Full Market Value	\$1,430,000	\$1,510,000	\$6,850,000
Market Value per SqFt	\$37.40	\$41.00	\$97.00
Distance from Cooperative in miles		0.55	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01602-0001	1-01565-0035	1-01613-0006
Address	1150 5 AVENUE	430 EAST 86 STREET	1 EAST 107 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	77	133	273
Year Built	1924	1931	1930
Gross SqFt	163,969	205,967	245,000
Estimated Gross Income	\$4,279,590	\$5,376,180	\$5,017,824
Gross Income per SqFt	\$26.10	\$26.10	\$20.48
Full Market Value	\$20,700,000	\$26,000,000	\$14,200,000
Market Value per SqFt	\$126.00	\$126.00	\$58.00
Distance from Cooperative in miles		0.85	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01602-0009	1-01513-0070	1-01603-0001
Address	9 EAST 96 STREET	1009 PARK AVENUE	1160 5 AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	48	28	82
Year Built	1927	1924	1925
Gross SqFt	73,125	63,167	90,349
Estimated Gross Income	\$2,302,706	\$1,992,742	\$4,044,021
Gross Income per SqFt	\$31.50	\$31.50	\$44.80
Full Market Value	\$11,200,000	\$9,650,000	\$20,300,000
Market Value per SqFt	\$153.00	\$153.00	\$225.00
Distance from Cooperative in miles		0.65	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01602-0013	1-01513-0070	1-01603-0001
Address	17 EAST 96 STREET	1009 PARK AVENUE	1160 5 AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	67	28	82
Year Built	1923	1924	1925
Gross SqFt	85,290	63,167	90,349
Estimated Gross Income	\$2,685,782	\$1,992,742	\$4,044,021
Gross Income per SqFt	\$31.50	\$31.50	\$44.80
Full Market Value	\$13,000,000	\$9,650,000	\$20,300,000
Market Value per SqFt	\$152.00	\$153.00	\$225.00
Distance from Cooperative in miles		0.65	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01602-0020	1-01565-0035	1-01607-0069
Address	1381 MADISON AVENUE	430 EAST 86 STREET	1212 5 AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	79	133	72
Year Built	1930	1931	1925
Gross SqFt	141,058	205,967	120,942
Estimated Gross Income	\$3,117,381	\$5,376,180	\$2,192,400
Gross Income per SqFt	\$22.10	\$26.10	\$18.13
Full Market Value	\$13,900,000	\$26,000,000	\$8,920,000
Market Value per SqFt	\$99.00	\$126.00	\$74.00
Distance from Cooperative in miles		0.80	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01602-0060	1-01205-0029	1-01565-0035
Address	12 EAST 97 STREET	315 CENTRAL PARK WEST	430 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	113	51	133
Year Built	1928	1911	1931
Gross SqFt	121,369	109,769	205,967
Estimated Gross Income	\$2,522,047	\$2,280,816	\$5,376,180
Gross Income per SqFt	\$20.78	\$20.78	\$26.10
Full Market Value	\$11,300,000	\$10,200,000	\$26,000,000
Market Value per SqFt	\$93.00	\$93.00	\$126.00
Distance from Cooperative in miles		0.70	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01602-0069	1-01565-0035	1-01205-0029
Address	1158 5 AVENUE	430 EAST 86 STREET	315 CENTRAL PARK WEST
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	58	133	51
Year Built	1927	1931	1911
Gross SqFt	157,824	205,967	109,769
Estimated Gross Income	\$4,119,206	\$5,376,180	\$2,280,816
Gross Income per SqFt	\$26.10	\$26.10	\$20.78
Full Market Value	\$20,000,000	\$26,000,000	\$10,200,000
Market Value per SqFt	\$127.00	\$126.00	\$93.00
Distance from Cooperative in miles		0.85	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01603-0009	1-01602-0033	1-01603-0001
Address	9 EAST 97 STREET	1240 PARK AVENUE	1160 5 AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	25	39	82
Year Built	1930	1920	1925
Gross SqFt	23,472	47,822	90,349
Estimated Gross Income	\$668,952	\$1,362,837	\$4,044,021
Gross Income per SqFt	\$28.50	\$28.50	\$44.80
Full Market Value	\$3,240,000	\$6,600,000	\$20,300,000
Market Value per SqFt	\$138.00	\$138.00	\$225.00
Distance from Cooperative in miles		0.10	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01603-0014	1-01602-0033	1-01603-0001
Address	17 EAST 97 STREET	1240 PARK AVENUE	1160 5 AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	34	39	82
Year Built	1904	1920	1925
Gross SqFt	46,014	47,822	90,349
Estimated Gross Income	\$1,311,399	\$1,362,837	\$4,044,021
Gross Income per SqFt	\$28.50	\$28.50	\$44.80
Full Market Value	\$6,350,000	\$6,600,000	\$20,300,000
Market Value per SqFt	\$138.00	\$138.00	\$225.00
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01603-0060	1-01603-0001	1-01513-0070
Address	16 EAST 98 STREET	1160 5 AVENUE	1009 PARK AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	53	82	28
Year Built	1925	1925	1924
Gross SqFt	52,000	90,349	63,167
Estimated Gross Income	\$1,637,480	\$4,044,021	\$1,992,742
Gross Income per SqFt	\$31.50	\$44.80	\$31.50
Full Market Value	\$7,930,000	\$20,300,000	\$9,650,000
Market Value per SqFt	\$153.00	\$225.00	\$153.00
Distance from Cooperative in miles		0.00	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01603-0069	1-01565-0035	1-01205-0029
Address	1165 5 AVENUE	430 EAST 86 STREET	315 CENTRAL PARK WEST
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	54	133	51
Year Built	1926	1931	1911
Gross SqFt	155,979	205,967	109,769
Estimated Gross Income	\$4,071,051	\$5,376,180	\$2,280,816
Gross Income per SqFt	\$26.10	\$26.10	\$20.78
Full Market Value	\$19,700,000	\$26,000,000	\$10,200,000
Market Value per SqFt	\$126.00	\$126.00	\$93.00
Distance from Cooperative in miles		0.90	0.75

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01604-0001	1-01565-0035	1-01205-0029
Address	1170 5 AVENUE	430 EAST 86 STREET	315 CENTRAL PARK WEST
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	60	133	51
Year Built	1926	1931	1911
Gross SqFt	153,064	205,967	109,769
Estimated Gross Income	\$3,994,970	\$5,376,180	\$2,280,816
Gross Income per SqFt	\$26.10	\$26.10	\$20.78
Full Market Value	\$19,400,000	\$26,000,000	\$10,200,000
Market Value per SqFt	\$127.00	\$126.00	\$93.00
Distance from Cooperative in miles		0.95	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01608-0001	1-01205-0029	1-01565-0035
Address	1215 5 AVENUE	315 CENTRAL PARK WEST	430 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	62	51	133
Year Built	1926	1911	1931
Gross SqFt	124,081	109,769	205,967
Estimated Gross Income	\$2,578,403	\$2,280,816	\$5,376,180
Gross Income per SqFt	\$20.78	\$20.78	\$26.10
Full Market Value	\$11,500,000	\$10,200,000	\$26,000,000
Market Value per SqFt	\$93.00	\$93.00	\$126.00
Distance from Cooperative in miles		0.85	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01614-0001	1-01770-0159	1-01675-0011
Address	1270 5 AVENUE	134 EAST 122 STREET	324 EAST 104 STREET
Neighborhood	UPPER EAST SIDE (96-110)	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	201	92	100
Year Built	1959	1973	1971
Gross SqFt	212,000	84,941	49,203
Estimated Gross Income	\$4,025,880	\$1,533,866	\$792,168
Gross Income per SqFt	\$18.99	\$18.06	\$16.10
Full Market Value	\$16,400,000	\$4,710,000	\$2,240,000
Market Value per SqFt	\$77.00	\$55.00	\$45.50
Distance from Cooperative in miles		0.70	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01622-0051	1-01637-0052	1-01687-0123
Address	1779 MADISON AVENUE	150 EAST 110 STREET	343 EAST 115 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	16	12
Year Built	1910	1910	1910
Gross SqFt	8,530	11,515	7,804
Estimated Gross Income	\$194,057	\$264,021	\$135,441
Gross Income per SqFt	\$22.75	\$22.93	\$17.36
Full Market Value	\$867,000	\$1,180,000	\$551,000
Market Value per SqFt	\$102.00	\$102.00	\$71.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01622-0052	1-01682-0052	1-01687-0123
Address	1777 MADISON AVENUE	2154 2 AVENUE	343 EAST 115 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	18	12
Year Built	1910	1910	1910
Gross SqFt	8,530	9,825	7,804
Estimated Gross Income	\$136,480	\$155,020	\$135,441
Gross Income per SqFt	\$16.00	\$15.78	\$17.36
Full Market Value	\$385,000	\$631,000	\$551,000
Market Value per SqFt	\$45.10	\$64.00	\$71.00
Distance from Cooperative in miles		0.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01622-0053	1-01682-0052	1-01687-0123
Address	1775 MADISON AVENUE	2154 2 AVENUE	343 EAST 115 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	19	18	12
Year Built	1910	1910	1910
Gross SqFt	8,530	9,825	7,804
Estimated Gross Income	\$136,480	\$155,020	\$135,441
Gross Income per SqFt	\$16.00	\$15.78	\$17.36
Full Market Value	\$385,000	\$631,000	\$551,000
Market Value per SqFt	\$45.10	\$64.00	\$71.00
Distance from Cooperative in miles		0.55	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01625-0006	1-01637-0052	1-01687-0123
Address	105 EAST 97 STREET	150 EAST 110 STREET	343 EAST 115 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	15	16	12
Year Built	1910	1910	1910
Gross SqFt	9,245	11,515	7,804
Estimated Gross Income	\$184,900	\$264,021	\$135,441
Gross Income per SqFt	\$20.00	\$22.93	\$17.36
Full Market Value	\$522,000	\$1,180,000	\$551,000
Market Value per SqFt	\$56.00	\$102.00	\$71.00
Distance from Cooperative in miles		0.60	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01625-0050	1-01637-0052	1-01687-0123
Address	138 EAST 98 STREET	150 EAST 110 STREET	343 EAST 115 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	14	16	12
Year Built	1910	1910	1910
Gross SqFt	11,275	11,515	7,804
Estimated Gross Income	\$208,587	\$264,021	\$135,441
Gross Income per SqFt	\$18.50	\$22.93	\$17.36
Full Market Value	\$589,000	\$1,180,000	\$551,000
Market Value per SqFt	\$52.00	\$102.00	\$71.00
Distance from Cooperative in miles		0.60	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01625-0067	1-01687-0123	1-01682-0052
Address	114 EAST 98 STREET	343 EAST 115 STREET	2154 2 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	12	18
Year Built	1910	1910	1910
Gross SqFt	9,600	7,804	9,825
Estimated Gross Income	\$163,200	\$135,441	\$155,020
Gross Income per SqFt	\$17.00	\$17.36	\$15.78
Full Market Value	\$461,000	\$551,000	\$631,000
Market Value per SqFt	\$48.00	\$71.00	\$64.00
Distance from Cooperative in miles		0.95	0.75

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01625-0068	1-01687-0123	1-01682-0052
Address	112 EAST 98 STREET	343 EAST 115 STREET	2154 2 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	12	18
Year Built	1910	1910	1910
Gross SqFt	9,335	7,804	9,825
Estimated Gross Income	\$158,695	\$135,441	\$155,020
Gross Income per SqFt	\$17.00	\$17.36	\$15.78
Full Market Value	\$448,000	\$551,000	\$631,000
Market Value per SqFt	\$48.00	\$71.00	\$64.00
Distance from Cooperative in miles		0.95	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01630-0012	1-01680-0013	1-01616-0039
Address	123 EAST 102 STREET	319 EAST 108 STREET	88 EAST 111 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	32	37	30
Year Built	1930	1940	1930
Gross SqFt	20,190	22,596	19,884
Estimated Gross Income	\$343,230	\$400,684	\$389,390
Gross Income per SqFt	\$17.00	\$17.73	\$19.58
Full Market Value	\$969,000	\$1,630,000	\$1,740,000
Market Value per SqFt	\$48.00	\$72.00	\$88.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01630-0016	1-01680-0013	1-01616-0039
Address	1620 LEXINGTON AVENUE	319 EAST 108 STREET	88 EAST 111 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	36	37	30
Year Built	1930	1940	1930
Gross SqFt	19,134	22,596	19,884
Estimated Gross Income	\$306,144	\$400,684	\$389,390
Gross Income per SqFt	\$16.00	\$17.73	\$19.58
Full Market Value	\$865,000	\$1,630,000	\$1,740,000
Market Value per SqFt	\$45.20	\$72.00	\$88.00
Distance from Cooperative in miles		0.45	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01630-0038	1-01645-0041	1-01637-0033
Address	1862 3 AVENUE	170 EAST 118 STREET	1984 3 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	35	13
Year Built	1900	1910	1900
Gross SqFt	32,025	22,070	20,000
Estimated Gross Income	\$424,331	\$141,460	\$224,424
Gross Income per SqFt	\$13.25	\$6.41	\$11.22
Full Market Value	\$1,200,000	\$434,000	\$791,000
Market Value per SqFt	\$37.50	\$20.00	\$39.60
Distance from Cooperative in miles		0.75	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01631-0041	1-01665-0036	1-01660-0019
Address	180 EAST 104 STREET	232 EAST 116 STREET	245 EAST 110 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	36	30	30
Year Built	1910	1910	1910
Gross SqFt	24,365	16,287	15,964
Estimated Gross Income	\$402,022	\$419,390	\$280,404
Gross Income per SqFt	\$16.50	\$25.70	\$17.56
Full Market Value	\$1,140,000	\$2,030,000	\$1,140,000
Market Value per SqFt	\$46.80	\$125.00	\$71.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01634-0062	1-01682-0007	1-01682-0052
Address	120 EAST 107 STREET	309 EAST 110 STREET	2154 2 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	11	15	18
Year Built	1910	1910	1910
Gross SqFt	4,578	9,100	9,825
Estimated Gross Income	\$59,514	\$115,990	\$155,020
Gross Income per SqFt	\$13.00	\$12.75	\$15.78
Full Market Value	\$168,000	\$436,000	\$631,000
Market Value per SqFt	\$36.70	\$48.00	\$64.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01645-0015	1-01859-0015	1-01675-0011
Address	1894 LEXINGTON AVENUE	133 WEST 104 STREET	324 EAST 104 STREET
Neighborhood	HARLEM-EAST	UPPER WEST SIDE (96-116)	HARLEM-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	28	100
Year Built	1972	1950	1971
Gross SqFt	36,000	30,608	49,203
Estimated Gross Income	\$738,000	\$634,749	\$792,168
Gross Income per SqFt	\$20.50	\$20.74	\$16.10
Full Market Value	\$3,300,000	\$1,950,000	\$2,240,000
Market Value per SqFt	\$92.00	\$64.00	\$45.50
Distance from Cooperative in miles		1.25	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01656-0001	1-01760-0001	1-01624-0001
Address	2085 2 AVENUE	2225 5 AVENUE	1245 PARK AVENUE
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	691	914	166
Year Built	1959	1947	1963
Gross SqFt	846,700	714,600	212,482
Estimated Gross Income	\$13,276,256	\$9,241,876	\$3,982,622
Gross Income per SqFt	\$15.68	\$12.93	\$18.74
Full Market Value	\$37,500,000	\$34,700,000	\$16,200,000
Market Value per SqFt	\$44.30	\$49.00	\$76.00
Distance from Cooperative in miles		1.50	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01678-0001	1-01675-0011	1-01770-0159
Address	2086 2 AVENUE	324 EAST 104 STREET	134 EAST 122 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	936	100	92
Year Built	1961	1971	1973
Gross SqFt	992,000	49,203	84,941
Estimated Gross Income	\$19,770,560	\$792,168	\$1,533,866
Gross Income per SqFt	\$19.93	\$16.10	\$18.06
Full Market Value	\$55,800,000	\$2,240,000	\$4,710,000
Market Value per SqFt	\$56.00	\$46.00	\$55.00
Distance from Cooperative in miles		0.20	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01683-0027	1-01783-0041	1-01729-0019
Address	2159 1 AVENUE	212 EAST 119 STREET	35 WEST 131 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	15	30	18
Year Built	1920	1910	1920
Gross SqFt	11,034	31,796	20,700
Estimated Gross Income	\$161,979	\$463,542	\$303,876
Gross Income per SqFt	\$14.68	\$14.58	\$14.68
Full Market Value	\$457,000	\$1,420,000	\$858,000
Market Value per SqFt	\$41.40	\$45.00	\$41.40
Distance from Cooperative in miles		0.40	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01683-0028	1-01729-0019	1-01783-0041
Address	2161 1 AVENUE	35 WEST 131 STREET	212 EAST 119 STREET
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	15	18	30
Year Built	1920	1920	1910
Gross SqFt	11,034	20,700	31,796
Estimated Gross Income	\$161,979	\$303,876	\$463,542
Gross Income per SqFt	\$14.68	\$14.68	\$14.58
Full Market Value	\$457,000	\$858,000	\$1,420,000
Market Value per SqFt	\$41.40	\$41.00	\$44.70
Distance from Cooperative in miles		1.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01701-0001	1-01778-0006	1-01612-0001
Address	2070 1 AVENUE	123 EAST 129 STREET	1250 5 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	1,604	133	452
Year Built	1974	1984	1974
Gross SqFt	2,046,455	105,280	532,700
Estimated Gross Income	\$43,302,987	\$2,015,184	\$6,834,541
Gross Income per SqFt	\$21.16	\$19.14	\$12.83
Full Market Value	\$122,000,000	\$5,690,000	\$19,300,000
Market Value per SqFt	\$60.00	\$54.00	\$36.20
Distance from Cooperative in miles		1.15	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01708-0038	1-01708-0045	1-01729-0001
Address	424 EAST 115 STREET	2234 1 AVENUE	420 LENOX AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	15	19	11
Year Built	1910	1900	1909
Gross SqFt	6,032	14,720	5,440
Estimated Gross Income	\$113,100	\$290,276	\$92,650
Gross Income per SqFt	\$18.75	\$19.72	\$17.03
Full Market Value	\$319,000	\$1,300,000	\$377,000
Market Value per SqFt	\$53.00	\$88.00	\$69.00
Distance from Cooperative in miles		0.00	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01717-0002	1-01755-0050	1-01767-0047
Address	162 LENOX AVENUE	2071 MADISON AVENUE	166 EAST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	35	39	24
Year Built	1930	1926	1920
Gross SqFt	27,709	27,176	26,400
Estimated Gross Income	\$392,359	\$459,600	\$373,747
Gross Income per SqFt	\$14.16	\$16.91	\$14.16
Full Market Value	\$1,110,000	\$1,410,000	\$1,150,000
Market Value per SqFt	\$40.10	\$52.00	\$43.60
Distance from Cooperative in miles		0.65	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01717-0041	1-01771-0052	1-01717-0042
Address	8 WEST 119 STREET	146 EAST 123 STREET	10 WEST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	17	20
Year Built	1920	1910	1920
Gross SqFt	11,180	16,800	11,180
Estimated Gross Income	\$138,073	\$239,865	\$141,755
Gross Income per SqFt	\$12.35	\$14.28	\$12.68
Full Market Value	\$390,000	\$951,000	\$533,000
Market Value per SqFt	\$34.90	\$57.00	\$47.70
Distance from Cooperative in miles		0.50	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01717-0045	1-01771-0052	1-01717-0042
Address	16 WEST 119 STREET	146 EAST 123 STREET	10 WEST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	17	20
Year Built	1930	1910	1920
Gross SqFt	13,925	16,800	11,180
Estimated Gross Income	\$198,849	\$239,865	\$141,755
Gross Income per SqFt	\$14.28	\$14.28	\$12.68
Full Market Value	\$562,000	\$951,000	\$533,000
Market Value per SqFt	\$40.40	\$57.00	\$47.70
Distance from Cooperative in miles		0.50	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01717-0058	1-01767-0047	1-01755-0050
Address	56 WEST 119 STREET	166 EAST 119 STREET	2071 MADISON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	44	24	39
Year Built	1920	1920	1926
Gross SqFt	29,715	26,400	27,176
Estimated Gross Income	\$420,764	\$373,747	\$459,600
Gross Income per SqFt	\$14.16	\$14.16	\$16.91
Full Market Value	\$1,190,000	\$1,150,000	\$1,410,000
Market Value per SqFt	\$40.00	\$44.00	\$52.00
Distance from Cooperative in miles		0.45	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01718-0035	1-01729-0047	1-01753-0064
Address	1486 5 AVENUE	28 WEST 132 STREET	16 EAST 129 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	12	30	11
Year Built	1909	1910	1900
Gross SqFt	10,005	12,150	2,813
Estimated Gross Income	\$107,653	\$130,767	\$45,047
Gross Income per SqFt	\$10.76	\$10.76	\$16.01
Full Market Value	\$304,000	\$369,000	\$182,000
Market Value per SqFt	\$30.40	\$30.00	\$65.00
Distance from Cooperative in miles		0.60	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01721-0056	1-01594-0042	1-01721-0014
Address	35 MT MORRIS PARK WEST	8 WEST 111 STREET	22 MT MORRIS PARK WEST
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	50	21
Year Built	1900	1920	1900
Gross SqFt	50,500	50,536	34,692
Estimated Gross Income	\$502,475	\$622,728	\$310,493
Gross Income per SqFt	\$9.95	\$12.32	\$8.95
Full Market Value	\$1,420,000	\$1,760,000	\$877,000
Market Value per SqFt	\$28.10	\$35.00	\$25.30
Distance from Cooperative in miles		0.65	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01724-0033	1-01594-0042	1-01767-0047
Address	2042 5 AVENUE	8 WEST 111 STREET	166 EAST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	50	24
Year Built	1940	1920	1920
Gross SqFt	39,888	50,536	26,400
Estimated Gross Income	\$491,420	\$622,728	\$373,747
Gross Income per SqFt	\$12.32	\$12.32	\$14.16
Full Market Value	\$1,390,000	\$1,760,000	\$1,150,000
Market Value per SqFt	\$34.80	\$35.00	\$43.60
Distance from Cooperative in miles		0.80	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01725-0055	1-01594-0042	1-01721-0014
Address	38 WEST 128 STREET	8 WEST 111 STREET	22 MT MORRIS PARK WEST
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	50	21
Year Built	1920	1920	1900
Gross SqFt	16,695	50,536	34,692
Estimated Gross Income	\$205,682	\$622,728	\$310,493
Gross Income per SqFt	\$12.32	\$12.32	\$8.95
Full Market Value	\$581,000	\$1,760,000	\$877,000
Market Value per SqFt	\$34.80	\$35.00	\$25.30
Distance from Cooperative in miles		0.85	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01728-0001	1-01753-0064	1-01729-0047
Address	73 WEST 130 STREET	16 EAST 129 STREET	28 WEST 132 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	13	11	30
Year Built	1900	1900	1910
Gross SqFt	11,246	2,813	12,150
Estimated Gross Income	\$124,718	\$45,047	\$130,767
Gross Income per SqFt	\$11.09	\$16.01	\$10.76
Full Market Value	\$352,000	\$182,000	\$369,000
Market Value per SqFt	\$31.30	\$65.00	\$30.40
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01744-0001	1-01760-0001	1-01740-0007
Address	700 ESPLANADE GDNS PLAZA	2225 5 AVENUE	646 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	584	914	134
Year Built	1966	1947	1970
Gross SqFt	756,400	714,600	129,386
Estimated Gross Income	\$8,570,012	\$9,241,876	\$1,173,531
Gross Income per SqFt	\$11.33	\$12.93	\$9.07
Full Market Value	\$24,200,000	\$34,700,000	\$3,310,000
Market Value per SqFt	\$32.00	\$49.00	\$25.60
Distance from Cooperative in miles		0.65	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01746-0021	1-01775-0020	1-01672-0017
Address	1831 MADISON AVENUE	2089 LEXINGTON AVENUE	327 EAST 100 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	129	40	236
Year Built	2001	1990	2003
Gross SqFt	138,050	36,000	250,090
Estimated Gross Income	\$3,379,464	\$881,436	\$5,506,000
Gross Income per SqFt	\$24.48	\$24.48	\$22.02
Full Market Value	\$15,100,000	\$2,910,000	\$24,600,000
Market Value per SqFt	\$109.00	\$81.00	\$98.00
Distance from Cooperative in miles		0.40	1.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01748-0001	1-01219-0001	1-01775-0020
Address	51 EAST 122 STREET	581 AMSTERDAM AVENUE	2089 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	135	159	40
Year Built	1994	1965	1990
Gross SqFt	168,963	149,610	36,000
Estimated Gross Income	\$4,578,897	\$4,380,581	\$881,436
Gross Income per SqFt	\$27.10	\$29.30	\$24.48
Full Market Value	\$22,200,000	\$21,200,000	\$2,910,000
Market Value per SqFt	\$131.00	\$142.00	\$81.00
Distance from Cooperative in miles		1.95	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01748-0035	1-01775-0020	1-01672-0017
Address	1911 MADISON AVENUE	2089 LEXINGTON AVENUE	327 EAST 100 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	156	40	236
Year Built	1997	1990	2003
Gross SqFt	194,030	36,000	250,090
Estimated Gross Income	\$5,277,616	\$881,436	\$5,506,000
Gross Income per SqFt	\$27.20	\$24.48	\$22.02
Full Market Value	\$25,600,000	\$2,910,000	\$24,600,000
Market Value per SqFt	\$132.00	\$81.00	\$98.00
Distance from Cooperative in miles		0.25	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01749-0021	1-01755-0050	1-01767-0047
Address	1931 MADISON AVENUE	2071 MADISON AVENUE	166 EAST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	28	39	24
Year Built	1920	1926	1920
Gross SqFt	23,380	27,176	26,400
Estimated Gross Income	\$395,355	\$459,600	\$373,747
Gross Income per SqFt	\$16.91	\$16.91	\$14.16
Full Market Value	\$1,120,000	\$1,410,000	\$1,150,000
Market Value per SqFt	\$47.90	\$52.00	\$43.60
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01751-0044	1-01753-0064	1-01729-0047
Address	70 EAST 127 STREET	16 EAST 129 STREET	28 WEST 132 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	18	11	30
Year Built	1921	1900	1910
Gross SqFt	10,962	2,813	12,150
Estimated Gross Income	\$121,568	\$45,047	\$130,767
Gross Income per SqFt	\$11.09	\$16.01	\$10.76
Full Market Value	\$343,000	\$182,000	\$369,000
Market Value per SqFt	\$31.30	\$65.00	\$30.40
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01756-0056	1-01788-0022	1-01771-0052
Address	2090 MADISON AVENUE	2401 2 AVENUE	146 EAST 123 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	24	18	17
Year Built	1900	1920	1910
Gross SqFt	25,893	7,524	16,800
Estimated Gross Income	\$335,314	\$97,416	\$239,865
Gross Income per SqFt	\$12.95	\$12.95	\$14.28
Full Market Value	\$947,000	\$366,000	\$951,000
Market Value per SqFt	\$36.60	\$49.00	\$57.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01756-0060	1-01788-0022	1-01771-0052
Address	18 EAST 132 STREET	2401 2 AVENUE	146 EAST 123 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	11	18	17
Year Built	1900	1920	1910
Gross SqFt	10,460	7,524	16,800
Estimated Gross Income	\$135,457	\$97,416	\$239,865
Gross Income per SqFt	\$12.95	\$12.95	\$14.28
Full Market Value	\$383,000	\$366,000	\$951,000
Market Value per SqFt	\$36.60	\$49.00	\$57.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01763-0001	1-01675-0011	1-01760-0001
Address	2289 5 AVENUE	324 EAST 104 STREET	2225 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	634	100	914
Year Built	1970	1971	1947
Gross SqFt	370,814	49,203	714,600
Estimated Gross Income	\$4,965,199	\$792,168	\$9,241,876
Gross Income per SqFt	\$13.39	\$16.10	\$12.93
Full Market Value	\$14,000,000	\$2,240,000	\$34,700,000
Market Value per SqFt	\$37.80	\$46.00	\$48.60
Distance from Cooperative in miles		1.85	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01764-0001	1-01675-0011	1-01760-0001
Address	2301 5 AVENUE	324 EAST 104 STREET	2225 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	329	100	914
Year Built	1970	1971	1947
Gross SqFt	449,973	49,203	714,600
Estimated Gross Income	\$6,025,138	\$792,168	\$9,241,876
Gross Income per SqFt	\$13.39	\$16.10	\$12.93
Full Market Value	\$17,000,000	\$2,240,000	\$34,700,000
Market Value per SqFt	\$37.80	\$46.00	\$48.60
Distance from Cooperative in miles		1.95	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01786-0017	1-01796-0028	1-01708-0045
Address	237 EAST 121 STREET	2333 1 AVENUE	2234 1 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	14	19
Year Built	1920	1900	1900
Gross SqFt	8,000	8,838	14,720
Estimated Gross Income	\$167,680	\$193,584	\$290,276
Gross Income per SqFt	\$20.96	\$21.90	\$19.72
Full Market Value	\$474,000	\$865,000	\$1,300,000
Market Value per SqFt	\$59.00	\$98.00	\$88.00
Distance from Cooperative in miles		0.15	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01789-0005	1-01753-0064	1-01729-0047
Address	205 EAST 124 STREET	16 EAST 129 STREET	28 WEST 132 STREET
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	20	11	30
Year Built	1930	1900	1910
Gross SqFt	17,400	2,813	12,150
Estimated Gross Income	\$192,966	\$45,047	\$130,767
Gross Income per SqFt	\$11.09	\$16.01	\$10.76
Full Market Value	\$545,000	\$182,000	\$369,000
Market Value per SqFt	\$31.30	\$65.00	\$30.40
Distance from Cooperative in miles		0.45	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01795-0035	1-01246-0001	1-01216-0054
Address	342 EAST 119 STREET	125 RIVERSIDE DRIVE	156 WEST 86 STREET
Neighborhood	HARLEM-EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	41	64	38
Year Built	2004	1907	1916
Gross SqFt	59,411	70,328	76,302
Estimated Gross Income	\$1,295,159	\$1,533,127	\$1,267,154
Gross Income per SqFt	\$21.80	\$21.80	\$16.61
Full Market Value	\$8,400,000	\$6,850,000	\$5,150,000
Market Value per SqFt	\$141.00	\$97.00	\$67.00
Distance from Cooperative in miles		2.45	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01796-0020	1-01242-0010	1-01196-0003
Address	333 EAST 119 STREET	2521 BROADWAY	465 COLUMBUS AVENUE
Neighborhood	HARLEM-EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	70	60	21
Year Built	2005	2001	1988
Gross SqFt	98,107	69,000	19,303
Estimated Gross Income	\$3,393,521	\$2,056,788	\$708,692
Gross Income per SqFt	\$34.60	\$29.80	\$36.70
Full Market Value	\$17,100,000	\$9,970,000	\$3,560,000
Market Value per SqFt	\$174.00	\$144.00	\$184.00
Distance from Cooperative in miles		2.05	2.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01806-0039	1-01796-0028	1-01708-0045
Address	420 EAST 119 STREET	2333 1 AVENUE	2234 1 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	17	14	19
Year Built	1900	1900	1900
Gross SqFt	12,876	8,838	14,720
Estimated Gross Income	\$269,880	\$193,584	\$290,276
Gross Income per SqFt	\$20.96	\$21.90	\$19.72
Full Market Value	\$1,210,000	\$865,000	\$1,300,000
Market Value per SqFt	\$94.00	\$98.00	\$88.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01820-0061	1-01820-0017	1-01828-0034
Address	1809 ADAM C POWELL BOULEV	131 CENTRAL PARK NORTH	200 WEST 113 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	36	48	84
Year Built	1904	1920	1920
Gross SqFt	51,456	47,446	43,946
Estimated Gross Income	\$746,112	\$718,740	\$652,119
Gross Income per SqFt	\$14.50	\$15.15	\$14.84
Full Market Value	\$2,110,000	\$2,920,000	\$2,590,000
Market Value per SqFt	\$41.00	\$62.00	\$59.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01821-0022	1-01822-0017	1-01827-0031
Address	103 WEST 111 STREET	47 ST NICHOLAS AVENUE	1838 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	14	20	16
Year Built	1900	1920	1900
Gross SqFt	13,493	14,835	12,985
Estimated Gross Income	\$168,662	\$211,247	\$280,156
Gross Income per SqFt	\$12.50	\$14.24	\$21.58
Full Market Value	\$476,000	\$837,000	\$1,250,000
Market Value per SqFt	\$35.30	\$56.00	\$96.00
Distance from Cooperative in miles		0.05	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01822-0042	1-01823-0058	1-01823-0061
Address	52 ST NICHOLAS AVENUE	124 WEST 114 STREET	1871 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	30	27	35
Year Built	1925	1920	1925
Gross SqFt	24,355	27,141	31,220
Estimated Gross Income	\$426,212	\$507,277	\$531,027
Gross Income per SqFt	\$17.50	\$18.69	\$17.01
Full Market Value	\$1,730,000	\$1,430,000	\$1,500,000
Market Value per SqFt	\$71.00	\$53.00	\$48.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01823-0001	1-01822-0029	1-01823-0061
Address	1855 ADAM C POWELL BOULEV	45 LENOX AVENUE	1871 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	24	60	35
Year Built	1915	1920	1925
Gross SqFt	47,534	65,681	31,220
Estimated Gross Income	\$784,311	\$939,037	\$531,027
Gross Income per SqFt	\$16.50	\$14.30	\$17.01
Full Market Value	\$2,210,000	\$2,650,000	\$1,500,000
Market Value per SqFt	\$46.50	\$40.00	\$48.00
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01823-0010	1-01822-0029	1-01823-0061
Address	133 WEST 113 STREET	45 LENOX AVENUE	1871 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	52	60	35
Year Built	1904	1920	1925
Gross SqFt	57,516	65,681	31,220
Estimated Gross Income	\$862,740	\$939,037	\$531,027
Gross Income per SqFt	\$15.00	\$14.30	\$17.01
Full Market Value	\$2,440,000	\$2,650,000	\$1,500,000
Market Value per SqFt	\$42.40	\$40.00	\$48.00
Distance from Cooperative in miles		0.10	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01823-0056	1-01823-0058	1-01823-0061
Address	67 ST NICHOLAS AVENUE	124 WEST 114 STREET	1871 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	28	27	35
Year Built	1904	1920	1925
Gross SqFt	31,752	27,141	31,220
Estimated Gross Income	\$555,660	\$507,277	\$531,027
Gross Income per SqFt	\$17.50	\$18.69	\$17.01
Full Market Value	\$1,570,000	\$1,430,000	\$1,500,000
Market Value per SqFt	\$49.40	\$53.00	\$48.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01823-0063	1-01823-0058	1-01823-0061
Address	1867 ADAM C POWELL BOULEV	124 WEST 114 STREET	1871 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	34	27	35
Year Built	1925	1920	1925
Gross SqFt	26,059	27,141	31,220
Estimated Gross Income	\$456,032	\$507,277	\$531,027
Gross Income per SqFt	\$17.50	\$18.69	\$17.01
Full Market Value	\$1,290,000	\$1,430,000	\$1,500,000
Market Value per SqFt	\$49.50	\$53.00	\$48.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01824-0003	1-01822-0001	1-01830-0036
Address	1885 ADAM C POWELL BOULEV	1845 ADAM C POWELL BOULEV	1890 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	35	48	31
Year Built	1900	1915	1920
Gross SqFt	50,760	47,692	47,168
Estimated Gross Income	\$634,500	\$694,256	\$461,292
Gross Income per SqFt	\$12.50	\$14.56	\$9.78
Full Market Value	\$1,790,000	\$2,750,000	\$1,560,000
Market Value per SqFt	\$35.30	\$58.00	\$33.10
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01824-0014	1-01823-0058	1-01823-0061
Address	80 ST NICHOLAS AVENUE	124 WEST 114 STREET	1871 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	48	27	35
Year Built	1921	1920	1925
Gross SqFt	33,873	27,141	31,220
Estimated Gross Income	\$592,777	\$507,277	\$531,027
Gross Income per SqFt	\$17.50	\$18.69	\$17.01
Full Market Value	\$1,670,000	\$1,430,000	\$1,500,000
Market Value per SqFt	\$49.30	\$53.00	\$48.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01824-0055	1-01822-0029	1-01823-0061
Address	92 ST NICHOLAS AVENUE	45 LENOX AVENUE	1871 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	56	60	35
Year Built	1926	1920	1925
Gross SqFt	64,869	65,681	31,220
Estimated Gross Income	\$973,035	\$939,037	\$531,027
Gross Income per SqFt	\$15.00	\$14.30	\$17.01
Full Market Value	\$2,750,000	\$2,650,000	\$1,500,000
Market Value per SqFt	\$42.40	\$40.00	\$48.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01825-0001	1-01820-0017	1-01828-0034
Address	100 ST NICHOLAS AVENUE	131 CENTRAL PARK NORTH	200 WEST 113 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	37	48	84
Year Built	1921	1920	1920
Gross SqFt	49,951	47,446	43,946
Estimated Gross Income	\$749,265	\$718,740	\$652,119
Gross Income per SqFt	\$15.00	\$15.15	\$14.84
Full Market Value	\$2,120,000	\$2,920,000	\$2,590,000
Market Value per SqFt	\$42.40	\$62.00	\$59.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01825-0010	1-01820-0041	1-01828-0032
Address	135 WEST 115 STREET	108 WEST 111 STREET	1858 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	24	26
Year Built	1920	1915	1920
Gross SqFt	18,530	21,588	21,624
Estimated Gross Income	\$231,625	\$234,293	\$300,285
Gross Income per SqFt	\$12.50	\$10.85	\$13.89
Full Market Value	\$654,000	\$826,000	\$1,190,000
Market Value per SqFt	\$35.30	\$38.00	\$55.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01827-0012	1-01822-0001	1-01827-0016
Address	241 WEST 111 STREET	1845 ADAM C POWELL BOULEV	233 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	48	25
Year Built	1920	1915	1920
Gross SqFt	21,408	47,692	21,024
Estimated Gross Income	\$278,304	\$694,256	\$220,725
Gross Income per SqFt	\$13.00	\$14.56	\$10.50
Full Market Value	\$786,000	\$2,750,000	\$746,000
Market Value per SqFt	\$36.70	\$58.00	\$35.50
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01827-0032	1-01822-0018	1-01822-0050
Address	1840 ADAM C POWELL BOULEV	49 ST NICHOLAS AVENUE	53 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	20
Year Built	1925	1900	1900
Gross SqFt	12,985	11,495	10,830
Estimated Gross Income	\$246,715	\$211,247	\$223,910
Gross Income per SqFt	\$19.00	\$18.38	\$20.67
Full Market Value	\$697,000	\$859,000	\$1,000,000
Market Value per SqFt	\$54.00	\$75.00	\$92.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01827-0036	1-01827-0020	1-01827-0022
Address	200 WEST 112 STREET	217 WEST 111 STREET	213 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	25	24
Year Built	1900	1920	1920
Gross SqFt	29,269	20,976	20,976
Estimated Gross Income	\$278,640	\$220,725	\$239,736
Gross Income per SqFt	\$9.52	\$10.52	\$11.43
Full Market Value	\$787,000	\$746,000	\$677,000
Market Value per SqFt	\$26.90	\$36.00	\$32.30
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01827-0052	1-01822-0018	1-01822-0050
Address	242 WEST 112 STREET	49 ST NICHOLAS AVENUE	53 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	20
Year Built	1900	1900	1900
Gross SqFt	11,630	11,495	10,830
Estimated Gross Income	\$220,970	\$211,247	\$223,910
Gross Income per SqFt	\$19.00	\$18.38	\$20.67
Full Market Value	\$624,000	\$859,000	\$1,000,000
Market Value per SqFt	\$54.00	\$75.00	\$92.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01828-0040	1-01820-0041	1-01828-0032
Address	226 WEST 113 STREET	108 WEST 111 STREET	1858 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	24	26
Year Built	1920	1915	1920
Gross SqFt	23,050	21,588	21,624
Estimated Gross Income	\$288,125	\$234,293	\$300,285
Gross Income per SqFt	\$12.50	\$10.85	\$13.89
Full Market Value	\$814,000	\$826,000	\$1,190,000
Market Value per SqFt	\$35.30	\$38.00	\$55.00
Distance from Cooperative in miles		0.20	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01829-0029	1-01822-0029	1-01823-0061
Address	1864 ADAM C POWELL BOULEV	45 LENOX AVENUE	1871 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	35	60	35
Year Built	1920	1920	1925
Gross SqFt	55,917	65,681	31,220
Estimated Gross Income	\$838,755	\$939,037	\$531,027
Gross Income per SqFt	\$15.00	\$14.30	\$17.01
Full Market Value	\$3,320,000	\$2,650,000	\$1,500,000
Market Value per SqFt	\$59.00	\$40.00	\$48.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01829-0033	1-01822-0029	1-01823-0061
Address	1878 ADAM C POWELL BOULEV	45 LENOX AVENUE	1871 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	51	60	35
Year Built	1925	1920	1925
Gross SqFt	61,710	65,681	31,220
Estimated Gross Income	\$925,650	\$939,037	\$531,027
Gross Income per SqFt	\$15.00	\$14.30	\$17.01
Full Market Value	\$2,610,000	\$2,650,000	\$1,500,000
Market Value per SqFt	\$42.30	\$40.00	\$48.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01832-0006	1-01832-0013	1-01840-0003
Address	49 WEST 96 STREET	35 WEST 96 STREET	77 WEST 104 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	40	128	26
Year Built	1941	1907	1926
Gross SqFt	34,692	36,264	32,981
Estimated Gross Income	\$815,262	\$1,049,132	\$620,239
Gross Income per SqFt	\$23.50	\$28.90	\$18.81
Full Market Value	\$3,640,000	\$5,080,000	\$2,520,000
Market Value per SqFt	\$105.00	\$140.00	\$76.00
Distance from Cooperative in miles		0.00	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01832-0010	1-01832-0016	1-01843-0020
Address	41 WEST 96 STREET	27 WEST 96 STREET	152 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	61	92	81
Year Built	1926	1927	1900
Gross SqFt	93,857	133,915	75,164
Estimated Gross Income	\$1,877,140	\$2,536,802	\$1,574,013
Gross Income per SqFt	\$20.00	\$18.94	\$20.94
Full Market Value	\$8,390,000	\$10,300,000	\$4,450,000
Market Value per SqFt	\$89.00	\$77.00	\$59.00
Distance from Cooperative in miles		0.00	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01832-0025	1-01832-0016	1-01843-0020
Address	7 WEST 96 STREET	27 WEST 96 STREET	152 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	80	92	81
Year Built	1931	1927	1900
Gross SqFt	100,316	133,915	75,164
Estimated Gross Income	\$2,006,320	\$2,536,802	\$1,574,013
Gross Income per SqFt	\$20.00	\$18.94	\$20.94
Full Market Value	\$8,970,000	\$10,300,000	\$4,450,000
Market Value per SqFt	\$89.00	\$77.00	\$59.00
Distance from Cooperative in miles		0.00	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01832-0036	1-01832-0016	1-01843-0020
Address	370 CENTRAL PARK WEST	27 WEST 96 STREET	152 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	74	92	81
Year Built	1918	1927	1900
Gross SqFt	84,612	133,915	75,164
Estimated Gross Income	\$1,692,240	\$2,536,802	\$1,574,013
Gross Income per SqFt	\$20.00	\$18.94	\$20.94
Full Market Value	\$7,560,000	\$10,300,000	\$4,450,000
Market Value per SqFt	\$89.00	\$77.00	\$59.00
Distance from Cooperative in miles		0.00	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01836-0031	1-01842-0053	1-01842-0057
Address	407 CENTRAL PARK WEST	60 WEST 107 STREET	66 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	25	25
Year Built	1900	1940	1940
Gross SqFt	31,500	25,144	25,144
Estimated Gross Income	\$598,500	\$488,621	\$488,768
Gross Income per SqFt	\$19.00	\$19.43	\$19.44
Full Market Value	\$2,430,000	\$1,610,000	\$1,610,000
Market Value per SqFt	\$77.00	\$64.00	\$64.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01836-0036	1-01837-0021	1-01843-0020
Address	410 CENTRAL PARK WEST	20 WEST 102 STREET	152 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D3-ELEVATOR
Total Units	99	123	81
Year Built	1929	1900	1900
Gross SqFt	100,530	132,444	75,164
Estimated Gross Income	\$2,211,660	\$3,058,686	\$1,574,013
Gross Income per SqFt	\$22.00	\$23.09	\$20.94
Full Market Value	\$9,880,000	\$8,640,000	\$4,450,000
Market Value per SqFt	\$98.00	\$65.00	\$59.00
Distance from Cooperative in miles		0.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01836-0037	1-01842-0053	1-01842-0057
Address	4 WEST 101 STREET	60 WEST 107 STREET	66 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	25	25
Year Built	1904	1940	1940
Gross SqFt	35,568	25,144	25,144
Estimated Gross Income	\$675,792	\$488,621	\$488,768
Gross Income per SqFt	\$19.00	\$19.43	\$19.44
Full Market Value	\$2,750,000	\$1,610,000	\$1,610,000
Market Value per SqFt	\$77.00	\$64.00	\$64.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01837-0029	1-01837-0021	1-01843-0020
Address	413 CENTRAL PARK WEST	20 WEST 102 STREET	152 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D3-ELEVATOR
Total Units	93	123	81
Year Built	1926	1900	1900
Gross SqFt	132,877	132,444	75,164
Estimated Gross Income	\$2,923,294	\$3,058,686	\$1,574,013
Gross Income per SqFt	\$22.00	\$23.09	\$20.94
Full Market Value	\$13,100,000	\$8,640,000	\$4,450,000
Market Value per SqFt	\$99.00	\$65.00	\$59.00
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01840-0029	1-01832-0001	1-01832-0016
Address	441 CENTRAL PARK WEST	741 WEST 96 STREET	27 WEST 96 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	120	221	92
Year Built	1930	1971	1927
Gross SqFt	201,723	303,585	133,915
Estimated Gross Income	\$3,471,652	\$4,696,459	\$2,536,802
Gross Income per SqFt	\$17.21	\$15.47	\$18.94
Full Market Value	\$14,100,000	\$13,300,000	\$10,300,000
Market Value per SqFt	\$70.00	\$44.00	\$77.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01840-0033	1-01839-0018	1-01844-0032
Address	446 CENTRAL PARK WEST	78 MANHATTAN AVENUE	480 CENTRAL PARK WEST
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	35	58	26
Year Built	1920	1920	1900
Gross SqFt	28,020	34,535	25,000
Estimated Gross Income	\$616,440	\$761,769	\$586,079
Gross Income per SqFt	\$22.00	\$22.06	\$23.44
Full Market Value	\$2,750,000	\$3,400,000	\$2,620,000
Market Value per SqFt	\$98.00	\$98.00	\$105.00
Distance from Cooperative in miles		0.05	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01840-0035	1-01839-0018	1-01844-0032
Address	448 CENTRAL PARK WEST	78 MANHATTAN AVENUE	480 CENTRAL PARK WEST
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	42	58	26
Year Built	1900	1920	1900
Gross SqFt	33,058	34,535	25,000
Estimated Gross Income	\$727,276	\$761,769	\$586,079
Gross Income per SqFt	\$22.00	\$22.06	\$23.44
Full Market Value	\$3,250,000	\$3,400,000	\$2,620,000
Market Value per SqFt	\$98.00	\$98.00	\$105.00
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01840-0037	1-01839-0045	1-01843-0051
Address	4 WEST 105 STREET	82 MANHATTAN AVENUE	169 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	20	24
Year Built	1900	1920	1940
Gross SqFt	21,168	16,940	19,368
Estimated Gross Income	\$592,704	\$488,000	\$545,142
Gross Income per SqFt	\$28.00	\$28.80	\$28.10
Full Market Value	\$1,670,000	\$1,380,000	\$2,640,000
Market Value per SqFt	\$79.00	\$81.00	\$136.00
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01840-0057	1-01847-0057	1-01847-0063
Address	58 WEST 105 STREET	2103 FRED DOUGLASS BOULEV	306 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	28	20
Year Built	1900	1900	1900
Gross SqFt	11,695	18,160	8,915
Estimated Gross Income	\$268,985	\$339,575	\$256,657
Gross Income per SqFt	\$23.00	\$18.70	\$28.80
Full Market Value	\$760,000	\$1,380,000	\$725,000
Market Value per SqFt	\$65.00	\$76.00	\$81.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01840-0157	1-01842-0021	1-01847-0063
Address	70 WEST 105 STREET	21 WEST 106 STREET	306 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	15	20	20
Year Built	1900	1920	1900
Gross SqFt	7,770	11,390	8,915
Estimated Gross Income	\$186,480	\$232,973	\$256,657
Gross Income per SqFt	\$24.00	\$20.45	\$28.80
Full Market Value	\$527,000	\$1,040,000	\$725,000
Market Value per SqFt	\$68.00	\$91.00	\$81.00
Distance from Cooperative in miles		0.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01841-0009	1-01839-0028	1-01841-0054
Address	57 WEST 105 STREET	3 WEST 103 STREET	54 WEST 106 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1900	1910	1900
Gross SqFt	9,645	9,485	9,980
Estimated Gross Income	\$223,764	\$195,513	\$257,321
Gross Income per SqFt	\$23.20	\$20.61	\$25.80
Full Market Value	\$1,000,000	\$874,000	\$1,250,000
Market Value per SqFt	\$104.00	\$92.00	\$125.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01841-0023	1-01839-0021	1-01841-0064
Address	19 WEST 105 STREET	17 WEST 103 STREET	929 COLUMBUS AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	18	11	14
Year Built	1925	1920	1910
Gross SqFt	6,850	7,575	7,310
Estimated Gross Income	\$153,097	\$99,360	\$218,983
Gross Income per SqFt	\$22.35	\$13.12	\$30.00
Full Market Value	\$432,000	\$374,000	\$1,060,000
Market Value per SqFt	\$63.00	\$49.00	\$145.00
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01841-0052	1-01839-0018	1-01843-0055
Address	50 WEST 106 STREET	78 MANHATTAN AVENUE	62 WEST 108 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	63	58	45
Year Built	1930	1920	1939
Gross SqFt	46,416	34,535	32,388
Estimated Gross Income	\$1,015,582	\$761,769	\$702,736
Gross Income per SqFt	\$21.88	\$22.06	\$21.70
Full Market Value	\$2,870,000	\$3,400,000	\$3,140,000
Market Value per SqFt	\$62.00	\$98.00	\$97.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01842-0022	1-01842-0021	1-01846-0003
Address	19 WEST 106 STREET	21 WEST 106 STREET	246 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	24
Year Built	1920	1920	1900
Gross SqFt	11,670	11,390	17,928
Estimated Gross Income	\$229,899	\$232,973	\$339,575
Gross Income per SqFt	\$19.70	\$20.45	\$18.94
Full Market Value	\$649,000	\$1,040,000	\$1,380,000
Market Value per SqFt	\$56.00	\$91.00	\$77.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01842-0023	1-01842-0021	1-01846-0003
Address	17 WEST 106 STREET	21 WEST 106 STREET	246 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	24
Year Built	1920	1920	1900
Gross SqFt	11,670	11,390	17,928
Estimated Gross Income	\$229,899	\$232,973	\$339,575
Gross Income per SqFt	\$19.70	\$20.45	\$18.94
Full Market Value	\$649,000	\$1,040,000	\$1,380,000
Market Value per SqFt	\$56.00	\$91.00	\$77.00
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01842-0024	1-01842-0021	1-01846-0003
Address	15 WEST 106 STREET	21 WEST 106 STREET	246 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	20	24
Year Built	1920	1920	1900
Gross SqFt	8,800	11,390	17,928
Estimated Gross Income	\$173,360	\$232,973	\$339,575
Gross Income per SqFt	\$19.70	\$20.45	\$18.94
Full Market Value	\$490,000	\$1,040,000	\$1,380,000
Market Value per SqFt	\$56.00	\$91.00	\$77.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01842-0025	1-01842-0021	1-01846-0003
Address	13 WEST 106 STREET	21 WEST 106 STREET	246 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	20	24
Year Built	1920	1920	1900
Gross SqFt	8,800	11,390	17,928
Estimated Gross Income	\$173,360	\$232,973	\$339,575
Gross Income per SqFt	\$19.70	\$20.45	\$18.94
Full Market Value	\$490,000	\$1,040,000	\$1,380,000
Market Value per SqFt	\$56.00	\$91.00	\$77.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01842-0040	1-01842-0021	1-01846-0003
Address	10 WEST 107 STREET	21 WEST 106 STREET	246 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	30	20	24
Year Built	1900	1920	1900
Gross SqFt	19,200	11,390	17,928
Estimated Gross Income	\$378,240	\$232,973	\$339,575
Gross Income per SqFt	\$19.70	\$20.45	\$18.94
Full Market Value	\$1,070,000	\$1,040,000	\$1,380,000
Market Value per SqFt	\$56.00	\$91.00	\$77.00
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01843-0006	1-01839-0020	1-01847-0018
Address	67 WEST 107 STREET	19 WEST 103 STREET	2071 FRED DOUGLASS BOULEV
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	19	40	15
Year Built	1915	1920	1906
Gross SqFt	12,380	15,290	11,500
Estimated Gross Income	\$292,910	\$292,932	\$339,575
Gross Income per SqFt	\$23.66	\$19.16	\$29.50
Full Market Value	\$1,310,000	\$1,310,000	\$1,650,000
Market Value per SqFt	\$106.00	\$86.00	\$143.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01843-0008	1-01839-0020	1-01847-0018
Address	65 WEST 107 STREET	19 WEST 103 STREET	2071 FRED DOUGLASS BOULEV
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	19	40	15
Year Built	1929	1920	1906
Gross SqFt	13,090	15,290	11,500
Estimated Gross Income	\$311,149	\$292,932	\$339,575
Gross Income per SqFt	\$23.77	\$19.16	\$29.50
Full Market Value	\$1,390,000	\$1,310,000	\$1,650,000
Market Value per SqFt	\$106.00	\$86.00	\$143.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01843-0010	1-01839-0020	1-01847-0018
Address	63 WEST 107 STREET	19 WEST 103 STREET	2071 FRED DOUGLASS BOULEV
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	19	40	15
Year Built	1929	1920	1906
Gross SqFt	12,555	15,290	11,500
Estimated Gross Income	\$298,432	\$292,932	\$339,575
Gross Income per SqFt	\$23.77	\$19.16	\$29.50
Full Market Value	\$1,330,000	\$1,310,000	\$1,650,000
Market Value per SqFt	\$106.00	\$86.00	\$143.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01843-0027	1-01842-0053	1-01842-0057
Address	7 WEST 107 STREET	60 WEST 107 STREET	66 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	25	25
Year Built	1920	1940	1940
Gross SqFt	19,690	25,144	25,144
Estimated Gross Income	\$366,234	\$488,621	\$488,768
Gross Income per SqFt	\$18.60	\$19.43	\$19.44
Full Market Value	\$1,490,000	\$1,610,000	\$1,610,000
Market Value per SqFt	\$76.00	\$64.00	\$64.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01843-0036	1-01842-0053	1-01842-0057
Address	477 CENTRAL PARK WEST	60 WEST 107 STREET	66 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	25	25
Year Built	1913	1940	1940
Gross SqFt	17,875	25,144	25,144
Estimated Gross Income	\$332,475	\$488,621	\$488,768
Gross Income per SqFt	\$18.60	\$19.43	\$19.44
Full Market Value	\$1,350,000	\$1,610,000	\$1,610,000
Market Value per SqFt	\$76.00	\$64.00	\$64.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01843-0059	1-01839-0028	1-01841-0054
Address	70 WEST 108 STREET	3 WEST 103 STREET	54 WEST 106 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	20
Year Built	1940	1910	1900
Gross SqFt	9,540	9,485	9,980
Estimated Gross Income	\$221,328	\$195,513	\$257,321
Gross Income per SqFt	\$23.20	\$20.61	\$25.80
Full Market Value	\$625,000	\$874,000	\$1,250,000
Market Value per SqFt	\$66.00	\$92.00	\$125.00
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01844-0018	1-01843-0040	1-01847-0066
Address	17 WEST 108 STREET	8 WEST 108 STREET	312 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	30	24	24
Year Built	1900	1929	1900
Gross SqFt	23,142	20,970	20,844
Estimated Gross Income	\$331,624	\$290,766	\$308,181
Gross Income per SqFt	\$14.33	\$13.87	\$14.79
Full Market Value	\$937,000	\$1,150,000	\$1,220,000
Market Value per SqFt	\$40.50	\$55.00	\$59.00
Distance from Cooperative in miles		0.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01844-0024	1-01840-0056	1-01847-0063
Address	11 WEST 108 STREET	56 WEST 105 STREET	306 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	12	15	20
Year Built	1900	1925	1900
Gross SqFt	11,052	12,550	8,915
Estimated Gross Income	\$246,349	\$198,054	\$256,657
Gross Income per SqFt	\$22.29	\$15.78	\$28.80
Full Market Value	\$696,000	\$806,000	\$725,000
Market Value per SqFt	\$63.00	\$64.00	\$81.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01844-0033	1-01840-0003	1-01843-0020
Address	482 CENTRAL PARK WEST	77 WEST 104 STREET	152 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	68	26	81
Year Built	1900	1926	1900
Gross SqFt	54,824	32,981	75,164
Estimated Gross Income	\$1,089,901	\$620,239	\$1,574,013
Gross Income per SqFt	\$19.88	\$18.81	\$20.94
Full Market Value	\$4,870,000	\$2,520,000	\$4,450,000
Market Value per SqFt	\$89.00	\$76.00	\$59.00
Distance from Cooperative in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01844-0037	1-01840-0003	1-01844-0032
Address	4 WEST 109 STREET	77 WEST 104 STREET	480 CENTRAL PARK WEST
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	41	26	26
Year Built	1890	1926	1900
Gross SqFt	35,376	32,981	25,000
Estimated Gross Income	\$747,494	\$620,239	\$586,079
Gross Income per SqFt	\$21.13	\$18.81	\$23.44
Full Market Value	\$3,340,000	\$2,520,000	\$2,620,000
Market Value per SqFt	\$94.00	\$76.00	\$105.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01846-0027	1-01840-0056	1-01847-0057
Address	320 WEST 111 STREET	56 WEST 105 STREET	2103 FRED DOUGLASS BOULEV
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	22	15	28
Year Built	1920	1925	1900
Gross SqFt	18,884	12,550	18,160
Estimated Gross Income	\$304,598	\$198,054	\$339,575
Gross Income per SqFt	\$16.13	\$15.78	\$18.70
Full Market Value	\$860,000	\$806,000	\$1,380,000
Market Value per SqFt	\$45.50	\$64.00	\$76.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01849-0002	1-01840-0003	1-01842-0042
Address	351 WEST 114 STREET	77 WEST 104 STREET	14 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	36	26	89
Year Built	1901	1926	1910
Gross SqFt	49,721	32,981	68,200
Estimated Gross Income	\$866,139	\$620,239	\$1,093,536
Gross Income per SqFt	\$17.42	\$18.81	\$16.03
Full Market Value	\$2,450,000	\$2,520,000	\$3,090,000
Market Value per SqFt	\$49.30	\$76.00	\$45.30
Distance from Cooperative in miles		0.50	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01849-0023	1-01848-0031	1-01848-0036
Address	14 MORNINGSIDE AVENUE	346 MANHATTAN AVENUE	370 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	49	66
Year Built	1903	1927	1912
Gross SqFt	55,458	47,730	69,000
Estimated Gross Income	\$672,150	\$592,049	\$816,796
Gross Income per SqFt	\$12.12	\$12.40	\$11.84
Full Market Value	\$1,900,000	\$2,230,000	\$2,880,000
Market Value per SqFt	\$34.30	\$47.00	\$41.70
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01849-0038	1-01842-0005	1-01842-0053
Address	375 MANHATTAN AVENUE	67 WEST 106 STREET	60 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	30	25
Year Built	1920	1925	1940
Gross SqFt	19,066	19,575	25,144
Estimated Gross Income	\$372,549	\$384,714	\$488,621
Gross Income per SqFt	\$19.54	\$19.65	\$19.43
Full Market Value	\$1,050,000	\$1,720,000	\$1,610,000
Market Value per SqFt	\$55.00	\$88.00	\$64.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01851-0012	1-01891-0026	1-01893-0003
Address	127 WEST 96 STREET	915 WEST END AVENUE	362 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	140	94	44
Year Built	1930	1923	1905
Gross SqFt	121,713	118,591	124,458
Estimated Gross Income	\$2,206,656	\$2,140,708	\$2,265,392
Gross Income per SqFt	\$18.13	\$18.05	\$18.20
Full Market Value	\$8,970,000	\$8,710,000	\$9,210,000
Market Value per SqFt	\$74.00	\$73.00	\$74.00
Distance from Cooperative in miles		0.50	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01851-0016	1-01873-0001	1-01885-0021
Address	119 WEST 96 STREET	840 WEST END AVENUE	517 WEST 113 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	60	38	45
Year Built	1920	1910	1919
Gross SqFt	46,810	47,832	48,222
Estimated Gross Income	\$967,094	\$984,701	\$999,508
Gross Income per SqFt	\$20.66	\$20.59	\$20.73
Full Market Value	\$4,320,000	\$4,400,000	\$4,470,000
Market Value per SqFt	\$92.00	\$92.00	\$93.00
Distance from Cooperative in miles		0.35	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01860-0005	1-01880-0021	1-01880-0023
Address	161 WEST 105 STREET	215 WEST 108 STREET	211 WEST 108 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	21
Year Built	1930	1925	1925
Gross SqFt	17,860	17,710	17,635
Estimated Gross Income	\$392,384	\$442,463	\$334,326
Gross Income per SqFt	\$21.97	\$24.98	\$18.96
Full Market Value	\$1,110,000	\$1,980,000	\$1,360,000
Market Value per SqFt	\$62.00	\$112.00	\$77.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01860-0007	1-01880-0021	1-01880-0023
Address	157 WEST 105 STREET	215 WEST 108 STREET	211 WEST 108 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	21
Year Built	1930	1925	1925
Gross SqFt	17,860	17,710	17,635
Estimated Gross Income	\$392,384	\$442,463	\$334,326
Gross Income per SqFt	\$21.97	\$24.98	\$18.96
Full Market Value	\$1,110,000	\$1,980,000	\$1,360,000
Market Value per SqFt	\$62.00	\$112.00	\$77.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01860-0013	1-01863-0049	1-01883-0052
Address	145 WEST 105 STREET	126 WEST 109 STREET	530 WEST 112 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	C1-WALK-UP
Total Units	20	30	24
Year Built	1900	1900	1910
Gross SqFt	28,148	28,770	21,180
Estimated Gross Income	\$516,234	\$542,843	\$377,083
Gross Income per SqFt	\$18.34	\$18.87	\$17.80
Full Market Value	\$1,460,000	\$2,040,000	\$1,530,000
Market Value per SqFt	\$52.00	\$71.00	\$72.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01861-0002	1-01861-0003	1-01881-0010
Address	943 AMSTERDAM AVENUE	945 AMSTERDAM AVENUE	245 WEST 109 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	15	14	15
Year Built	1925	1925	1910
Gross SqFt	9,546	9,582	9,450
Estimated Gross Income	\$173,259	\$164,392	\$180,732
Gross Income per SqFt	\$18.15	\$17.16	\$19.13
Full Market Value	\$489,000	\$669,000	\$808,000
Market Value per SqFt	\$51.00	\$70.00	\$86.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01861-0007	1-01861-0004	1-01881-0028
Address	155 WEST 106 STREET	947 AMSTERDAM AVENUE	203 WEST 109 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	15	13	17
Year Built	1910	1925	1910
Gross SqFt	9,280	9,267	9,385
Estimated Gross Income	\$162,956	\$158,469	\$168,997
Gross Income per SqFt	\$17.56	\$17.10	\$18.01
Full Market Value	\$460,000	\$645,000	\$687,000
Market Value per SqFt	\$49.60	\$70.00	\$73.00
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01861-0008	1-01860-0026	1-01878-0030
Address	153 WEST 106 STREET	109 WEST 105 STREET	938 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	15	15	12
Year Built	1910	1900	1925
Gross SqFt	8,735	8,760	8,968
Estimated Gross Income	\$187,627	\$168,270	\$213,000
Gross Income per SqFt	\$21.48	\$19.21	\$23.75
Full Market Value	\$530,000	\$752,000	\$952,000
Market Value per SqFt	\$61.00	\$86.00	\$106.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01861-0026	1-01863-0059	1-01863-0060
Address	111 WEST 106 STREET	170 WEST 109 STREET	172 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	15	15
Year Built	1910	1910	1910
Gross SqFt	9,755	9,750	9,750
Estimated Gross Income	\$204,757	\$209,115	\$200,046
Gross Income per SqFt	\$20.99	\$21.45	\$20.52
Full Market Value	\$578,000	\$935,000	\$894,000
Market Value per SqFt	\$59.00	\$96.00	\$92.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01861-0028	1-01861-0004	1-01861-0059
Address	107 WEST 106 STREET	947 AMSTERDAM AVENUE	170 WEST 107 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	16	13	15
Year Built	1910	1925	1910
Gross SqFt	9,155	9,267	9,130
Estimated Gross Income	\$153,071	\$158,469	\$149,119
Gross Income per SqFt	\$16.72	\$17.10	\$16.33
Full Market Value	\$623,000	\$645,000	\$607,000
Market Value per SqFt	\$68.00	\$70.00	\$66.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01863-0048	1-01863-0060	1-01873-0041
Address	124 WEST 109 STREET	172 WEST 109 STREET	214 WEST 102 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	15	20
Year Built	1900	1910	1925
Gross SqFt	9,705	9,750	9,750
Estimated Gross Income	\$196,817	\$200,046	\$195,423
Gross Income per SqFt	\$20.28	\$20.52	\$20.04
Full Market Value	\$880,000	\$894,000	\$873,000
Market Value per SqFt	\$91.00	\$92.00	\$90.00
Distance from Cooperative in miles		0.00	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01864-0009	1-01044-0029	1-01672-0017
Address	141 WEST 109 STREET	891 8 AVENUE	327 EAST 100 STREET
Neighborhood	UPPER WEST SIDE (96-116)	MIDTOWN WEST	HARLEM-EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	317	272	236
Year Built	1974	1979	2003
Gross SqFt	362,400	348,082	250,090
Estimated Gross Income	\$6,628,296	\$6,906,417	\$5,506,000
Gross Income per SqFt	\$18.29	\$19.84	\$22.02
Full Market Value	\$18,700,000	\$30,900,000	\$24,600,000
Market Value per SqFt	\$52.00	\$89.00	\$98.00
Distance from Cooperative in miles		2.85	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01867-0059	1-01869-0006	1-01893-0039
Address	401 WEST 115 STREET	251 WEST 97 STREET	309 WEST 109 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	54	60
Year Built	1921	1910	1921
Gross SqFt	35,040	35,886	31,670
Estimated Gross Income	\$893,169	\$873,785	\$843,740
Gross Income per SqFt	\$25.50	\$24.35	\$26.60
Full Market Value	\$4,330,000	\$3,900,000	\$4,090,000
Market Value per SqFt	\$124.00	\$109.00	\$129.00
Distance from Cooperative in miles		0.90	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01867-0060	1-01869-0006	1-01874-0022
Address	54 MORNINGSIDE DRIVE	251 WEST 97 STREET	2680 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	25	54	27
Year Built	1925	1910	1910
Gross SqFt	38,334	35,886	37,816
Estimated Gross Income	\$1,066,451	\$873,785	\$1,183,423
Gross Income per SqFt	\$27.80	\$24.35	\$31.30
Full Market Value	\$5,170,000	\$3,900,000	\$5,730,000
Market Value per SqFt	\$135.00	\$109.00	\$152.00
Distance from Cooperative in miles		0.90	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01869-0001	1-01869-0029	1-01872-0061
Address	760 WEST END AVENUE	760 AMSTERDAM AVENUE	832 WEST END AVENUE
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	75	47	69
Year Built	1926	1901	1913
Gross SqFt	94,455	64,650	108,377
Estimated Gross Income	\$1,576,453	\$1,145,456	\$1,695,997
Gross Income per SqFt	\$16.69	\$17.72	\$15.65
Full Market Value	\$6,410,000	\$4,660,000	\$6,900,000
Market Value per SqFt	\$68.00	\$72.00	\$64.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01870-0001	1-01870-0056	1-01878-0042
Address	782 WEST END AVENUE	250 WEST 99 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	43	43	61
Year Built	1930	1925	1925
Gross SqFt	53,971	54,520	50,820
Estimated Gross Income	\$868,393	\$842,352	\$850,336
Gross Income per SqFt	\$16.09	\$15.45	\$16.73
Full Market Value	\$3,530,000	\$3,430,000	\$3,460,000
Market Value per SqFt	\$65.00	\$63.00	\$68.00
Distance from Cooperative in miles		0.00	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01870-0004	1-01890-0015	1-01890-0036
Address	790 WEST END AVENUE	865 WEST END AVENUE	305 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	89	78	60
Year Built	1926	1925	1911
Gross SqFt	166,617	143,604	126,785
Estimated Gross Income	\$2,597,559	\$2,242,173	\$1,973,560
Gross Income per SqFt	\$15.59	\$15.61	\$15.57
Full Market Value	\$10,600,000	\$9,120,000	\$8,030,000
Market Value per SqFt	\$64.00	\$64.00	\$63.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01870-0005	1-01882-0047	1-01883-0014
Address	255 WEST 98 STREET	526 WEST 111 STREET	529 WEST 111 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	34	44	37
Year Built	1925	1925	1920
Gross SqFt	45,340	43,145	43,540
Estimated Gross Income	\$653,802	\$658,225	\$591,247
Gross Income per SqFt	\$14.42	\$15.26	\$13.58
Full Market Value	\$2,590,000	\$2,680,000	\$2,220,000
Market Value per SqFt	\$57.00	\$62.00	\$51.00
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01870-0028	1-01877-0037	1-01883-0042
Address	203 WEST 98 STREET	202 WEST 106 STREET	512 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	31	39	48
Year Built	1920	1925	1931
Gross SqFt	20,272	18,930	20,784
Estimated Gross Income	\$503,759	\$502,810	\$480,732
Gross Income per SqFt	\$24.85	\$26.60	\$23.13
Full Market Value	\$2,250,000	\$2,440,000	\$2,150,000
Market Value per SqFt	\$111.00	\$129.00	\$103.00
Distance from Cooperative in miles		0.35	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01871-0020	1-01882-0020	1-01882-0024
Address	233 WEST 99 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	91	95	94
Year Built	1930	1909	1909
Gross SqFt	94,674	83,471	83,519
Estimated Gross Income	\$1,260,110	\$1,814,446	\$1,967,714
Gross Income per SqFt	\$13.31	\$21.74	\$23.56
Full Market Value	\$4,740,000	\$8,110,000	\$8,790,000
Market Value per SqFt	\$50.00	\$97.00	\$105.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01873-0052	1-01870-0056	1-01878-0037
Address	2669 BROADWAY	250 WEST 99 STREET	210 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	34	43	55
Year Built	1920	1925	1925
Gross SqFt	61,400	54,520	53,250
Estimated Gross Income	\$906,264	\$842,352	\$748,891
Gross Income per SqFt	\$14.76	\$15.45	\$14.06
Full Market Value	\$3,590,000	\$3,430,000	\$2,970,000
Market Value per SqFt	\$58.00	\$63.00	\$56.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01874-0037	1-01869-0006	1-01874-0022
Address	206 WEST 103 STREET	251 WEST 97 STREET	2680 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	48	54	27
Year Built	1945	1910	1910
Gross SqFt	37,572	35,886	37,816
Estimated Gross Income	\$1,045,253	\$873,785	\$1,183,423
Gross Income per SqFt	\$27.80	\$24.35	\$31.30
Full Market Value	\$5,060,000	\$3,900,000	\$5,730,000
Market Value per SqFt	\$135.00	\$109.00	\$152.00
Distance from Cooperative in miles		0.25	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01874-0058	1-01892-0013	1-01892-0016
Address	246 WEST 103 STREET	941 WEST END AVENUE	949 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	78	59	60
Year Built	1917	1907	1916
Gross SqFt	77,465	75,524	83,805
Estimated Gross Income	\$1,088,383	\$1,041,624	\$1,199,423
Gross Income per SqFt	\$14.05	\$13.79	\$14.31
Full Market Value	\$4,310,000	\$4,130,000	\$4,750,000
Market Value per SqFt	\$56.00	\$55.00	\$57.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01874-0061	1-01884-0015	1-01892-0013
Address	878 WEST END AVENUE	523 WEST 112 STREET	941 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	60	49	59
Year Built	1923	1925	1907
Gross SqFt	61,779	54,567	75,524
Estimated Gross Income	\$823,514	\$701,984	\$1,041,624
Gross Income per SqFt	\$13.33	\$12.86	\$13.79
Full Market Value	\$3,100,000	\$2,640,000	\$4,130,000
Market Value per SqFt	\$50.00	\$48.00	\$55.00
Distance from Cooperative in miles		0.50	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01875-0026	1-01869-0006	1-01893-0039
Address	205 WEST 103 STREET	251 WEST 97 STREET	309 WEST 109 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	36	54	60
Year Built	1920	1910	1921
Gross SqFt	33,200	35,886	31,670
Estimated Gross Income	\$846,600	\$873,785	\$843,740
Gross Income per SqFt	\$25.50	\$24.35	\$26.60
Full Market Value	\$4,100,000	\$3,900,000	\$4,090,000
Market Value per SqFt	\$123.00	\$109.00	\$129.00
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01875-0056	1-01877-0037	1-01883-0042
Address	242 WEST 104 STREET	202 WEST 106 STREET	512 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	24	39	48
Year Built	1925	1925	1931
Gross SqFt	18,576	18,930	20,784
Estimated Gross Income	\$461,613	\$502,810	\$480,732
Gross Income per SqFt	\$24.85	\$26.60	\$23.13
Full Market Value	\$2,060,000	\$2,440,000	\$2,150,000
Market Value per SqFt	\$111.00	\$129.00	\$103.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01875-0061	1-01878-0025	1-01891-0026
Address	890 WEST END AVENUE	203 WEST 106 STREET	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	82	76	94
Year Built	1926	1926	1923
Gross SqFt	114,330	108,052	118,591
Estimated Gross Income	\$1,963,046	\$1,759,314	\$2,140,708
Gross Income per SqFt	\$17.17	\$16.28	\$18.05
Full Market Value	\$7,980,000	\$7,160,000	\$8,710,000
Market Value per SqFt	\$70.00	\$66.00	\$73.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01876-0007	1-01868-0001	1-01876-0061
Address	2721 BROADWAY	740 WEST END AVENUE	908 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	90	107	90
Year Built	1926	1915	1925
Gross SqFt	147,111	135,463	120,542
Estimated Gross Income	\$2,715,669	\$2,347,688	\$2,361,464
Gross Income per SqFt	\$18.46	\$17.33	\$19.59
Full Market Value	\$11,000,000	\$9,550,000	\$10,600,000
Market Value per SqFt	\$75.00	\$70.00	\$88.00
Distance from Cooperative in miles		0.40	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01876-0029	1-01874-0027	1-01875-0146
Address	201 WEST 104 STREET	205 WEST 102 STREET	2708 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	12	20	17
Year Built	1926	1925	1925
Gross SqFt	12,440	11,445	12,340
Estimated Gross Income	\$410,022	\$399,540	\$382,497
Gross Income per SqFt	\$33.00	\$34.90	\$31.00
Full Market Value	\$1,160,000	\$2,010,000	\$1,850,000
Market Value per SqFt	\$93.00	\$176.00	\$150.00
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01876-0046	1-01868-0001	1-01872-0061
Address	2730 BROADWAY	740 WEST END AVENUE	832 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	74	107	69
Year Built	1920	1915	1913
Gross SqFt	112,541	135,463	108,377
Estimated Gross Income	\$1,855,801	\$2,347,688	\$1,695,997
Gross Income per SqFt	\$16.49	\$17.33	\$15.65
Full Market Value	\$7,550,000	\$9,550,000	\$6,900,000
Market Value per SqFt	\$67.00	\$70.00	\$64.00
Distance from Cooperative in miles		0.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01877-0001	1-01868-0001	1-01876-0061
Address	2745 BROADWAY	740 WEST END AVENUE	908 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	75	107	90
Year Built	1913	1915	1925
Gross SqFt	160,764	135,463	120,542
Estimated Gross Income	\$2,967,703	\$2,347,688	\$2,361,464
Gross Income per SqFt	\$18.46	\$17.33	\$19.59
Full Market Value	\$12,100,000	\$9,550,000	\$10,600,000
Market Value per SqFt	\$75.00	\$70.00	\$88.00
Distance from Cooperative in miles		0.45	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01877-0025	1-01871-0010	1-01877-0039
Address	213 WEST 105 STREET	2621 BROADWAY	206 WEST 106 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	32	35	59
Year Built	1925	1950	1910
Gross SqFt	33,750	31,576	31,476
Estimated Gross Income	\$739,462	\$753,626	\$627,772
Gross Income per SqFt	\$21.91	\$23.87	\$19.94
Full Market Value	\$3,300,000	\$3,370,000	\$2,810,000
Market Value per SqFt	\$98.00	\$107.00	\$89.00
Distance from Cooperative in miles		0.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01877-0042	1-01883-0036	1-01887-0058
Address	234 WEST 106 STREET	1050 AMSTERDAM AVENUE	777 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	50	100	62
Year Built	1925	1991	1920
Gross SqFt	66,492	67,536	69,590
Estimated Gross Income	\$1,639,027	\$1,953,325	\$1,417,367
Gross Income per SqFt	\$24.65	\$28.90	\$20.37
Full Market Value	\$7,320,000	\$5,520,000	\$6,330,000
Market Value per SqFt	\$110.00	\$82.00	\$91.00
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01879-0001	1-01861-0010	1-01878-0012
Address	2780 BROADWAY	149 WEST 106 STREET	2760 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	119	230	180
Year Built	1929	1981	1928
Gross SqFt	197,170	170,050	249,756
Estimated Gross Income	\$4,237,183	\$4,310,699	\$4,403,724
Gross Income per SqFt	\$21.49	\$25.30	\$17.63
Full Market Value	\$18,900,000	\$12,200,000	\$17,900,000
Market Value per SqFt	\$96.00	\$72.00	\$72.00
Distance from Cooperative in miles		0.15	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01879-0021	1-01881-0022	1-01881-0024
Address	211 WEST 107 STREET	215 WEST 109 STREET	211 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	24	24
Year Built	1920	1910	1910
Gross SqFt	14,255	14,754	14,754
Estimated Gross Income	\$268,991	\$298,152	\$258,689
Gross Income per SqFt	\$18.87	\$20.21	\$17.53
Full Market Value	\$1,090,000	\$1,330,000	\$1,050,000
Market Value per SqFt	\$76.00	\$90.00	\$71.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01879-0036	1-01851-0005	1-01878-0025
Address	968 AMSTERDAM AVENUE	143 WEST 96 STREET	203 WEST 106 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	118	92	76
Year Built	1930	1927	1926
Gross SqFt	100,961	96,000	108,052
Estimated Gross Income	\$1,683,019	\$1,637,056	\$1,759,314
Gross Income per SqFt	\$16.67	\$17.05	\$16.28
Full Market Value	\$6,840,000	\$6,660,000	\$7,160,000
Market Value per SqFt	\$68.00	\$69.00	\$66.00
Distance from Cooperative in miles		0.60	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01879-0062	1-01873-0010	1-01877-0031
Address	2788 BROADWAY	2659 BROADWAY	920 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	69	40	32
Year Built	1930	1910	1925
Gross SqFt	37,345	37,633	35,290
Estimated Gross Income	\$828,685	\$758,150	\$855,217
Gross Income per SqFt	\$22.19	\$20.15	\$24.23
Full Market Value	\$3,700,000	\$3,390,000	\$3,820,000
Market Value per SqFt	\$99.00	\$90.00	\$108.00
Distance from Cooperative in miles		0.30	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01880-0001	1-01891-0026	1-01893-0003
Address	2800 BROADWAY	915 WEST END AVENUE	362 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	106	94	44
Year Built	1910	1923	1905
Gross SqFt	121,922	118,591	124,458
Estimated Gross Income	\$2,210,445	\$2,140,708	\$2,265,392
Gross Income per SqFt	\$18.13	\$18.05	\$18.20
Full Market Value	\$8,990,000	\$8,710,000	\$9,210,000
Market Value per SqFt	\$74.00	\$73.00	\$74.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01880-0007	1-01873-0001	1-01885-0021
Address	241 WEST 108 STREET	840 WEST END AVENUE	517 WEST 113 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	40	38	45
Year Built	1911	1910	1919
Gross SqFt	48,150	47,832	48,222
Estimated Gross Income	\$994,779	\$984,701	\$999,508
Gross Income per SqFt	\$20.66	\$20.59	\$20.73
Full Market Value	\$4,450,000	\$4,400,000	\$4,470,000
Market Value per SqFt	\$92.00	\$92.00	\$93.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01880-0010	1-01873-0010	1-01877-0031
Address	239 WEST 108 STREET	2659 BROADWAY	920 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	37	40	32
Year Built	1925	1910	1925
Gross SqFt	36,045	37,633	35,290
Estimated Gross Income	\$799,838	\$758,150	\$855,217
Gross Income per SqFt	\$22.19	\$20.15	\$24.23
Full Market Value	\$3,570,000	\$3,390,000	\$3,820,000
Market Value per SqFt	\$99.00	\$90.00	\$108.00
Distance from Cooperative in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01881-0013	1-01881-0015	1-01883-0050
Address	237 WEST 109 STREET	233 WEST 109 STREET	526 WEST 112 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	C1-WALK-UP
Total Units	25	25	25
Year Built	1925	1900	1910
Gross SqFt	21,370	21,200	21,180
Estimated Gross Income	\$360,084	\$355,307	\$358,526
Gross Income per SqFt	\$16.85	\$16.76	\$16.93
Full Market Value	\$1,460,000	\$1,450,000	\$1,460,000
Market Value per SqFt	\$68.00	\$68.00	\$69.00
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01882-0008	1-01890-0015	1-01893-0003
Address	535 CATHEDRAL PARKWAY	865 WEST END AVENUE	362 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	143	78	44
Year Built	1923	1925	1905
Gross SqFt	150,429	143,604	124,458
Estimated Gross Income	\$2,543,754	\$2,242,173	\$2,265,392
Gross Income per SqFt	\$16.91	\$15.61	\$18.20
Full Market Value	\$10,300,000	\$9,120,000	\$9,210,000
Market Value per SqFt	\$68.00	\$64.00	\$74.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01882-0036	1-01870-0056	1-01878-0037
Address	1028 AMSTERDAM AVENUE	250 WEST 99 STREET	210 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	42	43	55
Year Built	1910	1925	1925
Gross SqFt	55,868	54,520	53,250
Estimated Gross Income	\$824,611	\$842,352	\$748,891
Gross Income per SqFt	\$14.76	\$15.45	\$14.06
Full Market Value	\$3,270,000	\$3,430,000	\$2,970,000
Market Value per SqFt	\$59.00	\$63.00	\$56.00
Distance from Cooperative in miles		0.60	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01882-0038	1-01873-0001	1-01885-0021
Address	504 WEST 111 STREET	840 WEST END AVENUE	517 WEST 113 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	44	38	45
Year Built	1910	1910	1919
Gross SqFt	47,234	47,832	48,222
Estimated Gross Income	\$975,854	\$984,701	\$999,508
Gross Income per SqFt	\$20.66	\$20.59	\$20.73
Full Market Value	\$4,360,000	\$4,400,000	\$4,470,000
Market Value per SqFt	\$92.00	\$92.00	\$93.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01882-0051	1-01878-0042	1-01880-0029
Address	528 WEST 111 STREET	220 WEST 107 STREET	976 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	41	61	50
Year Built	1910	1925	1915
Gross SqFt	53,085	50,820	51,080
Estimated Gross Income	\$900,321	\$850,336	\$877,668
Gross Income per SqFt	\$16.96	\$16.73	\$17.18
Full Market Value	\$3,660,000	\$3,460,000	\$3,570,000
Market Value per SqFt	\$69.00	\$68.00	\$70.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01882-0054	1-01878-0042	1-01880-0029
Address	532 WEST 111 STREET	220 WEST 107 STREET	976 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	40	61	50
Year Built	1910	1925	1915
Gross SqFt	53,093	50,820	51,080
Estimated Gross Income	\$900,457	\$850,336	\$877,668
Gross Income per SqFt	\$16.96	\$16.73	\$17.18
Full Market Value	\$3,660,000	\$3,460,000	\$3,570,000
Market Value per SqFt	\$69.00	\$68.00	\$70.00
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01882-0058	1-01873-0001	1-01885-0021
Address	536 WEST 111 STREET	840 WEST END AVENUE	517 WEST 113 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	40	38	45
Year Built	1910	1910	1919
Gross SqFt	47,020	47,832	48,222
Estimated Gross Income	\$971,433	\$984,701	\$999,508
Gross Income per SqFt	\$20.66	\$20.59	\$20.73
Full Market Value	\$4,340,000	\$4,400,000	\$4,470,000
Market Value per SqFt	\$92.00	\$92.00	\$93.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01883-0025	1-01860-0061	1-01870-0037
Address	507 WEST 111 STREET	933 AMSTERDAM AVENUE	206 WEST 99 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	30	25
Year Built	1915	1930	1925
Gross SqFt	26,424	24,312	23,964
Estimated Gross Income	\$519,495	\$460,421	\$488,358
Gross Income per SqFt	\$19.66	\$18.94	\$20.38
Full Market Value	\$2,320,000	\$1,870,000	\$2,180,000
Market Value per SqFt	\$88.00	\$77.00	\$91.00
Distance from Cooperative in miles		0.35	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01883-0026	1-01877-0037	1-01883-0042
Address	503 WEST 111 STREET	202 WEST 106 STREET	512 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	30	39	48
Year Built	1900	1925	1931
Gross SqFt	18,960	18,930	20,784
Estimated Gross Income	\$471,156	\$502,810	\$480,732
Gross Income per SqFt	\$24.85	\$26.60	\$23.13
Full Market Value	\$1,330,000	\$2,440,000	\$2,150,000
Market Value per SqFt	\$70.00	\$129.00	\$103.00
Distance from Cooperative in miles		0.30	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01883-0030	1-01860-0061	1-01870-0037
Address	1046 AMSTERDAM AVENUE	933 AMSTERDAM AVENUE	206 WEST 99 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	30	25
Year Built	1915	1930	1925
Gross SqFt	26,000	24,312	23,964
Estimated Gross Income	\$511,160	\$460,421	\$488,358
Gross Income per SqFt	\$19.66	\$18.94	\$20.38
Full Market Value	\$1,440,000	\$1,870,000	\$2,180,000
Market Value per SqFt	\$55.00	\$77.00	\$91.00
Distance from Cooperative in miles		0.35	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01887-0001	1-01879-0037	1-01885-0024
Address	240 RIVERSIDE DRIVE	204 WEST 108 STREET	511 WEST 113 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	47	48	44
Year Built	1918	1915	1910
Gross SqFt	41,132	42,186	42,360
Estimated Gross Income	\$716,930	\$803,777	\$669,268
Gross Income per SqFt	\$17.43	\$19.05	\$15.80
Full Market Value	\$2,920,000	\$3,270,000	\$2,720,000
Market Value per SqFt	\$71.00	\$78.00	\$64.00
Distance from Cooperative in miles		0.60	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01887-0015	1-01878-0031	1-01883-0052
Address	739 WEST END AVENUE	940 AMSTERDAM AVENUE	530 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	11	22	24
Year Built	1910	1920	1910
Gross SqFt	21,900	19,872	21,180
Estimated Gross Income	\$397,266	\$367,000	\$377,083
Gross Income per SqFt	\$18.14	\$18.47	\$17.80
Full Market Value	\$1,620,000	\$1,490,000	\$1,530,000
Market Value per SqFt	\$74.00	\$75.00	\$72.00
Distance from Cooperative in miles		0.55	0.75

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01887-0016	1-01870-0037	1-01883-0042
Address	741 WEST END AVENUE	206 WEST 99 STREET	512 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	25	48
Year Built	1929	1925	1931
Gross SqFt	21,900	23,964	20,784
Estimated Gross Income	\$476,544	\$488,358	\$480,732
Gross Income per SqFt	\$21.76	\$20.38	\$23.13
Full Market Value	\$2,130,000	\$2,180,000	\$2,150,000
Market Value per SqFt	\$97.00	\$91.00	\$103.00
Distance from Cooperative in miles		0.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01887-0019	1-01873-0001	1-01885-0021
Address	747 WEST END AVENUE	840 WEST END AVENUE	517 WEST 113 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	35	38	45
Year Built	1920	1910	1919
Gross SqFt	48,000	47,832	48,222
Estimated Gross Income	\$991,680	\$984,701	\$999,508
Gross Income per SqFt	\$20.66	\$20.59	\$20.73
Full Market Value	\$4,430,000	\$4,400,000	\$4,470,000
Market Value per SqFt	\$92.00	\$92.00	\$93.00
Distance from Cooperative in miles		0.25	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01887-0022	1-01851-0005	1-01895-0023
Address	755 WEST END AVENUE	143 WEST 96 STREET	2891 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	49	92	255
Year Built	1925	1927	1911
Gross SqFt	98,097	96,000	88,332
Estimated Gross Income	\$2,021,779	\$1,637,056	\$2,134,690
Gross Income per SqFt	\$20.61	\$17.05	\$24.17
Full Market Value	\$9,040,000	\$6,660,000	\$9,540,000
Market Value per SqFt	\$92.00	\$69.00	\$108.00
Distance from Cooperative in miles		0.30	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01887-0036	1-01870-0043	1-01879-0037
Address	244 RIVERSIDE DRIVE	2616 BROADWAY	204 WEST 108 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	63	24	48
Year Built	1900	1920	1915
Gross SqFt	44,336	41,104	42,186
Estimated Gross Income	\$866,768	\$824,262	\$803,777
Gross Income per SqFt	\$19.55	\$20.05	\$19.05
Full Market Value	\$3,870,000	\$3,680,000	\$3,270,000
Market Value per SqFt	\$87.00	\$90.00	\$78.00
Distance from Cooperative in miles		0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01887-0045	1-01871-0010	1-01877-0039
Address	311 WEST 97 STREET	2621 BROADWAY	206 WEST 106 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	22	35	59
Year Built	1915	1950	1910
Gross SqFt	31,850	31,576	31,476
Estimated Gross Income	\$697,833	\$753,626	\$627,772
Gross Income per SqFt	\$21.91	\$23.87	\$19.94
Full Market Value	\$3,120,000	\$3,370,000	\$2,810,000
Market Value per SqFt	\$98.00	\$107.00	\$89.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01887-0050	1-01891-0026	1-01893-0003
Address	771 WEST END AVENUE	915 WEST END AVENUE	362 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	65	94	44
Year Built	1915	1923	1905
Gross SqFt	116,520	118,591	124,458
Estimated Gross Income	\$2,112,507	\$2,140,708	\$2,265,392
Gross Income per SqFt	\$18.13	\$18.05	\$18.20
Full Market Value	\$8,590,000	\$8,710,000	\$9,210,000
Market Value per SqFt	\$74.00	\$73.00	\$74.00
Distance from Cooperative in miles		0.35	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01887-0065	1-01861-0010	1-01891-0026
Address	258 RIVERSIDE DRIVE	149 WEST 106 STREET	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	52	230	94
Year Built	1912	1981	1923
Gross SqFt	141,460	170,050	118,591
Estimated Gross Income	\$3,069,682	\$4,310,699	\$2,140,708
Gross Income per SqFt	\$21.70	\$25.30	\$18.05
Full Market Value	\$13,700,000	\$12,200,000	\$8,710,000
Market Value per SqFt	\$97.00	\$72.00	\$73.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01888-0010	1-01864-0039	1-01888-0015
Address	305 WEST 98 STREET	412 CATHEDRAL PARKWAY	781 WEST END AVENUE
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	88	48	82
Year Built	1930	1930	1927
Gross SqFt	110,740	86,819	91,615
Estimated Gross Income	\$1,770,732	\$1,161,548	\$1,703,790
Gross Income per SqFt	\$15.99	\$13.38	\$18.60
Full Market Value	\$7,200,000	\$4,370,000	\$6,930,000
Market Value per SqFt	\$65.00	\$50.00	\$76.00
Distance from Cooperative in miles		0.65	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01888-0025	1-01864-0039	1-01888-0015
Address	789 WEST END AVENUE	412 CATHEDRAL PARKWAY	781 WEST END AVENUE
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	65	48	82
Year Built	1916	1930	1927
Gross SqFt	106,704	86,819	91,615
Estimated Gross Income	\$1,706,196	\$1,161,548	\$1,703,790
Gross Income per SqFt	\$15.99	\$13.38	\$18.60
Full Market Value	\$6,940,000	\$4,370,000	\$6,930,000
Market Value per SqFt	\$65.00	\$50.00	\$76.00
Distance from Cooperative in miles		0.65	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01888-0031	1-01864-0039	1-01888-0015
Address	310 WEST 99 STREET	412 CATHEDRAL PARKWAY	781 WEST END AVENUE
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	66	48	82
Year Built	1920	1930	1927
Gross SqFt	96,318	86,819	91,615
Estimated Gross Income	\$1,540,124	\$1,161,548	\$1,703,790
Gross Income per SqFt	\$15.99	\$13.38	\$18.60
Full Market Value	\$6,260,000	\$4,370,000	\$6,930,000
Market Value per SqFt	\$65.00	\$50.00	\$76.00
Distance from Cooperative in miles		0.65	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01888-0036	1-01864-0039	1-01888-0015
Address	264 RIVERSIDE DRIVE	412 CATHEDRAL PARKWAY	781 WEST END AVENUE
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	64	48	82
Year Built	1912	1930	1927
Gross SqFt	82,938	86,819	91,615
Estimated Gross Income	\$1,326,178	\$1,161,548	\$1,703,790
Gross Income per SqFt	\$15.99	\$13.38	\$18.60
Full Market Value	\$5,390,000	\$4,370,000	\$6,930,000
Market Value per SqFt	\$65.00	\$50.00	\$76.00
Distance from Cooperative in miles		0.65	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01888-0059	1-01884-0006	1-01888-0081
Address	313 WEST 99 STREET	539 WEST 112 STREET	314 WEST 100 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	33	39	72
Year Built	1920	1920	1940
Gross SqFt	47,851	43,050	45,120
Estimated Gross Income	\$662,257	\$566,681	\$654,819
Gross Income per SqFt	\$13.84	\$13.16	\$14.51
Full Market Value	\$2,630,000	\$2,130,000	\$2,600,000
Market Value per SqFt	\$55.00	\$50.00	\$58.00
Distance from Cooperative in miles		0.65	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01888-0067	1-01888-0043	1-01888-0087
Address	801 WEST END AVENUE	270 RIVERSIDE DRIVE	276 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	74	60	97
Year Built	1940	1920	1940
Gross SqFt	149,956	119,315	153,653
Estimated Gross Income	\$2,363,306	\$1,787,831	\$2,542,117
Gross Income per SqFt	\$15.76	\$14.98	\$16.54
Full Market Value	\$9,610,000	\$7,090,000	\$10,300,000
Market Value per SqFt	\$64.00	\$59.00	\$67.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01888-0076	1-01859-0024	1-01884-0043
Address	306 WEST 100 STREET	111 WEST 104 STREET	526 WEST 113 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	32	36	40
Year Built	1940	1950	1910
Gross SqFt	41,520	37,932	39,680
Estimated Gross Income	\$634,010	\$596,340	\$587,956
Gross Income per SqFt	\$15.27	\$15.72	\$14.82
Full Market Value	\$2,580,000	\$2,430,000	\$2,330,000
Market Value per SqFt	\$62.00	\$64.00	\$59.00
Distance from Cooperative in miles		0.40	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01889-0022	1-01878-0042	1-01895-0016
Address	839 WEST END AVENUE	220 WEST 107 STREET	2881 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	43	61	47
Year Built	1925	1925	1905
Gross SqFt	55,665	50,820	59,131
Estimated Gross Income	\$937,955	\$850,336	\$1,003,117
Gross Income per SqFt	\$16.85	\$16.73	\$16.96
Full Market Value	\$3,810,000	\$3,460,000	\$4,080,000
Market Value per SqFt	\$68.00	\$68.00	\$69.00
Distance from Cooperative in miles		0.35	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01889-0036	1-01891-0026	1-01893-0003
Address	285 RIVERSIDE DRIVE	915 WEST END AVENUE	362 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	86	94	44
Year Built	1940	1923	1905
Gross SqFt	159,770	118,591	124,458
Estimated Gross Income	\$2,896,630	\$2,140,708	\$2,265,392
Gross Income per SqFt	\$18.13	\$18.05	\$18.20
Full Market Value	\$11,800,000	\$8,710,000	\$9,210,000
Market Value per SqFt	\$74.00	\$73.00	\$74.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01889-0042	1-01891-0043	1-01891-0066
Address	292 RIVERSIDE DRIVE	321 WEST 105 STREET	320 WEST 106 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	15	15	12
Year Built	1920	1920	1915
Gross SqFt	8,323	7,445	7,985
Estimated Gross Income	\$212,819	\$195,384	\$198,799
Gross Income per SqFt	\$25.60	\$26.20	\$24.90
Full Market Value	\$1,030,000	\$947,000	\$888,000
Market Value per SqFt	\$124.00	\$127.00	\$111.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01889-0043	1-01876-0032	1-01889-0060
Address	293 RIVERSIDE DRIVE	906 AMSTERDAM AVENUE	851 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	15	18	13
Year Built	1915	1926	1921
Gross SqFt	9,619	10,500	10,584
Estimated Gross Income	\$268,273	\$316,054	\$271,716
Gross Income per SqFt	\$27.90	\$30.10	\$25.70
Full Market Value	\$1,300,000	\$1,530,000	\$1,320,000
Market Value per SqFt	\$135.00	\$146.00	\$125.00
Distance from Cooperative in miles		0.25	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01889-0061	1-01868-0059	1-01876-0058
Address	853 WEST END AVENUE	256 WEST 97 STREET	2733 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	24	24	29
Year Built	1910	1925	1925
Gross SqFt	26,997	26,334	28,170
Estimated Gross Income	\$932,206	\$882,623	\$1,000,856
Gross Income per SqFt	\$34.50	\$33.50	\$35.50
Full Market Value	\$4,690,000	\$4,280,000	\$5,030,000
Market Value per SqFt	\$174.00	\$163.00	\$179.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01889-0072	1-01868-0001	1-01869-0029
Address	295 RIVERSIDE DRIVE	740 WEST END AVENUE	760 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	57	107	47
Year Built	1911	1915	1901
Gross SqFt	94,804	135,463	64,650
Estimated Gross Income	\$1,661,914	\$2,347,688	\$1,145,456
Gross Income per SqFt	\$17.53	\$17.33	\$17.72
Full Market Value	\$6,760,000	\$9,550,000	\$4,660,000
Market Value per SqFt	\$71.00	\$70.00	\$72.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01890-0001	1-01861-0010	1-01878-0012
Address	300 RIVERSIDE DRIVE	149 WEST 106 STREET	2760 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	114	230	180
Year Built	1923	1981	1928
Gross SqFt	190,890	170,050	249,756
Estimated Gross Income	\$3,466,560	\$4,310,699	\$4,403,724
Gross Income per SqFt	\$18.16	\$25.30	\$17.63
Full Market Value	\$14,100,000	\$12,200,000	\$17,900,000
Market Value per SqFt	\$74.00	\$72.00	\$72.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01890-0024	1-01891-0026	1-01893-0003
Address	871 WEST END AVENUE	915 WEST END AVENUE	362 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	76	94	44
Year Built	1924	1923	1905
Gross SqFt	158,615	118,591	124,458
Estimated Gross Income	\$2,875,689	\$2,140,708	\$2,265,392
Gross Income per SqFt	\$18.13	\$18.05	\$18.20
Full Market Value	\$11,700,000	\$8,710,000	\$9,210,000
Market Value per SqFt	\$74.00	\$73.00	\$74.00
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01890-0028	1-01883-0036	1-01887-0058
Address	308 WEST 103 STREET	1050 AMSTERDAM AVENUE	777 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	73	100	62
Year Built	1964	1991	1920
Gross SqFt	63,550	67,536	69,590
Estimated Gross Income	\$1,566,507	\$1,953,325	\$1,417,367
Gross Income per SqFt	\$24.65	\$28.90	\$20.37
Full Market Value	\$7,000,000	\$5,520,000	\$6,330,000
Market Value per SqFt	\$110.00	\$82.00	\$91.00
Distance from Cooperative in miles		0.50	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01890-0040	1-01888-0087	1-01895-0055
Address	310 RIVERSIDE DRIVE	276 RIVERSIDE DRIVE	2901 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	325	97	141
Year Built	1929	1940	1910
Gross SqFt	204,463	153,653	178,897
Estimated Gross Income	\$3,455,424	\$2,542,117	\$3,086,377
Gross Income per SqFt	\$16.90	\$16.54	\$17.25
Full Market Value	\$14,100,000	\$10,300,000	\$12,600,000
Market Value per SqFt	\$69.00	\$67.00	\$70.00
Distance from Cooperative in miles		0.20	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01890-0053	1-01892-0013	1-01892-0016
Address	885 WEST END AVENUE	941 WEST END AVENUE	949 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	55	59	60
Year Built	1916	1907	1916
Gross SqFt	97,857	75,524	83,805
Estimated Gross Income	\$1,374,890	\$1,041,624	\$1,199,423
Gross Income per SqFt	\$14.05	\$13.79	\$14.31
Full Market Value	\$5,450,000	\$4,130,000	\$4,750,000
Market Value per SqFt	\$56.00	\$55.00	\$57.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01890-0061	1-01874-0052	1-01888-0043
Address	895 WEST END AVENUE	2689 BROADWAY	270 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	47	140	60
Year Built	1916	1910	1920
Gross SqFt	119,228	168,140	119,315
Estimated Gross Income	\$1,760,997	\$2,445,942	\$1,787,831
Gross Income per SqFt	\$14.77	\$14.55	\$14.98
Full Market Value	\$6,980,000	\$9,700,000	\$7,090,000
Market Value per SqFt	\$59.00	\$58.00	\$59.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01890-0073	1-01888-0043	1-01888-0087
Address	314 RIVERSIDE DRIVE	270 RIVERSIDE DRIVE	276 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	93	60	97
Year Built	1931	1920	1940
Gross SqFt	128,461	119,315	153,653
Estimated Gross Income	\$2,024,545	\$1,787,831	\$2,542,117
Gross Income per SqFt	\$15.76	\$14.98	\$16.54
Full Market Value	\$8,230,000	\$7,090,000	\$10,300,000
Market Value per SqFt	\$64.00	\$59.00	\$67.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01891-0001	1-01890-0015	1-01893-0003
Address	320 RIVERSIDE DRIVE	865 WEST END AVENUE	362 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	123	78	44
Year Built	1929	1925	1905
Gross SqFt	165,372	143,604	124,458
Estimated Gross Income	\$2,796,440	\$2,242,173	\$2,265,392
Gross Income per SqFt	\$16.91	\$15.61	\$18.20
Full Market Value	\$11,400,000	\$9,120,000	\$9,210,000
Market Value per SqFt	\$69.00	\$64.00	\$74.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01891-0011	1-01883-0036	1-01896-0083
Address	305 WEST 104 STREET	1050 AMSTERDAM AVENUE	620 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	40	100	80
Year Built	1926	1991	1908
Gross SqFt	62,605	67,536	62,250
Estimated Gross Income	\$1,531,944	\$1,953,325	\$1,244,951
Gross Income per SqFt	\$24.47	\$28.90	\$20.00
Full Market Value	\$6,850,000	\$5,520,000	\$5,560,000
Market Value per SqFt	\$109.00	\$82.00	\$89.00
Distance from Cooperative in miles		0.40	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01891-0035	1-01882-0024	1-01883-0036
Address	325 RIVERSIDE DRIVE	509 CATHEDRAL PARKWAY	1050 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	53	94	100
Year Built	1920	1909	1991
Gross SqFt	74,899	83,519	67,536
Estimated Gross Income	\$1,965,349	\$1,967,714	\$1,953,325
Gross Income per SqFt	\$26.20	\$23.56	\$28.90
Full Market Value	\$9,520,000	\$8,790,000	\$5,520,000
Market Value per SqFt	\$127.00	\$105.00	\$82.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01891-0062	1-01868-0001	1-01869-0029
Address	310 WEST 106 STREET	740 WEST END AVENUE	760 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	78	107	47
Year Built	1927	1915	1901
Gross SqFt	93,293	135,463	64,650
Estimated Gross Income	\$1,635,426	\$2,347,688	\$1,145,456
Gross Income per SqFt	\$17.53	\$17.33	\$17.72
Full Market Value	\$6,650,000	\$9,550,000	\$4,660,000
Market Value per SqFt	\$71.00	\$70.00	\$72.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01892-0001	1-01888-0043	1-01888-0087
Address	340 RIVERSIDE DRIVE	270 RIVERSIDE DRIVE	276 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	62	60	97
Year Built	1926	1920	1940
Gross SqFt	124,351	119,315	153,653
Estimated Gross Income	\$1,959,771	\$1,787,831	\$2,542,117
Gross Income per SqFt	\$15.76	\$14.98	\$16.54
Full Market Value	\$7,970,000	\$7,090,000	\$10,300,000
Market Value per SqFt	\$64.00	\$59.00	\$67.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01892-0006	1-01888-0043	1-01892-0016
Address	311 WEST 106 STREET	270 RIVERSIDE DRIVE	949 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	52	60	60
Year Built	1926	1920	1916
Gross SqFt	95,175	119,315	83,805
Estimated Gross Income	\$1,394,313	\$1,787,831	\$1,199,423
Gross Income per SqFt	\$14.65	\$14.98	\$14.31
Full Market Value	\$5,530,000	\$7,090,000	\$4,750,000
Market Value per SqFt	\$58.00	\$59.00	\$57.00
Distance from Cooperative in miles		0.35	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01892-0025	1-01859-0031	1-01859-0037
Address	312 WEST 107 STREET	101 WEST 104 STREET	106 WEST 105 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	14	20
Year Built	1920	1900	1920
Gross SqFt	12,792	18,130	21,320
Estimated Gross Income	\$179,983	\$310,463	\$295,390
Gross Income per SqFt	\$14.07	\$17.12	\$13.86
Full Market Value	\$714,000	\$1,260,000	\$1,170,000
Market Value per SqFt	\$56.00	\$69.00	\$55.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01892-0032	1-01892-0013	1-01892-0016
Address	345 RIVERSIDE DRIVE	941 WEST END AVENUE	949 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	55	59	60
Year Built	1951	1907	1916
Gross SqFt	75,600	75,524	83,805
Estimated Gross Income	\$1,062,180	\$1,041,624	\$1,199,423
Gross Income per SqFt	\$14.05	\$13.79	\$14.31
Full Market Value	\$4,210,000	\$4,130,000	\$4,750,000
Market Value per SqFt	\$56.00	\$55.00	\$57.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01892-0049	1-01868-0001	1-01869-0029
Address	300 WEST 108 STREET	740 WEST END AVENUE	760 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	78	107	47
Year Built	1924	1915	1901
Gross SqFt	109,845	135,463	64,650
Estimated Gross Income	\$1,840,000	\$2,347,688	\$1,145,456
Gross Income per SqFt	\$16.75	\$17.33	\$17.72
Full Market Value	\$7,480,000	\$9,550,000	\$4,660,000
Market Value per SqFt	\$68.00	\$70.00	\$72.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01892-0064	1-01869-0006	1-01874-0022
Address	355 RIVERSIDE DRIVE	251 WEST 97 STREET	2680 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	40	54	27
Year Built	1922	1910	1910
Gross SqFt	61,344	35,886	37,816
Estimated Gross Income	\$1,706,590	\$873,785	\$1,183,423
Gross Income per SqFt	\$27.80	\$24.35	\$31.30
Full Market Value	\$8,270,000	\$3,900,000	\$5,730,000
Market Value per SqFt	\$135.00	\$109.00	\$152.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01893-0001	1-01878-0047	1-01880-0029
Address	360 RIVERSIDE DRIVE	230 WEST 107 STREET	976 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	50	67	50
Year Built	1917	1925	1915
Gross SqFt	53,297	49,716	51,080
Estimated Gross Income	\$963,076	\$942,260	\$877,668
Gross Income per SqFt	\$18.07	\$18.95	\$17.18
Full Market Value	\$3,920,000	\$3,830,000	\$3,570,000
Market Value per SqFt	\$74.00	\$77.00	\$70.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01893-0006	1-01871-0010	1-01877-0039
Address	329 WEST 108 STREET	2621 BROADWAY	206 WEST 106 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	24	35	59
Year Built	1920	1950	1910
Gross SqFt	31,590	31,576	31,476
Estimated Gross Income	\$692,136	\$753,626	\$627,772
Gross Income per SqFt	\$21.91	\$23.87	\$19.94
Full Market Value	\$3,090,000	\$3,370,000	\$2,810,000
Market Value per SqFt	\$98.00	\$107.00	\$89.00
Distance from Cooperative in miles		0.45	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01893-0032	1-01868-0001	1-01876-0061
Address	370 RIVERSIDE DRIVE	740 WEST END AVENUE	908 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	107	90
Year Built	1922	1915	1925
Gross SqFt	132,981	135,463	120,542
Estimated Gross Income	\$2,454,829	\$2,347,688	\$2,361,464
Gross Income per SqFt	\$18.46	\$17.33	\$19.59
Full Market Value	\$9,980,000	\$9,550,000	\$10,600,000
Market Value per SqFt	\$75.00	\$70.00	\$88.00
Distance from Cooperative in miles		0.65	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01893-0035	1-01868-0001	1-01876-0061
Address	375 RIVERSIDE DRIVE	740 WEST END AVENUE	908 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	101	107	90
Year Built	1922	1915	1925
Gross SqFt	145,480	135,463	120,542
Estimated Gross Income	\$2,685,560	\$2,347,688	\$2,361,464
Gross Income per SqFt	\$18.46	\$17.33	\$19.59
Full Market Value	\$10,900,000	\$9,550,000	\$10,600,000
Market Value per SqFt	\$75.00	\$70.00	\$88.00
Distance from Cooperative in miles		0.65	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01894-0001	1-01852-0005	1-01888-0087
Address	380 RIVERSIDE DRIVE	125 WEST 97 STREET	276 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	146	287	97
Year Built	1907	1963	1940
Gross SqFt	187,588	257,760	153,653
Estimated Gross Income	\$2,977,021	\$3,918,027	\$2,542,117
Gross Income per SqFt	\$15.87	\$15.20	\$16.54
Full Market Value	\$12,100,000	\$15,900,000	\$10,300,000
Market Value per SqFt	\$65.00	\$62.00	\$67.00
Distance from Cooperative in miles		0.70	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01894-0031	1-01891-0026	1-01893-0003
Address	390 RIVERSIDE DRIVE	915 WEST END AVENUE	362 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	108	94	44
Year Built	1924	1923	1905
Gross SqFt	157,300	118,591	124,458
Estimated Gross Income	\$2,851,849	\$2,140,708	\$2,265,392
Gross Income per SqFt	\$18.13	\$18.05	\$18.20
Full Market Value	\$11,600,000	\$8,710,000	\$9,210,000
Market Value per SqFt	\$74.00	\$73.00	\$74.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01894-0036	1-01873-0001	1-01875-0058
Address	609 WEST 111 STREET	840 WEST END AVENUE	250 WEST 104 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	51	38	40
Year Built	1900	1910	1912
Gross SqFt	50,658	47,832	47,673
Estimated Gross Income	\$1,003,028	\$984,701	\$905,728
Gross Income per SqFt	\$19.80	\$20.59	\$19.00
Full Market Value	\$4,480,000	\$4,400,000	\$3,680,000
Market Value per SqFt	\$88.00	\$92.00	\$77.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01894-0043	1-01885-0015	1-01885-0027
Address	603 WEST 111 STREET	533 WEST 113 STREET	507 WEST 113 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	20	32	33
Year Built	1908	1915	1910
Gross SqFt	28,224	27,509	27,184
Estimated Gross Income	\$517,628	\$498,240	\$504,835
Gross Income per SqFt	\$18.34	\$18.11	\$18.57
Full Market Value	\$2,110,000	\$2,030,000	\$2,050,000
Market Value per SqFt	\$75.00	\$74.00	\$75.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01894-0067	1-01861-0010	1-01893-0003
Address	395 RIVERSIDE DRIVE	149 WEST 106 STREET	362 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	115	230	44
Year Built	1929	1981	1905
Gross SqFt	151,912	170,050	124,458
Estimated Gross Income	\$3,308,643	\$4,310,699	\$2,265,392
Gross Income per SqFt	\$21.78	\$25.30	\$18.20
Full Market Value	\$14,800,000	\$12,200,000	\$9,210,000
Market Value per SqFt	\$97.00	\$72.00	\$74.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01895-0001	1-01882-0024	1-01895-0023
Address	400 RIVERSIDE DRIVE	509 CATHEDRAL PARKWAY	2891 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	58	94	255
Year Built	1920	1909	1911
Gross SqFt	78,701	83,519	88,332
Estimated Gross Income	\$1,871,509	\$1,967,714	\$2,134,690
Gross Income per SqFt	\$23.78	\$23.56	\$24.17
Full Market Value	\$8,360,000	\$8,790,000	\$9,540,000
Market Value per SqFt	\$106.00	\$105.00	\$108.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01895-0025	1-01860-0061	1-01870-0037
Address	606 WEST 113 STREET	933 AMSTERDAM AVENUE	206 WEST 99 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	30	25
Year Built	1925	1930	1925
Gross SqFt	23,869	24,312	23,964
Estimated Gross Income	\$469,264	\$460,421	\$488,358
Gross Income per SqFt	\$19.66	\$18.94	\$20.38
Full Market Value	\$2,100,000	\$1,870,000	\$2,180,000
Market Value per SqFt	\$88.00	\$77.00	\$91.00
Distance from Cooperative in miles		0.50	0.75

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01895-0038	1-01851-0005	1-01896-0072
Address	404 RIVERSIDE DRIVE	143 WEST 96 STREET	2949 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	48	92	76
Year Built	1909	1927	1912
Gross SqFt	102,951	96,000	92,348
Estimated Gross Income	\$2,185,649	\$1,637,056	\$2,345,777
Gross Income per SqFt	\$21.23	\$17.05	\$25.40
Full Market Value	\$9,770,000	\$6,660,000	\$11,400,000
Market Value per SqFt	\$95.00	\$69.00	\$123.00
Distance from Cooperative in miles		0.85	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01895-0047	1-01884-0021	1-01884-0024
Address	615 WEST 113 STREET	511 WEST 112 STREET	509 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	24	16
Year Built	1907	1925	1925
Gross SqFt	27,592	28,374	15,102
Estimated Gross Income	\$471,823	\$481,261	\$260,140
Gross Income per SqFt	\$17.10	\$16.96	\$17.23
Full Market Value	\$1,920,000	\$1,960,000	\$1,060,000
Market Value per SqFt	\$70.00	\$69.00	\$70.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01895-0069	1-01859-0024	1-01884-0021
Address	622 WEST 114 STREET	111 WEST 104 STREET	511 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	39	36	24
Year Built	1905	1950	1925
Gross SqFt	32,575	37,932	28,374
Estimated Gross Income	\$532,275	\$596,340	\$481,261
Gross Income per SqFt	\$16.34	\$15.72	\$16.96
Full Market Value	\$2,160,000	\$2,430,000	\$1,960,000
Market Value per SqFt	\$66.00	\$64.00	\$69.00
Distance from Cooperative in miles		0.55	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01895-0076	1-01859-0039	1-01892-0016
Address	417 RIVERSIDE DRIVE	120 WEST 105 STREET	949 WEST END AVENUE
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	76	63	60
Year Built	1910	1929	1916
Gross SqFt	69,485	55,590	83,805
Estimated Gross Income	\$1,029,767	\$852,028	\$1,199,423
Gross Income per SqFt	\$14.82	\$15.33	\$14.31
Full Market Value	\$4,080,000	\$3,470,000	\$4,750,000
Market Value per SqFt	\$59.00	\$62.00	\$57.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01896-0001	1-01891-0026	1-01893-0003
Address	420 RIVERSIDE DRIVE	915 WEST END AVENUE	362 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	104	94	44
Year Built	1920	1923	1905
Gross SqFt	138,633	118,591	124,458
Estimated Gross Income	\$2,513,416	\$2,140,708	\$2,265,392
Gross Income per SqFt	\$18.13	\$18.05	\$18.20
Full Market Value	\$10,200,000	\$8,710,000	\$9,210,000
Market Value per SqFt	\$74.00	\$73.00	\$74.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01896-0014	1-01882-0024	1-01895-0023
Address	605 WEST 114 STREET	509 CATHEDRAL PARKWAY	2891 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	63	94	255
Year Built	1920	1909	1911
Gross SqFt	76,500	83,519	88,332
Estimated Gross Income	\$1,826,055	\$1,967,714	\$2,134,690
Gross Income per SqFt	\$23.87	\$23.56	\$24.17
Full Market Value	\$8,160,000	\$8,790,000	\$9,540,000
Market Value per SqFt	\$107.00	\$105.00	\$108.00
Distance from Cooperative in miles		0.25	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01901-0013	1-01976-0051	1-01976-0053
Address	139 WEST 116 STREET	524 WEST 122 STREET	526 WEST 122 STREET
Neighborhood	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	23	23
Year Built	1920	1910	1905
Gross SqFt	10,870	15,156	14,856
Estimated Gross Income	\$195,660	\$260,837	\$265,222
Gross Income per SqFt	\$18.00	\$17.21	\$17.85
Full Market Value	\$553,000	\$1,060,000	\$1,080,000
Market Value per SqFt	\$51.00	\$70.00	\$73.00
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01901-0014	1-01976-0051	1-01976-0053
Address	137 WEST 116 STREET	524 WEST 122 STREET	526 WEST 122 STREET
Neighborhood	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	23	23
Year Built	1920	1910	1905
Gross SqFt	10,870	15,156	14,856
Estimated Gross Income	\$195,660	\$260,837	\$265,222
Gross Income per SqFt	\$18.00	\$17.21	\$17.85
Full Market Value	\$553,000	\$1,060,000	\$1,080,000
Market Value per SqFt	\$51.00	\$70.00	\$73.00
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01905-0036	1-01993-0088	1-02071-0039
Address	100 WEST 121 STREET	3157 BROADWAY	508 WEST 140 STREET
Neighborhood	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	26	48	30
Year Built	1932	1905	1912
Gross SqFt	34,689	32,961	25,375
Estimated Gross Income	\$589,713	\$555,796	\$757,698
Gross Income per SqFt	\$17.00	\$16.86	\$29.90
Full Market Value	\$1,670,000	\$2,260,000	\$3,670,000
Market Value per SqFt	\$48.10	\$69.00	\$145.00
Distance from Cooperative in miles		0.85	1.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01908-0001	1-01993-0088	1-02071-0039
Address	157 WEST 123 STREET	3157 BROADWAY	508 WEST 140 STREET
Neighborhood	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS	HARLEM-WEST
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	54	48	30
Year Built	1910	1905	1912
Gross SqFt	37,875	32,961	25,375
Estimated Gross Income	\$606,000	\$555,796	\$757,698
Gross Income per SqFt	\$16.00	\$16.86	\$29.90
Full Market Value	\$1,710,000	\$2,260,000	\$3,670,000
Market Value per SqFt	\$45.10	\$69.00	\$145.00
Distance from Cooperative in miles		0.80	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01908-0056	1-01993-0088	1-02071-0039
Address	152 WEST 124 STREET	3157 BROADWAY	508 WEST 140 STREET
Neighborhood	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	48	30
Year Built	1910	1905	1912
Gross SqFt	9,423	32,961	25,375
Estimated Gross Income	\$169,614	\$555,796	\$757,698
Gross Income per SqFt	\$18.00	\$16.86	\$29.90
Full Market Value	\$479,000	\$2,260,000	\$3,670,000
Market Value per SqFt	\$51.00	\$69.00	\$145.00
Distance from Cooperative in miles		0.80	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01911-0032	1-01918-0060	1-01988-0096
Address	327 LENOX AVENUE	2275 ADAM C POWELL BOULEV	511 WEST 135 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	14	18	20
Year Built	1920	1926	1910
Gross SqFt	10,484	8,581	13,170
Estimated Gross Income	\$136,292	\$141,540	\$132,957
Gross Income per SqFt	\$13.00	\$16.49	\$10.10
Full Market Value	\$385,000	\$576,000	\$449,000
Market Value per SqFt	\$36.70	\$67.00	\$34.10
Distance from Cooperative in miles		0.35	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01914-0017	1-01509-0064	1-01531-0038
Address	131 WEST 129 STREET	108 EAST 81 STREET	220 EAST 86 STREET
Neighborhood	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	13	20	48
Year Built	1905	1922	1925
Gross SqFt	29,139	32,383	38,590
Estimated Gross Income	\$926,620	\$937,228	\$1,247,573
Gross Income per SqFt	\$31.80	\$28.90	\$32.30
Full Market Value	\$4,490,000	\$4,540,000	\$6,040,000
Market Value per SqFt	\$154.00	\$140.00	\$157.00
Distance from Cooperative in miles		2.50	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01916-0029	1-01920-0012	1-01976-0051
Address	421 LENOX AVENUE	139 WEST 135 STREET	524 WEST 122 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	18	23
Year Built	1910	1910	1910
Gross SqFt	8,349	16,446	15,156
Estimated Gross Income	\$141,933	\$283,467	\$260,837
Gross Income per SqFt	\$17.00	\$17.24	\$17.21
Full Market Value	\$401,000	\$870,000	\$1,060,000
Market Value per SqFt	\$48.00	\$53.00	\$70.00
Distance from Cooperative in miles		0.20	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01918-0019	1-01988-0034	1-02002-0019
Address	127 WEST 133 STREET	1512 AMSTERDAM AVENUE	619 WEST 135 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	24	20
Year Built	1926	1910	1905
Gross SqFt	12,230	16,404	14,260
Estimated Gross Income	\$171,220	\$249,210	\$180,137
Gross Income per SqFt	\$14.00	\$15.19	\$12.63
Full Market Value	\$484,000	\$1,010,000	\$677,000
Market Value per SqFt	\$39.60	\$62.00	\$47.50
Distance from Cooperative in miles		0.70	0.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01919-0026	1-01526-0021	1-01511-0033
Address	485 LENOX AVENUE	1543 2 AVENUE	1450 3 AVENUE
Neighborhood	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	160	117	95
Year Built	1963	1959	1961
Gross SqFt	157,728	123,524	147,534
Estimated Gross Income	\$2,184,532	\$2,528,124	\$3,448,210
Gross Income per SqFt	\$13.85	\$20.47	\$23.37
Full Market Value	\$6,170,000	\$11,300,000	\$15,400,000
Market Value per SqFt	\$39.10	\$91.00	\$104.00
Distance from Cooperative in miles		2.80	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01922-0049	1-01922-0001	1-01923-0001
Address	256 WEST 117 STREET	2150 FRED DOUGLASS BOULEV	2170 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	D6-ELEVATOR
Total Units	50	24	144
Year Built	1910	1910	2003
Gross SqFt	35,080	19,137	224,000
Estimated Gross Income	\$385,880	\$202,000	\$2,651,148
Gross Income per SqFt	\$11.00	\$10.56	\$11.84
Full Market Value	\$1,360,000	\$683,000	\$9,350,000
Market Value per SqFt	\$38.80	\$36.00	\$41.70
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01923-0035	1-01922-0060	1-01922-0001
Address	200 WEST 118 STREET	278 WEST 117 STREET	2150 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	25	15	24
Year Built	1910	1910	1910
Gross SqFt	13,830	8,125	19,137
Estimated Gross Income	\$187,258	\$137,240	\$202,000
Gross Income per SqFt	\$13.54	\$16.89	\$10.56
Full Market Value	\$529,000	\$558,000	\$683,000
Market Value per SqFt	\$38.30	\$69.00	\$35.70
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01923-0036	1-01923-0001	1-01922-0060
Address	202 WEST 118 STREET	2170 FRED DOUGLASS BOULEV	278 WEST 117 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	D6-ELEVATOR	C4-WALK-UP
Total Units	20	144	15
Year Built	1910	2003	1910
Gross SqFt	13,590	224,000	8,125
Estimated Gross Income	\$163,080	\$2,651,148	\$137,240
Gross Income per SqFt	\$12.00	\$11.84	\$16.89
Full Market Value	\$461,000	\$9,350,000	\$558,000
Market Value per SqFt	\$33.90	\$42.00	\$69.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01923-0037	1-01922-0060	1-01922-0001
Address	204 WEST 118 STREET	278 WEST 117 STREET	2150 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	15	24
Year Built	1910	1910	1910
Gross SqFt	13,590	8,125	19,137
Estimated Gross Income	\$163,080	\$137,240	\$202,000
Gross Income per SqFt	\$12.00	\$16.89	\$10.56
Full Market Value	\$461,000	\$558,000	\$683,000
Market Value per SqFt	\$33.90	\$69.00	\$35.70
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01924-0021	1-01922-0001	1-01923-0001
Address	208 WEST 119 STREET	2150 FRED DOUGLASS BOULEV	2170 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	C7-WALK-UP	D6-ELEVATOR
Total Units	159	24	144
Year Built	1900	1910	2003
Gross SqFt	156,986	19,137	224,000
Estimated Gross Income	\$1,726,846	\$202,000	\$2,651,148
Gross Income per SqFt	\$11.00	\$10.56	\$11.84
Full Market Value	\$6,090,000	\$683,000	\$9,350,000
Market Value per SqFt	\$38.80	\$36.00	\$41.70
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01925-0013	1-01922-0001	1-01923-0001
Address	180 ST NICHOLAS AVENUE	2150 FRED DOUGLASS BOULEV	2170 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	C7-WALK-UP	D6-ELEVATOR
Total Units	21	24	144
Year Built	1910	1910	2003
Gross SqFt	33,230	19,137	224,000
Estimated Gross Income	\$365,530	\$202,000	\$2,651,148
Gross Income per SqFt	\$11.00	\$10.56	\$11.84
Full Market Value	\$1,030,000	\$683,000	\$9,350,000
Market Value per SqFt	\$31.00	\$36.00	\$41.70
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01926-0037	1-01922-0001	1-01923-0001
Address	206 WEST 121 STREET	2150 FRED DOUGLASS BOULEV	2170 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	D6-ELEVATOR
Total Units	30	24	144
Year Built	1910	1910	2003
Gross SqFt	15,070	19,137	224,000
Estimated Gross Income	\$165,770	\$202,000	\$2,651,148
Gross Income per SqFt	\$11.00	\$10.56	\$11.84
Full Market Value	\$584,000	\$683,000	\$9,350,000
Market Value per SqFt	\$38.80	\$36.00	\$41.70
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01928-0047	1-01928-0059	1-01923-0001
Address	230 WEST 123 STREET	266 WEST 123 STREET	2170 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	D6-ELEVATOR
Total Units	15	20	144
Year Built	1910	1910	2003
Gross SqFt	9,395	9,680	224,000
Estimated Gross Income	\$122,135	\$142,829	\$2,651,148
Gross Income per SqFt	\$13.00	\$14.76	\$11.84
Full Market Value	\$345,000	\$566,000	\$9,350,000
Market Value per SqFt	\$36.70	\$58.00	\$41.70
Distance from Cooperative in miles		0.00	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01929-0057	1-01923-0001	1-01928-0061
Address	2070 ADAM C POWELL BOULEV	2170 FRED DOUGLASS BOULEV	270 WEST 123 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	C7-WALK-UP
Total Units	231	144	18
Year Built	1985	2003	1910
Gross SqFt	212,250	224,000	12,073
Estimated Gross Income	\$2,334,750	\$2,651,148	\$126,943
Gross Income per SqFt	\$11.00	\$11.84	\$10.51
Full Market Value	\$6,590,000	\$9,350,000	\$429,000
Market Value per SqFt	\$31.00	\$42.00	\$35.50
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01932-0004	1-01928-0059	1-01923-0001
Address	2358 FRED DOUGLASS BOULEV	266 WEST 123 STREET	2170 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	D6-ELEVATOR
Total Units	23	20	144
Year Built	1910	1910	2003
Gross SqFt	20,660	9,680	224,000
Estimated Gross Income	\$268,580	\$142,829	\$2,651,148
Gross Income per SqFt	\$13.00	\$14.76	\$11.84
Full Market Value	\$1,010,000	\$566,000	\$9,350,000
Market Value per SqFt	\$48.90	\$58.00	\$41.70
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01944-0010	1-01726-0039	1-01726-0061
Address	353 WEST 117 STREET	2096 5 AVENUE	46 WEST 129 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	36	34	29
Year Built	1900	1921	1920
Gross SqFt	33,953	35,952	32,342
Estimated Gross Income	\$462,100	\$489,480	\$427,770
Gross Income per SqFt	\$13.61	\$13.61	\$13.23
Full Market Value	\$1,310,000	\$1,940,000	\$1,610,000
Market Value per SqFt	\$38.60	\$54.00	\$49.80
Distance from Cooperative in miles		0.80	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01947-0001	1-02014-0016	1-02014-0018
Address	371 WEST 120 STREET	141 WEST 145 STREET	137 WEST 145 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	30	30
Year Built	1901	1926	1920
Gross SqFt	17,255	18,024	18,024
Estimated Gross Income	\$240,362	\$251,121	\$251,121
Gross Income per SqFt	\$13.93	\$13.93	\$13.93
Full Market Value	\$679,000	\$995,000	\$995,000
Market Value per SqFt	\$39.40	\$55.00	\$55.00
Distance from Cooperative in miles		1.30	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01948-0001	1-02014-0016	1-02014-0018
Address	361 WEST 121 STREET	141 WEST 145 STREET	137 WEST 145 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	30	30
Year Built	1909	1926	1920
Gross SqFt	15,740	18,024	18,024
Estimated Gross Income	\$219,258	\$251,121	\$251,121
Gross Income per SqFt	\$13.93	\$13.93	\$13.93
Full Market Value	\$869,000	\$995,000	\$995,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		1.25	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01948-0003	1-02014-0016	1-02014-0018
Address	72 MORNINGSIDE AVENUE	141 WEST 145 STREET	137 WEST 145 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	30	30
Year Built	1910	1926	1920
Gross SqFt	12,300	18,024	18,024
Estimated Gross Income	\$171,339	\$251,121	\$251,121
Gross Income per SqFt	\$13.93	\$13.93	\$13.93
Full Market Value	\$484,000	\$995,000	\$995,000
Market Value per SqFt	\$39.30	\$55.00	\$55.00
Distance from Cooperative in miles		1.25	1.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01949-0018	1-02054-0056	1-02054-0075
Address	530 MANHATTAN AVENUE	401 EDGECOMBE AVENUE	80 ST NICHOLAS PLACE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	60	66	48
Year Built	1912	1920	1920
Gross SqFt	46,752	53,815	32,240
Estimated Gross Income	\$557,283	\$633,359	\$388,695
Gross Income per SqFt	\$11.92	\$11.77	\$12.06
Full Market Value	\$1,570,000	\$2,230,000	\$1,370,000
Market Value per SqFt	\$33.60	\$41.00	\$42.50
Distance from Cooperative in miles		1.50	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01949-0026	1-02054-0056	1-02054-0075
Address	303 WEST 122 STREET	401 EDGECOMBE AVENUE	80 ST NICHOLAS PLACE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	42	66	48
Year Built	1913	1920	1920
Gross SqFt	46,410	53,815	32,240
Estimated Gross Income	\$553,207	\$633,359	\$388,695
Gross Income per SqFt	\$11.92	\$11.77	\$12.06
Full Market Value	\$1,560,000	\$2,230,000	\$1,370,000
Market Value per SqFt	\$33.60	\$41.00	\$42.50
Distance from Cooperative in miles		1.50	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01952-0004	1-01753-0057	1-02025-0043
Address	145 MORNINGSIDE AVENUE	32 EAST 129 STREET	208 WEST 140 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	24	20	18
Year Built	1900	1920	1926
Gross SqFt	18,000	16,495	15,292
Estimated Gross Income	\$269,460	\$247,425	\$228,397
Gross Income per SqFt	\$14.97	\$15.00	\$14.94
Full Market Value	\$761,000	\$981,000	\$905,000
Market Value per SqFt	\$42.30	\$59.00	\$59.00
Distance from Cooperative in miles		0.75	0.75

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01952-0043	1-02050-0131	1-02054-0006
Address	320 ST NICHOLAS AVENUE	695 ST NICHOLAS AVENUE	353 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	48	47	67
Year Built	1900	1930	1927
Gross SqFt	59,464	50,613	51,468
Estimated Gross Income	\$888,392	\$756,030	\$744,588
Gross Income per SqFt	\$14.94	\$14.94	\$14.47
Full Market Value	\$2,510,000	\$3,000,000	\$2,950,000
Market Value per SqFt	\$42.20	\$59.00	\$57.00
Distance from Cooperative in miles		0.85	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01958-0043	1-01749-0056	1-01767-0047
Address	448 ST NICHOLAS AVENUE	28 EAST 125 STREET	166 EAST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	18	24
Year Built	1926	1900	1920
Gross SqFt	25,074	23,975	26,400
Estimated Gross Income	\$346,773	\$323,568	\$373,747
Gross Income per SqFt	\$13.83	\$13.50	\$14.16
Full Market Value	\$979,000	\$1,220,000	\$1,150,000
Market Value per SqFt	\$39.00	\$51.00	\$43.60
Distance from Cooperative in miles		0.70	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01963-0025	1-01517-0043	1-01521-0020
Address	414 WEST 121 STREET	160 EAST 89 STREET	145 EAST 92 STREET
Neighborhood	MORNINGSIDE HEIGHTS	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	55	52	49
Year Built	1912	1938	1929
Gross SqFt	50,220	64,272	85,924
Estimated Gross Income	\$1,104,840	\$1,521,972	\$1,804,404
Gross Income per SqFt	\$22.00	\$23.68	\$21.00
Full Market Value	\$4,940,000	\$6,800,000	\$8,060,000
Market Value per SqFt	\$98.00	\$106.00	\$94.00
Distance from Cooperative in miles		2.00	1.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01963-0034	1-01976-0051	1-01976-0053
Address	431 WEST 121 STREET	524 WEST 122 STREET	526 WEST 122 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	23	23
Year Built	1920	1910	1905
Gross SqFt	17,034	15,156	14,856
Estimated Gross Income	\$306,612	\$260,837	\$265,222
Gross Income per SqFt	\$18.00	\$17.21	\$17.85
Full Market Value	\$1,250,000	\$1,060,000	\$1,080,000
Market Value per SqFt	\$73.00	\$70.00	\$73.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01963-0055	1-01994-0066	1-01994-0069
Address	114 MORNINGSIDE DRIVE	189 CLAREMONT AVENUE	191 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	31	31
Year Built	1910	1905	1912
Gross SqFt	33,696	28,416	28,236
Estimated Gross Income	\$640,224	\$540,138	\$540,138
Gross Income per SqFt	\$19.00	\$19.01	\$19.13
Full Market Value	\$2,600,000	\$2,200,000	\$2,410,000
Market Value per SqFt	\$77.00	\$77.00	\$85.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01968-0027	1-01970-0060	1-01987-0031
Address	36 CONVENT AVENUE	110 CONVENT AVENUE	1484 AMSTERDAM AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	25	34	30
Year Built	1926	1901	1905
Gross SqFt	16,160	20,575	15,929
Estimated Gross Income	\$258,560	\$299,323	\$273,083
Gross Income per SqFt	\$16.00	\$14.55	\$17.14
Full Market Value	\$730,000	\$1,190,000	\$1,110,000
Market Value per SqFt	\$45.20	\$58.00	\$70.00
Distance from Cooperative in miles		0.15	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01968-0056	1-01968-0049	1-02002-0019
Address	33 CONVENT AVENUE	412 WEST 129 STREET	619 WEST 135 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	30	20
Year Built	1910	1910	1905
Gross SqFt	19,255	22,540	14,260
Estimated Gross Income	\$269,570	\$336,551	\$180,137
Gross Income per SqFt	\$14.00	\$14.93	\$12.63
Full Market Value	\$761,000	\$1,330,000	\$677,000
Market Value per SqFt	\$39.50	\$59.00	\$47.50
Distance from Cooperative in miles		0.00	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01968-0058	1-01968-0049	1-02002-0019
Address	29 CONVENT AVENUE	412 WEST 129 STREET	619 WEST 135 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	30	20
Year Built	1910	1910	1905
Gross SqFt	15,430	22,540	14,260
Estimated Gross Income	\$216,020	\$336,551	\$180,137
Gross Income per SqFt	\$14.00	\$14.93	\$12.63
Full Market Value	\$610,000	\$1,330,000	\$677,000
Market Value per SqFt	\$39.50	\$59.00	\$47.50
Distance from Cooperative in miles		0.00	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01969-0025	1-02001-0038	1-02008-0006
Address	41 CONVENT AVENUE	614 WEST 135 STREET	141 WEST 139 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C4-WALK-UP
Total Units	80	186	133
Year Built	1926	1926	1927
Gross SqFt	104,187	106,456	64,885
Estimated Gross Income	\$1,666,992	\$1,695,132	\$1,117,191
Gross Income per SqFt	\$16.00	\$15.92	\$17.22
Full Market Value	\$4,710,000	\$5,980,000	\$4,540,000
Market Value per SqFt	\$45.20	\$56.00	\$70.00
Distance from Cooperative in miles		0.45	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01970-0001	1-01987-0031	1-02002-0019
Address	499 WEST 130 STREET	1484 AMSTERDAM AVENUE	619 WEST 135 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	19	30	20
Year Built	1901	1905	1905
Gross SqFt	11,490	15,929	14,260
Estimated Gross Income	\$195,330	\$273,083	\$180,137
Gross Income per SqFt	\$17.00	\$17.14	\$12.63
Full Market Value	\$552,000	\$1,110,000	\$677,000
Market Value per SqFt	\$48.00	\$70.00	\$47.50
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01970-0068	1-01970-0060	1-01987-0031
Address	1463 AMSTERDAM AVENUE	110 CONVENT AVENUE	1484 AMSTERDAM AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	13	34	30
Year Built	1910	1901	1905
Gross SqFt	9,720	20,575	15,929
Estimated Gross Income	\$155,520	\$299,323	\$273,083
Gross Income per SqFt	\$16.00	\$14.55	\$17.14
Full Market Value	\$439,000	\$1,190,000	\$1,110,000
Market Value per SqFt	\$45.20	\$58.00	\$70.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01976-0013	1-01994-0066	1-01994-0069
Address	523 WEST 121 STREET	189 CLAREMONT AVENUE	191 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	31	31
Year Built	1926	1905	1912
Gross SqFt	28,668	28,416	28,236
Estimated Gross Income	\$544,692	\$540,138	\$540,138
Gross Income per SqFt	\$19.00	\$19.01	\$19.13
Full Market Value	\$2,220,000	\$2,200,000	\$2,410,000
Market Value per SqFt	\$77.00	\$77.00	\$85.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01977-0023	1-01914-0026	1-01962-0001
Address	511 WEST 122 STREET	109 WEST 129 STREET	1171 AMSTERDAM AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	30	118	45
Year Built	1907	1910	1925
Gross SqFt	28,860	42,050	34,566
Estimated Gross Income	\$692,640	\$1,109,970	\$722,994
Gross Income per SqFt	\$24.00	\$26.40	\$20.92
Full Market Value	\$3,100,000	\$5,380,000	\$3,230,000
Market Value per SqFt	\$107.00	\$128.00	\$93.00
Distance from Cooperative in miles		0.75	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01977-0029	1-01970-0060	1-01987-0043
Address	1260 AMSTERDAM AVENUE	110 CONVENT AVENUE	510 WEST 134 STREET
Neighborhood	MORNINGSIDE HEIGHTS	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	34	32
Year Built	1901	1901	1900
Gross SqFt	24,248	20,575	27,530
Estimated Gross Income	\$460,712	\$299,323	\$513,249
Gross Income per SqFt	\$19.00	\$14.55	\$18.64
Full Market Value	\$1,870,000	\$1,190,000	\$2,090,000
Market Value per SqFt	\$77.00	\$58.00	\$76.00
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01977-0031	1-01970-0060	1-01987-0043
Address	1264 AMSTERDAM AVENUE	110 CONVENT AVENUE	510 WEST 134 STREET
Neighborhood	MORNINGSIDE HEIGHTS	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	34	32
Year Built	1901	1901	1900
Gross SqFt	16,746	20,575	27,530
Estimated Gross Income	\$318,174	\$299,323	\$513,249
Gross Income per SqFt	\$19.00	\$14.55	\$18.64
Full Market Value	\$1,290,000	\$1,190,000	\$2,090,000
Market Value per SqFt	\$77.00	\$58.00	\$76.00
Distance from Cooperative in miles		0.50	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01977-0037	1-01914-0026	1-01962-0001
Address	510 WEST 123 STREET	109 WEST 129 STREET	1171 AMSTERDAM AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	48	118	45
Year Built	1926	1910	1925
Gross SqFt	41,214	42,050	34,566
Estimated Gross Income	\$989,136	\$1,109,970	\$722,994
Gross Income per SqFt	\$24.00	\$26.40	\$20.92
Full Market Value	\$4,420,000	\$5,380,000	\$3,230,000
Market Value per SqFt	\$107.00	\$128.00	\$93.00
Distance from Cooperative in miles		0.75	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
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	914
Year Built	1956	1967	1947
Gross SqFt	1,288,976	651,162	714,600
Estimated Gross Income	\$16,756,688	\$12,403,828	\$9,241,876
Gross Income per SqFt	\$13.00	\$19.05	\$12.93
Full Market Value	\$63,000,000	\$50,400,000	\$34,700,000
Market Value per SqFt	\$48.90	\$77.00	\$48.60
Distance from Cooperative in miles		2.35	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01987-0013	1-01988-0034	1-02002-0019
Address	541 WEST 133 STREET	1512 AMSTERDAM AVENUE	619 WEST 135 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	36	24	20
Year Built	1905	1910	1905
Gross SqFt	19,872	16,404	14,260
Estimated Gross Income	\$258,336	\$249,210	\$180,137
Gross Income per SqFt	\$13.00	\$15.19	\$12.63
Full Market Value	\$730,000	\$1,010,000	\$677,000
Market Value per SqFt	\$36.70	\$62.00	\$47.50
Distance from Cooperative in miles		0.05	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01987-0048	1-01988-0034	1-02002-0019
Address	518 WEST 134 STREET	1512 AMSTERDAM AVENUE	619 WEST 135 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	24	20
Year Built	1905	1910	1905
Gross SqFt	15,370	16,404	14,260
Estimated Gross Income	\$199,810	\$249,210	\$180,137
Gross Income per SqFt	\$13.00	\$15.19	\$12.63
Full Market Value	\$564,000	\$1,010,000	\$677,000
Market Value per SqFt	\$36.70	\$62.00	\$47.50
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01987-0050	1-01988-0034	1-02002-0019
Address	520 WEST 134 STREET	1512 AMSTERDAM AVENUE	619 WEST 135 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	24	20
Year Built	1910	1910	1905
Gross SqFt	15,370	16,404	14,260
Estimated Gross Income	\$199,810	\$249,210	\$180,137
Gross Income per SqFt	\$13.00	\$15.19	\$12.63
Full Market Value	\$564,000	\$1,010,000	\$677,000
Market Value per SqFt	\$36.70	\$62.00	\$47.50
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01988-0091	1-01988-0034	1-02002-0019
Address	517 WEST 135 STREET	1512 AMSTERDAM AVENUE	619 WEST 135 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	24	20
Year Built	1910	1910	1905
Gross SqFt	13,170	16,404	14,260
Estimated Gross Income	\$184,380	\$249,210	\$180,137
Gross Income per SqFt	\$14.00	\$15.19	\$12.63
Full Market Value	\$731,000	\$1,010,000	\$677,000
Market Value per SqFt	\$56.00	\$62.00	\$47.50
Distance from Cooperative in miles		0.05	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01988-0093	1-01988-0034	1-02002-0019
Address	515 WEST 135 STREET	1512 AMSTERDAM AVENUE	619 WEST 135 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	24	20
Year Built	1910	1910	1905
Gross SqFt	13,170	16,404	14,260
Estimated Gross Income	\$184,380	\$249,210	\$180,137
Gross Income per SqFt	\$14.00	\$15.19	\$12.63
Full Market Value	\$731,000	\$1,010,000	\$677,000
Market Value per SqFt	\$56.00	\$62.00	\$47.50
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01988-0094	1-01988-0034	1-02002-0019
Address	513 WEST 135 STREET	1512 AMSTERDAM AVENUE	619 WEST 135 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	24	20
Year Built	1910	1910	1905
Gross SqFt	13,170	16,404	14,260
Estimated Gross Income	\$184,380	\$249,210	\$180,137
Gross Income per SqFt	\$14.00	\$15.19	\$12.63
Full Market Value	\$731,000	\$1,010,000	\$677,000
Market Value per SqFt	\$56.00	\$62.00	\$47.50
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01990-0001	1-01607-0069	1-01888-0087
Address	440 RIVERSIDE DRIVE	1212 5 AVENUE	276 RIVERSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	UPPER EAST SIDE (96-110)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	106	72	97
Year Built	1910	1925	1940
Gross SqFt	148,982	120,942	153,653
Estimated Gross Income	\$2,681,676	\$2,192,400	\$2,542,117
Gross Income per SqFt	\$18.00	\$18.13	\$16.54
Full Market Value	\$10,900,000	\$8,920,000	\$10,300,000
Market Value per SqFt	\$73.00	\$74.00	\$67.00
Distance from Cooperative in miles		1.45	0.90

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01993-0021	1-01976-0051	1-01976-0053
Address	3115 BROADWAY	524 WEST 122 STREET	526 WEST 122 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	23	23
Year Built	1920	1910	1905
Gross SqFt	21,582	15,156	14,856
Estimated Gross Income	\$388,476	\$260,837	\$265,222
Gross Income per SqFt	\$18.00	\$17.21	\$17.85
Full Market Value	\$1,100,000	\$1,060,000	\$1,080,000
Market Value per SqFt	\$51.00	\$70.00	\$73.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01993-0023	1-01962-0038	1-01990-0040
Address	3117 BROADWAY	1201 AMSTERDAM AVENUE	468 RIVERSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	60	120	39
Year Built	1940	1912	1910
Gross SqFt	60,642	87,271	67,518
Estimated Gross Income	\$1,152,198	\$1,870,130	\$1,228,538
Gross Income per SqFt	\$19.00	\$21.43	\$18.20
Full Market Value	\$4,690,000	\$8,360,000	\$5,000,000
Market Value per SqFt	\$77.00	\$96.00	\$74.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01993-0043	1-01976-0051	1-01976-0053
Address	170 CLAREMONT AVENUE	524 WEST 122 STREET	526 WEST 122 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	23	23
Year Built	1926	1910	1905
Gross SqFt	20,988	15,156	14,856
Estimated Gross Income	\$377,784	\$260,837	\$265,222
Gross Income per SqFt	\$18.00	\$17.21	\$17.85
Full Market Value	\$1,540,000	\$1,060,000	\$1,080,000
Market Value per SqFt	\$73.00	\$70.00	\$73.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01993-0057	1-01994-0066	1-01517-0043
Address	140 CLAREMONT AVENUE	189 CLAREMONT AVENUE	160 EAST 89 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	61	31	52
Year Built	1905	1905	1938
Gross SqFt	36,623	28,416	64,272
Estimated Gross Income	\$769,083	\$540,138	\$1,521,972
Gross Income per SqFt	\$21.00	\$19.01	\$23.68
Full Market Value	\$3,440,000	\$2,200,000	\$6,800,000
Market Value per SqFt	\$94.00	\$77.00	\$106.00
Distance from Cooperative in miles		0.05	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01993-0094	1-01977-0036	1-01977-0048
Address	3165 BROADWAY	1274 AMSTERDAM AVENUE	530 WEST 123 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	24	12	11
Year Built	1920	1905	1901
Gross SqFt	19,504	10,824	12,775
Estimated Gross Income	\$468,096	\$343,567	\$261,624
Gross Income per SqFt	\$24.00	\$31.70	\$20.48
Full Market Value	\$2,090,000	\$1,660,000	\$1,170,000
Market Value per SqFt	\$107.00	\$153.00	\$92.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01993-0096	1-01517-0043	1-01521-0020
Address	200 CLAREMONT AVENUE	160 EAST 89 STREET	145 EAST 92 STREET
Neighborhood	MORNINGSIDE HEIGHTS	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	45	52	49
Year Built	1926	1938	1929
Gross SqFt	55,062	64,272	85,924
Estimated Gross Income	\$1,156,302	\$1,521,972	\$1,804,404
Gross Income per SqFt	\$21.00	\$23.68	\$21.00
Full Market Value	\$3,270,000	\$6,800,000	\$8,060,000
Market Value per SqFt	\$59.00	\$106.00	\$94.00
Distance from Cooperative in miles		2.35	2.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01994-0043	1-01994-0066	1-01994-0069
Address	175 CLAREMONT AVENUE	189 CLAREMONT AVENUE	191 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	31	31
Year Built	1926	1905	1912
Gross SqFt	27,498	28,416	28,236
Estimated Gross Income	\$522,462	\$540,138	\$540,138
Gross Income per SqFt	\$19.00	\$19.01	\$19.13
Full Market Value	\$2,120,000	\$2,200,000	\$2,410,000
Market Value per SqFt	\$77.00	\$77.00	\$85.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01995-0001	1-01962-0026	1-01990-0052
Address	550 RIVERSIDE DRIVE	414 WEST 119 STREET	456 RIVERSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	50	57	47
Year Built	1926	1925	1911
Gross SqFt	58,560	54,100	47,327
Estimated Gross Income	\$761,280	\$699,833	\$692,211
Gross Income per SqFt	\$13.00	\$12.94	\$14.63
Full Market Value	\$2,860,000	\$2,630,000	\$2,740,000
Market Value per SqFt	\$48.80	\$49.00	\$58.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01995-0005	1-01962-0026	1-01962-0031
Address	61 TIEMANN PLACE	414 WEST 119 STREET	424 WEST 119 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	62	57	47
Year Built	1926	1925	1925
Gross SqFt	69,840	54,100	53,352
Estimated Gross Income	\$838,080	\$699,833	\$666,356
Gross Income per SqFt	\$12.00	\$12.94	\$12.49
Full Market Value	\$2,950,000	\$2,630,000	\$2,500,000
Market Value per SqFt	\$42.20	\$49.00	\$46.90
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01995-0010	1-01962-0026	1-01962-0031
Address	51 TIEMANN PLACE	414 WEST 119 STREET	424 WEST 119 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	62	57	47
Year Built	1926	1925	1925
Gross SqFt	65,496	54,100	53,352
Estimated Gross Income	\$794,466	\$699,833	\$666,356
Gross Income per SqFt	\$12.13	\$12.94	\$12.49
Full Market Value	\$2,800,000	\$2,630,000	\$2,500,000
Market Value per SqFt	\$42.80	\$49.00	\$46.90
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-01995-0077	1-01990-0013	1-01990-0040
Address	552 RIVERSIDE DRIVE	25 CLAREMONT AVENUE	468 RIVERSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	68	31	39
Year Built	1910	1910	1910
Gross SqFt	64,068	60,104	67,518
Estimated Gross Income	\$961,020	\$806,370	\$1,228,538
Gross Income per SqFt	\$15.00	\$13.42	\$18.20
Full Market Value	\$3,810,000	\$3,030,000	\$5,000,000
Market Value per SqFt	\$59.00	\$50.00	\$74.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02001-0060	1-01969-0034	1-01988-0123
Address	575 RIVERSIDE DRIVE	409 WEST 129 STREET	520 WEST 136 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	48	36
Year Built	1926	1920	1926
Gross SqFt	50,388	61,602	41,358
Estimated Gross Income	\$503,880	\$432,591	\$436,123
Gross Income per SqFt	\$10.00	\$7.02	\$10.55
Full Market Value	\$1,700,000	\$1,330,000	\$1,470,000
Market Value per SqFt	\$33.70	\$22.00	\$35.50
Distance from Cooperative in miles		0.45	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02002-0040	1-01966-0047	1-01968-0033
Address	611 WEST 136 STREET	445 WEST 125 STREET	419 WEST 128 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	25	29
Year Built	1905	1901	1920
Gross SqFt	19,270	18,977	21,535
Estimated Gross Income	\$211,970	\$207,013	\$233,870
Gross Income per SqFt	\$11.00	\$10.91	\$10.86
Full Market Value	\$599,000	\$585,000	\$824,000
Market Value per SqFt	\$31.10	\$31.00	\$38.30
Distance from Cooperative in miles		0.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02002-0041	1-01966-0047	1-01968-0033
Address	607 WEST 136 STREET	445 WEST 125 STREET	419 WEST 128 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	25	29
Year Built	1905	1901	1920
Gross SqFt	19,480	18,977	21,535
Estimated Gross Income	\$214,280	\$207,013	\$233,870
Gross Income per SqFt	\$11.00	\$10.91	\$10.86
Full Market Value	\$605,000	\$585,000	\$824,000
Market Value per SqFt	\$31.10	\$31.00	\$38.30
Distance from Cooperative in miles		0.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02002-0042	1-01966-0052	1-01968-0033
Address	601 WEST 136 STREET	437 WEST 125 STREET	419 WEST 128 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	43	46	29
Year Built	1926	1901	1920
Gross SqFt	46,841	47,667	21,535
Estimated Gross Income	\$468,410	\$345,816	\$233,870
Gross Income per SqFt	\$10.00	\$7.25	\$10.86
Full Market Value	\$1,320,000	\$1,060,000	\$824,000
Market Value per SqFt	\$28.20	\$22.00	\$38.30
Distance from Cooperative in miles		0.60	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02002-0057	1-01966-0052	1-01968-0033
Address	616 WEST 137 STREET	437 WEST 125 STREET	419 WEST 128 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	25	46	29
Year Built	1905	1901	1920
Gross SqFt	37,038	47,667	21,535
Estimated Gross Income	\$370,380	\$345,816	\$233,870
Gross Income per SqFt	\$10.00	\$7.25	\$10.86
Full Market Value	\$1,050,000	\$1,060,000	\$824,000
Market Value per SqFt	\$28.30	\$22.00	\$38.30
Distance from Cooperative in miles		0.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02002-0089	1-01970-0060	1-01968-0046
Address	614 WEST 136 STREET	110 CONVENT AVENUE	408 WEST 129 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	34	30
Year Built	1905	1901	1920
Gross SqFt	19,390	20,575	22,540
Estimated Gross Income	\$290,850	\$299,323	\$336,551
Gross Income per SqFt	\$15.00	\$14.55	\$14.93
Full Market Value	\$821,000	\$1,190,000	\$1,330,000
Market Value per SqFt	\$42.30	\$58.00	\$59.00
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02006-0049	1-02006-0011	1-02051-0020
Address	128 WEST 138 STREET	137 WEST 137 STREET	634 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	60	56	61
Year Built	1930	1930	1930
Gross SqFt	36,252	30,876	37,852
Estimated Gross Income	\$516,591	\$397,984	\$590,762
Gross Income per SqFt	\$14.25	\$12.89	\$15.61
Full Market Value	\$1,460,000	\$1,500,000	\$2,400,000
Market Value per SqFt	\$40.30	\$49.00	\$63.00
Distance from Cooperative in miles		0.00	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02009-0033	1-02026-0029	1-02053-0033
Address	100 WEST 141 STREET	2400 ADAM C POWELL BOULEV	317 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	56	57	118
Year Built	1920	1905	1930
Gross SqFt	65,036	58,569	54,654
Estimated Gross Income	\$882,538	\$829,163	\$708,811
Gross Income per SqFt	\$13.57	\$14.16	\$12.97
Full Market Value	\$2,490,000	\$3,290,000	\$2,660,000
Market Value per SqFt	\$38.30	\$56.00	\$48.70
Distance from Cooperative in miles		0.15	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02010-0024	1-02050-0011	1-02050-0131
Address	103 WEST 141 STREET	295 CONVENT AVENUE	695 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	42	47	47
Year Built	1920	1920	1930
Gross SqFt	43,178	41,094	50,613
Estimated Gross Income	\$633,421	\$591,205	\$756,030
Gross Income per SqFt	\$14.67	\$14.39	\$14.94
Full Market Value	\$2,510,000	\$2,340,000	\$3,000,000
Market Value per SqFt	\$58.00	\$57.00	\$59.00
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02011-0016	1-02014-0016	1-02031-0033
Address	137 WEST 142 STREET	141 WEST 145 STREET	2508 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	21	30	26
Year Built	1920	1926	1920
Gross SqFt	17,470	18,024	16,764
Estimated Gross Income	\$243,357	\$251,121	\$203,170
Gross Income per SqFt	\$13.93	\$13.93	\$12.12
Full Market Value	\$965,000	\$995,000	\$716,000
Market Value per SqFt	\$55.00	\$55.00	\$42.70
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02016-0050	1-02001-9005	1-01420-0001
Address	2541 ADAM C POWELL BOULEV	3301 BROADWAY	1111 3 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	1,229	1,193	599
Year Built	1968	1975	1951
Gross SqFt	1,487,977	1,443,724	1,100,000
Estimated Gross Income	\$11,903,816	\$19,896,223	\$19,727,764
Gross Income per SqFt	\$8.00	\$13.78	\$17.93
Full Market Value	\$33,600,000	\$78,900,000	\$80,200,000
Market Value per SqFt	\$22.58	\$55.00	\$73.00
Distance from Cooperative in miles		1.15	4.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02029-0029	1-02050-0100	1-02051-0001
Address	2460 ADAM C POWELL BOULEV	13 HAMILTON TERRACE	353 WEST 141 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	54	78	41
Year Built	1950	1951	1966
Gross SqFt	69,331	49,616	61,332
Estimated Gross Income	\$650,324	\$521,993	\$505,186
Gross Income per SqFt	\$9.38	\$10.52	\$8.24
Full Market Value	\$2,140,000	\$1,760,000	\$1,670,000
Market Value per SqFt	\$30.90	\$36.00	\$27.20
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02030-0017	1-02076-0053	1-02054-0075
Address	229 WEST 144 STREET	532 WEST 145 STREET	80 ST NICHOLAS PLACE
Neighborhood	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	41	41	48
Year Built	1940	1905	1920
Gross SqFt	34,560	31,830	32,240
Estimated Gross Income	\$446,860	\$438,922	\$388,695
Gross Income per SqFt	\$12.93	\$13.79	\$12.06
Full Market Value	\$1,260,000	\$1,740,000	\$1,370,000
Market Value per SqFt	\$36.50	\$55.00	\$42.50
Distance from Cooperative in miles		0.50	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02030-0021	1-02076-0053	1-02054-0075
Address	219 WEST 144 STREET	532 WEST 145 STREET	80 ST NICHOLAS PLACE
Neighborhood	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	41	41	48
Year Built	1940	1905	1920
Gross SqFt	34,560	31,830	32,240
Estimated Gross Income	\$446,860	\$438,922	\$388,695
Gross Income per SqFt	\$12.93	\$13.79	\$12.06
Full Market Value	\$1,260,000	\$1,740,000	\$1,370,000
Market Value per SqFt	\$36.50	\$55.00	\$42.50
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02031-0054	1-02048-0025	1-01896-0074
Address	250 WEST 146 STREET	582 ST NICHOLAS AVENUE	602 WEST 116 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	96	96	48
Year Built	1910	1914	1908
Gross SqFt	79,932	65,382	73,800
Estimated Gross Income	\$763,350	\$696,273	\$711,639
Gross Income per SqFt	\$9.55	\$10.65	\$9.64
Full Market Value	\$2,580,000	\$2,350,000	\$2,400,000
Market Value per SqFt	\$32.30	\$36.00	\$32.50
Distance from Cooperative in miles		0.35	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02033-0024	1-01903-0062	1-01717-0042
Address	207 WEST 147 STREET	1975 ADAM C POWELL BOULEV	10 WEST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	20
Year Built	1926	1920	1920
Gross SqFt	12,787	13,940	11,180
Estimated Gross Income	\$127,870	\$154,978	\$141,755
Gross Income per SqFt	\$10.00	\$11.12	\$12.68
Full Market Value	\$361,000	\$546,000	\$533,000
Market Value per SqFt	\$28.20	\$39.00	\$47.70
Distance from Cooperative in miles		1.45	1.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02036-0057	1-01717-0042	1-01755-0020
Address	30 MACOMBS PLACE	10 WEST 119 STREET	47 EAST 130 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	20	16
Year Built	1920	1920	1926
Gross SqFt	12,390	11,180	15,885
Estimated Gross Income	\$173,460	\$141,755	\$252,000
Gross Income per SqFt	\$14.00	\$12.68	\$15.86
Full Market Value	\$490,000	\$533,000	\$774,000
Market Value per SqFt	\$39.50	\$48.00	\$48.70
Distance from Cooperative in miles		1.65	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02039-0005	1-01903-0062	1-01756-0008
Address	269 WEST 153 STREET	1975 ADAM C POWELL BOULEV	9 EAST 131 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	20
Year Built	1920	1920	1926
Gross SqFt	12,705	13,940	10,070
Estimated Gross Income	\$139,755	\$154,978	\$112,326
Gross Income per SqFt	\$11.00	\$11.12	\$11.15
Full Market Value	\$395,000	\$546,000	\$380,000
Market Value per SqFt	\$31.10	\$39.00	\$37.70
Distance from Cooperative in miles		1.75	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02045-0051	1-01941-0020	1-01727-0010
Address	2775 FRED DOUGLASS BOULEV	217 WEST 135 STREET	53 WEST 129 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	28	19	24
Year Built	1910	1910	1910
Gross SqFt	22,475	25,620	21,006
Estimated Gross Income	\$247,225	\$295,344	\$220,753
Gross Income per SqFt	\$11.00	\$11.53	\$10.51
Full Market Value	\$698,000	\$1,040,000	\$623,000
Market Value per SqFt	\$31.10	\$41.00	\$29.70
Distance from Cooperative in miles		0.60	1.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02046-0050	1-01727-0020	1-01683-0045
Address	214 BRADHURST AVENUE	31 WEST 129 STREET	310 EAST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	24	22	24
Year Built	1910	1910	1900
Gross SqFt	16,614	17,280	19,005
Estimated Gross Income	\$182,754	\$203,763	\$189,715
Gross Income per SqFt	\$11.00	\$11.79	\$9.98
Full Market Value	\$516,000	\$575,000	\$641,000
Market Value per SqFt	\$31.10	\$33.00	\$33.70
Distance from Cooperative in miles		1.25	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02047-0001	1-01923-0019	1-01823-0038
Address	307 WEST 153 STREET	141 ST NICHOLAS AVENUE	104 WEST 114 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	15	11
Year Built	1910	1910	1900
Gross SqFt	13,525	11,630	9,715
Estimated Gross Income	\$152,156	\$125,432	\$92,039
Gross Income per SqFt	\$11.25	\$10.79	\$9.47
Full Market Value	\$430,000	\$424,000	\$303,000
Market Value per SqFt	\$31.80	\$37.00	\$31.20
Distance from Cooperative in miles		1.80	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02051-0043	1-01827-0020	1-01827-0022
Address	676 ST NICHOLAS AVENUE	217 WEST 111 STREET	213 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	25	24
Year Built	1920	1920	1920
Gross SqFt	25,986	20,976	20,976
Estimated Gross Income	\$285,846	\$220,725	\$239,736
Gross Income per SqFt	\$11.00	\$10.52	\$11.43
Full Market Value	\$1,010,000	\$746,000	\$677,000
Market Value per SqFt	\$38.90	\$36.00	\$32.30
Distance from Cooperative in miles		1.60	1.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02051-0045	1-01827-0020	1-01827-0022
Address	678 ST NICHOLAS AVENUE	217 WEST 111 STREET	213 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	25	24
Year Built	1920	1920	1920
Gross SqFt	25,986	20,976	20,976
Estimated Gross Income	\$285,846	\$220,725	\$239,736
Gross Income per SqFt	\$11.00	\$10.52	\$11.43
Full Market Value	\$1,010,000	\$746,000	\$677,000
Market Value per SqFt	\$38.90	\$36.00	\$32.30
Distance from Cooperative in miles		1.60	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02053-0001	1-01730-0009	1-01730-0025
Address	385 WEST 145 STREET	45 WEST 132 STREET	25 WEST 132 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	242	286	286
Year Built	1957	1959	1959
Gross SqFt	225,667	267,008	267,008
Estimated Gross Income	\$2,730,570	\$3,241,418	\$3,130,350
Gross Income per SqFt	\$12.10	\$12.14	\$11.72
Full Market Value	\$9,630,000	\$11,400,000	\$11,000,000
Market Value per SqFt	\$42.70	\$43.00	\$41.20
Distance from Cooperative in miles		0.90	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02053-0085	1-01727-0020	1-01752-0014
Address	323 EDGEcombe AVENUE	31 WEST 129 STREET	31 EAST 127 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	22	25
Year Built	1906	1910	1905
Gross SqFt	17,100	17,280	21,186
Estimated Gross Income	\$209,475	\$203,763	\$277,668
Gross Income per SqFt	\$12.25	\$11.79	\$13.11
Full Market Value	\$592,000	\$575,000	\$1,040,000
Market Value per SqFt	\$34.60	\$33.00	\$49.10
Distance from Cooperative in miles		1.05	1.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02053-0086	1-01827-0020	1-01827-0022
Address	327 EDGECOMBE AVENUE	217 WEST 111 STREET	213 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	25	24
Year Built	1920	1920	1920
Gross SqFt	17,100	20,976	20,976
Estimated Gross Income	\$188,100	\$220,725	\$239,736
Gross Income per SqFt	\$11.00	\$10.52	\$11.43
Full Market Value	\$531,000	\$746,000	\$677,000
Market Value per SqFt	\$31.10	\$36.00	\$32.30
Distance from Cooperative in miles		1.80	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02054-0016	1-02025-0043	1-02030-0027
Address	369 EDGECOMBE AVENUE	208 WEST 140 STREET	203 WEST 144 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	18	30
Year Built	1926	1926	1921
Gross SqFt	12,695	15,292	21,678
Estimated Gross Income	\$165,035	\$228,397	\$280,358
Gross Income per SqFt	\$13.00	\$14.94	\$12.93
Full Market Value	\$466,000	\$905,000	\$1,050,000
Market Value per SqFt	\$36.70	\$59.00	\$48.40
Distance from Cooperative in miles		0.70	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02054-0018	1-02025-0043	1-02030-0027
Address	371 EDGECOMBE AVENUE	208 WEST 140 STREET	203 WEST 144 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	18	30
Year Built	1926	1926	1921
Gross SqFt	17,455	15,292	21,678
Estimated Gross Income	\$240,006	\$228,397	\$280,358
Gross Income per SqFt	\$13.75	\$14.94	\$12.93
Full Market Value	\$678,000	\$905,000	\$1,050,000
Market Value per SqFt	\$38.80	\$59.00	\$48.40
Distance from Cooperative in miles		0.70	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02054-0062	1-02051-0054	1-02134-0022
Address	409 EDGECOMBE AVENUE	680 ST NICHOLAS AVENUE	780 RIVERSIDE DRIVE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	123	117	71
Year Built	1917	1900	1914
Gross SqFt	158,081	132,300	111,260
Estimated Gross Income	\$1,525,481	\$1,802,973	\$1,069,900
Gross Income per SqFt	\$9.65	\$13.63	\$9.62
Full Market Value	\$5,150,000	\$7,150,000	\$3,620,000
Market Value per SqFt	\$32.60	\$54.00	\$32.50
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02057-0046	1-02048-0025	1-02180-0157
Address	270 CONVENT AVENUE	582 ST NICHOLAS AVENUE	725 WEST 184 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	96	78
Year Built	1916	1914	1920
Gross SqFt	75,679	65,382	70,692
Estimated Gross Income	\$756,790	\$696,273	\$834,000
Gross Income per SqFt	\$10.00	\$10.65	\$11.80
Full Market Value	\$2,140,000	\$2,350,000	\$2,940,000
Market Value per SqFt	\$28.30	\$36.00	\$41.60
Distance from Cooperative in miles		0.20	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02058-0029	1-02091-0024	1-02072-0008
Address	477 WEST 142 STREET	613 WEST 144 STREET	559 WEST 140 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	21	15
Year Built	1920	1926	1920
Gross SqFt	13,191	17,105	12,745
Estimated Gross Income	\$135,207	\$176,821	\$125,956
Gross Income per SqFt	\$10.25	\$10.34	\$9.88
Full Market Value	\$382,000	\$598,000	\$426,000
Market Value per SqFt	\$29.00	\$35.00	\$33.40
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02058-0040	1-02088-0027	1-02068-0013
Address	302 CONVENT AVENUE	603 WEST 140 STREET	445 WEST 153 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	56	54
Year Built	1915	1910	1911
Gross SqFt	59,196	56,628	67,330
Estimated Gross Income	\$621,558	\$621,553	\$731,726
Gross Income per SqFt	\$10.50	\$10.98	\$10.87
Full Market Value	\$1,760,000	\$2,190,000	\$2,580,000
Market Value per SqFt	\$29.70	\$39.00	\$38.30
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02060-0044	1-02099-0025	1-02079-0029
Address	420 WEST 146 STREET	611 WEST 152 STREET	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	14	23	18
Year Built	1926	1925	1930
Gross SqFt	12,650	16,750	14,828
Estimated Gross Income	\$183,425	\$219,444	\$213,783
Gross Income per SqFt	\$14.50	\$13.10	\$14.42
Full Market Value	\$518,000	\$825,000	\$847,000
Market Value per SqFt	\$40.90	\$49.00	\$57.00
Distance from Cooperative in miles		0.50	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02060-0046	1-02099-0025	1-02079-0029
Address	424 WEST 146 STREET	611 WEST 152 STREET	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	14	23	18
Year Built	1926	1925	1930
Gross SqFt	12,650	16,750	14,828
Estimated Gross Income	\$183,425	\$219,444	\$213,783
Gross Income per SqFt	\$14.50	\$13.10	\$14.42
Full Market Value	\$518,000	\$825,000	\$847,000
Market Value per SqFt	\$40.90	\$49.00	\$57.00
Distance from Cooperative in miles		0.50	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02060-0058	1-01721-0045	1-02128-0026
Address	470 WEST 146 STREET	15 WEST 123 STREET	563 WEST 171 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	25	43
Year Built	1926	1935	1927
Gross SqFt	22,224	23,946	31,668
Estimated Gross Income	\$222,240	\$241,145	\$329,928
Gross Income per SqFt	\$10.00	\$10.07	\$10.42
Full Market Value	\$751,000	\$815,000	\$1,110,000
Market Value per SqFt	\$33.80	\$34.00	\$35.10
Distance from Cooperative in miles		1.30	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02061-0032	1-02063-0062	1-02063-0004
Address	729 ST NICHOLAS AVENUE	1791 AMSTERDAM AVENUE	1787 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	11	17
Year Built	1920	1920	1920
Gross SqFt	3,867	10,106	8,995
Estimated Gross Income	\$40,603	\$117,057	\$100,912
Gross Income per SqFt	\$10.50	\$11.58	\$11.22
Full Market Value	\$115,000	\$386,000	\$285,000
Market Value per SqFt	\$29.70	\$38.00	\$31.70
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02061-0051	1-02075-0005	1-02090-0024
Address	450 WEST 147 STREET	529 WEST 143 STREET	615 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	25	30
Year Built	1909	1910	1909
Gross SqFt	33,220	29,520	31,794
Estimated Gross Income	\$315,590	\$303,875	\$284,352
Gross Income per SqFt	\$9.50	\$10.29	\$8.94
Full Market Value	\$1,040,000	\$1,030,000	\$937,000
Market Value per SqFt	\$31.30	\$35.00	\$29.50
Distance from Cooperative in miles		0.20	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02062-0014	1-02050-0118	1-02045-0083
Address	400 CONVENT AVENUE	63 HAMILTON TERRACE	140 BRADHURST AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	52	71
Year Built	1926	1930	1930
Gross SqFt	41,460	47,586	39,488
Estimated Gross Income	\$497,520	\$587,711	\$257,080
Gross Income per SqFt	\$12.00	\$12.35	\$6.51
Full Market Value	\$1,750,000	\$2,210,000	\$789,000
Market Value per SqFt	\$42.20	\$46.00	\$19.98
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02062-0036	1-02091-0024	1-02064-0060
Address	400 WEST 148 STREET	613 WEST 144 STREET	1813 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	14	21	18
Year Built	1926	1926	1926
Gross SqFt	11,215	17,105	12,596
Estimated Gross Income	\$112,150	\$176,821	\$120,274
Gross Income per SqFt	\$10.00	\$10.34	\$9.55
Full Market Value	\$317,000	\$598,000	\$340,000
Market Value per SqFt	\$28.30	\$35.00	\$27.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02063-0046	1-02086-0016	1-02086-0024
Address	435 CONVENT AVENUE	609 WEST 137 STREET	605 WEST 137 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	36	36
Year Built	1902	1906	1906
Gross SqFt	44,268	38,750	38,750
Estimated Gross Income	\$387,345	\$341,558	\$316,876
Gross Income per SqFt	\$8.75	\$8.81	\$8.18
Full Market Value	\$1,280,000	\$1,130,000	\$973,000
Market Value per SqFt	\$28.90	\$29.00	\$25.10
Distance from Cooperative in miles		0.65	0.65

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02066-0046	1-02078-0015	1-02099-0022
Address	486 CONVENT AVENUE	525 WEST 146 STREET	615 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	31	20
Year Built	1926	1926	1928
Gross SqFt	22,220	20,826	17,110
Estimated Gross Income	\$244,420	\$245,147	\$165,783
Gross Income per SqFt	\$11.00	\$11.77	\$9.69
Full Market Value	\$690,000	\$864,000	\$560,000
Market Value per SqFt	\$31.10	\$42.00	\$32.70
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02066-0051	1-02087-0091	1-02087-0048
Address	450 WEST 152 STREET	603 WEST 139 STREET	628 WEST 139 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	21	21
Year Built	1906	1905	1910
Gross SqFt	17,380	21,885	17,660
Estimated Gross Income	\$178,145	\$248,240	\$152,789
Gross Income per SqFt	\$10.25	\$11.34	\$8.65
Full Market Value	\$503,000	\$875,000	\$504,000
Market Value per SqFt	\$28.90	\$40.00	\$28.50
Distance from Cooperative in miles		0.65	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02066-0054	1-02074-0059	1-02069-0008
Address	454 WEST 152 STREET	536 WEST 143 STREET	79 ST NICHOLAS PLACE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	25	27
Year Built	1926	1920	1926
Gross SqFt	17,380	15,372	25,884
Estimated Gross Income	\$177,276	\$159,840	\$262,468
Gross Income per SqFt	\$10.20	\$10.40	\$10.14
Full Market Value	\$501,000	\$540,000	\$887,000
Market Value per SqFt	\$28.80	\$35.00	\$34.30
Distance from Cooperative in miles		0.50	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02066-0057	1-02074-0059	1-02069-0008
Address	464 WEST 152 STREET	536 WEST 143 STREET	79 ST NICHOLAS PLACE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	25	27
Year Built	1920	1920	1926
Gross SqFt	17,895	15,372	25,884
Estimated Gross Income	\$182,529	\$159,840	\$262,468
Gross Income per SqFt	\$10.20	\$10.40	\$10.14
Full Market Value	\$516,000	\$540,000	\$887,000
Market Value per SqFt	\$28.80	\$35.00	\$34.30
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02067-0029	1-02076-0014	1-02087-0091
Address	401 WEST 152 STREET	545 WEST 144 STREET	603 WEST 139 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	19	21
Year Built	1910	1910	1905
Gross SqFt	17,500	14,190	21,885
Estimated Gross Income	\$223,125	\$182,000	\$248,240
Gross Income per SqFt	\$12.75	\$12.83	\$11.34
Full Market Value	\$630,000	\$684,000	\$875,000
Market Value per SqFt	\$36.00	\$48.00	\$40.00
Distance from Cooperative in miles		0.45	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02067-0047	1-02074-0042	1-02074-0044
Address	402 WEST 153 STREET	502 WEST 143 STREET	504 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	24	24
Year Built	1920	1920	1920
Gross SqFt	18,600	22,980	22,980
Estimated Gross Income	\$170,190	\$176,740	\$246,152
Gross Income per SqFt	\$9.15	\$7.69	\$10.71
Full Market Value	\$561,000	\$543,000	\$832,000
Market Value per SqFt	\$30.20	\$24.00	\$36.20
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02070-0017	1-01982-0071	1-01988-0050
Address	525 WEST 138 STREET	560 WEST 126 STREET	516 WEST 135 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	18	25
Year Built	1910	1910	1910
Gross SqFt	17,585	16,266	16,614
Estimated Gross Income	\$180,246	\$157,518	\$174,000
Gross Income per SqFt	\$10.25	\$9.68	\$10.47
Full Market Value	\$509,000	\$532,000	\$588,000
Market Value per SqFt	\$28.90	\$33.00	\$35.40
Distance from Cooperative in miles		0.50	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02070-0023	1-02070-0047	1-01988-0080
Address	515 WEST 138 STREET	526 WEST 139 STREET	531 WEST 135 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	21
Year Built	1910	1910	1910
Gross SqFt	12,640	17,265	12,395
Estimated Gross Income	\$161,160	\$246,425	\$135,367
Gross Income per SqFt	\$12.75	\$14.27	\$10.92
Full Market Value	\$455,000	\$977,000	\$477,000
Market Value per SqFt	\$36.00	\$57.00	\$38.50
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02070-0024	1-02070-0047	1-01988-0080
Address	511 WEST 138 STREET	526 WEST 139 STREET	531 WEST 135 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	21
Year Built	1910	1910	1910
Gross SqFt	12,640	17,265	12,395
Estimated Gross Income	\$161,160	\$246,425	\$135,367
Gross Income per SqFt	\$12.75	\$14.27	\$10.92
Full Market Value	\$455,000	\$977,000	\$477,000
Market Value per SqFt	\$36.00	\$57.00	\$38.50
Distance from Cooperative in miles		0.00	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02070-0029	1-02088-0027	1-02097-0040
Address	1580 AMSTERDAM AVENUE	603 WEST 140 STREET	618 WEST 151 STREET
Neighborhood	HARLEM-WEST	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	42	56	65
Year Built	1905	1910	1914
Gross SqFt	53,984	56,628	62,604
Estimated Gross Income	\$485,856	\$621,553	\$603,287
Gross Income per SqFt	\$9.00	\$10.98	\$9.64
Full Market Value	\$1,370,000	\$2,190,000	\$2,040,000
Market Value per SqFt	\$25.40	\$39.00	\$32.60
Distance from Cooperative in miles		0.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02070-0037	1-01988-0050	1-02002-0017
Address	504 WEST 139 STREET	516 WEST 135 STREET	621 WEST 135 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	25	20
Year Built	1910	1910	1905
Gross SqFt	20,868	16,614	18,905
Estimated Gross Income	\$226,417	\$174,000	\$184,228
Gross Income per SqFt	\$10.85	\$10.47	\$9.74
Full Market Value	\$639,000	\$588,000	\$623,000
Market Value per SqFt	\$30.60	\$35.00	\$33.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02070-0039	1-02062-0037	1-02062-0041
Address	508 WEST 139 STREET	402 WEST 148 STREET	412 WEST 148 STREET
Neighborhood	HARLEM-WEST	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	48	48
Year Built	1910	1907	1907
Gross SqFt	41,702	40,580	40,580
Estimated Gross Income	\$437,871	\$417,267	\$417,267
Gross Income per SqFt	\$10.50	\$10.28	\$10.28
Full Market Value	\$1,480,000	\$1,410,000	\$1,410,000
Market Value per SqFt	\$35.50	\$35.00	\$34.70
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02071-0030	1-02070-0047	1-01988-0109
Address	1608 AMSTERDAM AVENUE	526 WEST 139 STREET	1536 AMSTERDAM AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	27
Year Built	1910	1910	1910
Gross SqFt	17,216	17,265	19,428
Estimated Gross Income	\$253,936	\$246,425	\$289,797
Gross Income per SqFt	\$14.75	\$14.27	\$14.92
Full Market Value	\$717,000	\$977,000	\$1,150,000
Market Value per SqFt	\$41.60	\$57.00	\$59.00
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02072-0010	1-02083-0011	1-02068-0051
Address	557 WEST 140 STREET	533 WEST 151 STREET	429 WEST 154 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	20
Year Built	1910	1910	1915
Gross SqFt	12,745	14,410	14,485
Estimated Gross Income	\$130,636	\$163,435	\$140,065
Gross Income per SqFt	\$10.25	\$11.34	\$9.67
Full Market Value	\$369,000	\$576,000	\$473,000
Market Value per SqFt	\$29.00	\$40.00	\$32.70
Distance from Cooperative in miles		0.55	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02072-0021	1-02087-0091	1-02087-0088
Address	79 HAMILTON PLACE	603 WEST 139 STREET	607 WEST 139 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	21	21
Year Built	1910	1905	1905
Gross SqFt	22,272	21,885	21,885
Estimated Gross Income	\$202,675	\$248,240	\$178,880
Gross Income per SqFt	\$9.10	\$11.34	\$8.17
Full Market Value	\$572,000	\$875,000	\$549,000
Market Value per SqFt	\$25.70	\$40.00	\$25.10
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02072-0022	1-02063-0005	1-02076-0016
Address	83 HAMILTON PLACE	465 WEST 148 STREET	541 WEST 144 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	21	22
Year Built	1920	1920	1920
Gross SqFt	19,662	17,540	14,190
Estimated Gross Income	\$176,958	\$157,137	\$122,180
Gross Income per SqFt	\$9.00	\$8.96	\$8.61
Full Market Value	\$500,000	\$518,000	\$375,000
Market Value per SqFt	\$25.40	\$30.00	\$26.40
Distance from Cooperative in miles		0.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02072-0024	1-02074-0059	1-02074-0057
Address	509 WEST 140 STREET	536 WEST 143 STREET	532 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	25	24
Year Built	1920	1920	1920
Gross SqFt	13,195	15,372	15,372
Estimated Gross Income	\$131,950	\$159,840	\$154,100
Gross Income per SqFt	\$10.00	\$10.40	\$10.02
Full Market Value	\$373,000	\$540,000	\$521,000
Market Value per SqFt	\$28.30	\$35.00	\$33.90
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02072-0026	1-02074-0059	1-02074-0057
Address	507 WEST 140 STREET	536 WEST 143 STREET	532 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	25	24
Year Built	1920	1920	1920
Gross SqFt	13,195	15,372	15,372
Estimated Gross Income	\$131,950	\$159,840	\$154,100
Gross Income per SqFt	\$10.00	\$10.40	\$10.02
Full Market Value	\$446,000	\$540,000	\$521,000
Market Value per SqFt	\$33.80	\$35.00	\$33.90
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02072-0037	1-01822-0050	1-01822-0018
Address	502 WEST 141 STREET	53 ST NICHOLAS AVENUE	49 ST NICHOLAS AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	20	20
Year Built	1910	1900	1900
Gross SqFt	12,270	10,830	11,495
Estimated Gross Income	\$239,265	\$223,910	\$211,247
Gross Income per SqFt	\$19.50	\$20.67	\$18.38
Full Market Value	\$1,070,000	\$1,000,000	\$859,000
Market Value per SqFt	\$87.00	\$92.00	\$75.00
Distance from Cooperative in miles		1.55	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02072-0055	1-02072-0059	1-02090-0024
Address	552 WEST 141 STREET	572 WEST 141 STREET	615 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	30
Year Built	1910	1910	1909
Gross SqFt	22,518	20,616	31,794
Estimated Gross Income	\$236,439	\$251,861	\$284,352
Gross Income per SqFt	\$10.50	\$12.22	\$8.94
Full Market Value	\$668,000	\$947,000	\$937,000
Market Value per SqFt	\$29.70	\$46.00	\$29.50
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02073-0020	1-02075-0020	1-02082-0043
Address	90 HAMILTON PLACE	511 WEST 143 STREET	512 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	31	29
Year Built	1920	1920	1920
Gross SqFt	31,690	29,520	31,500
Estimated Gross Income	\$323,238	\$300,007	\$315,668
Gross Income per SqFt	\$10.20	\$10.16	\$10.02
Full Market Value	\$913,000	\$1,010,000	\$1,070,000
Market Value per SqFt	\$28.80	\$34.00	\$34.00
Distance from Cooperative in miles		0.10	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02073-0028	1-02063-0007	1-02067-0036
Address	503 WEST 141 STREET	461 WEST 148 STREET	59 ST NICHOLAS PLACE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	31	24	24
Year Built	1920	1920	1920
Gross SqFt	24,275	21,050	25,093
Estimated Gross Income	\$260,956	\$153,770	\$296,766
Gross Income per SqFt	\$10.75	\$7.30	\$11.83
Full Market Value	\$737,000	\$472,000	\$1,050,000
Market Value per SqFt	\$30.40	\$22.00	\$41.80
Distance from Cooperative in miles		0.35	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02073-0042	1-02063-0054	1-02072-0059
Address	98 HAMILTON PLACE	452 WEST 149 STREET	572 WEST 141 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	30	24
Year Built	1900	1902	1910
Gross SqFt	19,400	29,424	20,616
Estimated Gross Income	\$213,400	\$293,540	\$251,861
Gross Income per SqFt	\$11.00	\$9.98	\$12.22
Full Market Value	\$603,000	\$992,000	\$947,000
Market Value per SqFt	\$31.10	\$34.00	\$45.90
Distance from Cooperative in miles		0.40	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02074-0021	1-02075-0005	1-02072-0059
Address	509 WEST 142 STREET	529 WEST 143 STREET	572 WEST 141 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	25	24
Year Built	1910	1910	1910
Gross SqFt	17,862	29,520	20,616
Estimated Gross Income	\$196,482	\$303,875	\$251,861
Gross Income per SqFt	\$11.00	\$10.29	\$12.22
Full Market Value	\$555,000	\$1,030,000	\$947,000
Market Value per SqFt	\$31.10	\$35.00	\$45.90
Distance from Cooperative in miles		0.05	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02075-0008	1-02075-0005	1-02063-0057
Address	527 WEST 143 STREET	529 WEST 143 STREET	460 WEST 149 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	25	37
Year Built	1910	1910	1910
Gross SqFt	29,520	29,520	29,425
Estimated Gross Income	\$324,720	\$303,875	\$358,772
Gross Income per SqFt	\$11.00	\$10.29	\$12.19
Full Market Value	\$917,000	\$1,030,000	\$1,350,000
Market Value per SqFt	\$31.10	\$35.00	\$45.90
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02075-0011	1-02075-0005	1-02063-0057
Address	523 WEST 143 STREET	529 WEST 143 STREET	460 WEST 149 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	25	37
Year Built	1910	1910	1910
Gross SqFt	29,520	29,520	29,425
Estimated Gross Income	\$324,720	\$303,875	\$358,772
Gross Income per SqFt	\$11.00	\$10.29	\$12.19
Full Market Value	\$917,000	\$1,030,000	\$1,350,000
Market Value per SqFt	\$31.10	\$35.00	\$45.90
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02075-0017	1-02075-0005	1-02063-0057
Address	515 WEST 143 STREET	529 WEST 143 STREET	460 WEST 149 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	25	37
Year Built	1908	1910	1910
Gross SqFt	29,520	29,520	29,425
Estimated Gross Income	\$324,720	\$303,875	\$358,772
Gross Income per SqFt	\$11.00	\$10.29	\$12.19
Full Market Value	\$917,000	\$1,030,000	\$1,350,000
Market Value per SqFt	\$31.10	\$35.00	\$45.90
Distance from Cooperative in miles		0.00	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02075-0023	1-02075-0020	1-02082-0043
Address	505 WEST 143 STREET	511 WEST 143 STREET	512 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	31	29
Year Built	1920	1920	1920
Gross SqFt	33,451	29,520	31,500
Estimated Gross Income	\$367,961	\$300,007	\$315,668
Gross Income per SqFt	\$11.00	\$10.16	\$10.02
Full Market Value	\$1,040,000	\$1,010,000	\$1,070,000
Market Value per SqFt	\$31.10	\$34.00	\$34.00
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02075-0026	1-02096-0040	1-02098-0043
Address	501 WEST 143 STREET	608 WEST 150 STREET	614 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	40	61	55
Year Built	1920	1920	1920
Gross SqFt	50,986	52,220	41,526
Estimated Gross Income	\$560,846	\$486,246	\$483,967
Gross Income per SqFt	\$11.00	\$9.31	\$11.65
Full Market Value	\$1,580,000	\$1,600,000	\$1,710,000
Market Value per SqFt	\$31.00	\$31.00	\$41.20
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02076-0023	1-02087-0091	1-02086-0049
Address	517 WEST 144 STREET	603 WEST 139 STREET	636 WEST 138 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	21	23
Year Built	1880	1905	1910
Gross SqFt	16,950	21,885	17,480
Estimated Gross Income	\$169,500	\$248,240	\$170,736
Gross Income per SqFt	\$10.00	\$11.34	\$9.77
Full Market Value	\$479,000	\$875,000	\$577,000
Market Value per SqFt	\$28.30	\$40.00	\$33.00
Distance from Cooperative in miles		0.30	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02076-0039	1-02076-0013	1-02059-0001
Address	506 WEST 145 STREET	549 WEST 144 STREET	1681 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	26	21	16
Year Built	1910	1910	1900
Gross SqFt	12,570	14,190	13,740
Estimated Gross Income	\$173,466	\$195,317	\$188,838
Gross Income per SqFt	\$13.80	\$13.76	\$13.74
Full Market Value	\$490,000	\$774,000	\$749,000
Market Value per SqFt	\$39.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02077-0010	1-02083-0043	1-02076-0013
Address	533 WEST 145 STREET	518 WEST 152 STREET	549 WEST 144 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	21	21
Year Built	1915	1910	1910
Gross SqFt	12,240	14,405	14,190
Estimated Gross Income	\$165,240	\$166,350	\$195,317
Gross Income per SqFt	\$13.50	\$11.55	\$13.76
Full Market Value	\$467,000	\$586,000	\$774,000
Market Value per SqFt	\$38.20	\$41.00	\$55.00
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02077-0050	1-02080-0011	1-02098-0040
Address	540 WEST 146 STREET	545 WEST 148 STREET	610 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	36	24
Year Built	1920	1920	1926
Gross SqFt	31,430	39,845	31,374
Estimated Gross Income	\$282,870	\$363,846	\$272,493
Gross Income per SqFt	\$9.00	\$9.13	\$8.69
Full Market Value	\$799,000	\$1,200,000	\$898,000
Market Value per SqFt	\$25.40	\$30.00	\$28.60
Distance from Cooperative in miles		0.15	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02079-0007	1-02098-0019	1-02095-0023
Address	547 WEST 147 STREET	609 WEST 151 STREET	611 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	48	54
Year Built	1940	1926	1924
Gross SqFt	42,528	41,874	43,200
Estimated Gross Income	\$425,280	\$423,038	\$430,524
Gross Income per SqFt	\$10.00	\$10.10	\$9.97
Full Market Value	\$1,200,000	\$1,430,000	\$1,450,000
Market Value per SqFt	\$28.20	\$34.00	\$33.60
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02080-0055	1-02099-0025	1-02074-0059
Address	560 WEST 149 STREET	611 WEST 152 STREET	536 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	23	25
Year Built	1920	1925	1920
Gross SqFt	12,585	16,750	15,372
Estimated Gross Income	\$151,020	\$219,444	\$159,840
Gross Income per SqFt	\$12.00	\$13.10	\$10.40
Full Market Value	\$532,000	\$825,000	\$540,000
Market Value per SqFt	\$42.30	\$49.00	\$35.10
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02080-0056	1-02099-0025	1-02074-0059
Address	562 WEST 149 STREET	611 WEST 152 STREET	536 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	23	25
Year Built	1920	1925	1920
Gross SqFt	12,585	16,750	15,372
Estimated Gross Income	\$151,020	\$219,444	\$159,840
Gross Income per SqFt	\$12.00	\$13.10	\$10.40
Full Market Value	\$427,000	\$825,000	\$540,000
Market Value per SqFt	\$33.90	\$49.00	\$35.10
Distance from Cooperative in miles		0.25	0.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02081-0014	1-02086-0016	1-02090-0024
Address	537 WEST 149 STREET	609 WEST 137 STREET	615 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	36	30
Year Built	1910	1906	1909
Gross SqFt	38,925	38,750	31,794
Estimated Gross Income	\$350,325	\$341,558	\$284,352
Gross Income per SqFt	\$9.00	\$8.81	\$8.94
Full Market Value	\$1,150,000	\$1,130,000	\$937,000
Market Value per SqFt	\$29.50	\$29.00	\$29.50
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02082-0005	1-02078-0015	1-02099-0022
Address	563 WEST 150 STREET	525 WEST 146 STREET	615 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	31	20
Year Built	1930	1926	1928
Gross SqFt	20,787	20,826	17,110
Estimated Gross Income	\$228,657	\$245,147	\$165,783
Gross Income per SqFt	\$11.00	\$11.77	\$9.69
Full Market Value	\$646,000	\$864,000	\$560,000
Market Value per SqFt	\$31.10	\$42.00	\$32.70
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02082-0007	1-02078-0015	1-02099-0022
Address	557 WEST 150 STREET	525 WEST 146 STREET	615 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	31	20
Year Built	1930	1926	1928
Gross SqFt	20,787	20,826	17,110
Estimated Gross Income	\$228,657	\$245,147	\$165,783
Gross Income per SqFt	\$11.00	\$11.77	\$9.69
Full Market Value	\$646,000	\$864,000	\$560,000
Market Value per SqFt	\$31.10	\$42.00	\$32.70
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02082-0042	1-02082-0039	1-02082-0047
Address	510 WEST 151 STREET	506 WEST 151 STREET	520 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	15	19
Year Built	1905	1900	1905
Gross SqFt	12,040	12,040	13,535
Estimated Gross Income	\$132,440	\$145,177	\$108,659
Gross Income per SqFt	\$11.00	\$12.06	\$8.03
Full Market Value	\$374,000	\$512,000	\$334,000
Market Value per SqFt	\$31.10	\$43.00	\$24.68
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02082-0049	1-02082-0039	1-02082-0047
Address	522 WEST 151 STREET	506 WEST 151 STREET	520 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	15	19
Year Built	1905	1900	1905
Gross SqFt	13,535	12,040	13,535
Estimated Gross Income	\$148,885	\$145,177	\$108,659
Gross Income per SqFt	\$11.00	\$12.06	\$8.03
Full Market Value	\$421,000	\$512,000	\$334,000
Market Value per SqFt	\$31.10	\$43.00	\$24.68
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02082-0050	1-02082-0039	1-02082-0047
Address	524 WEST 151 STREET	506 WEST 151 STREET	520 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	19
Year Built	1905	1900	1905
Gross SqFt	13,535	12,040	13,535
Estimated Gross Income	\$148,885	\$145,177	\$108,659
Gross Income per SqFt	\$11.00	\$12.06	\$8.03
Full Market Value	\$421,000	\$512,000	\$334,000
Market Value per SqFt	\$31.10	\$43.00	\$24.68
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02083-0008	1-02080-0011	1-02098-0040
Address	535 WEST 151 STREET	545 WEST 148 STREET	610 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	36	24
Year Built	1920	1920	1926
Gross SqFt	31,850	39,845	31,374
Estimated Gross Income	\$286,650	\$363,846	\$272,493
Gross Income per SqFt	\$9.00	\$9.13	\$8.69
Full Market Value	\$945,000	\$1,200,000	\$898,000
Market Value per SqFt	\$29.70	\$30.00	\$28.60
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02083-0019	1-02083-0011	1-02086-0049
Address	523 WEST 151 STREET	533 WEST 151 STREET	636 WEST 138 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	23
Year Built	1900	1910	1910
Gross SqFt	17,350	14,410	17,480
Estimated Gross Income	\$170,897	\$163,435	\$170,736
Gross Income per SqFt	\$9.85	\$11.34	\$9.77
Full Market Value	\$483,000	\$576,000	\$577,000
Market Value per SqFt	\$27.80	\$40.00	\$33.00
Distance from Cooperative in miles		0.00	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02083-0021	1-02083-0011	1-02068-0051
Address	521 WEST 151 STREET	533 WEST 151 STREET	429 WEST 154 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	20
Year Built	1900	1910	1915
Gross SqFt	12,510	14,410	14,485
Estimated Gross Income	\$121,972	\$163,435	\$140,065
Gross Income per SqFt	\$9.75	\$11.34	\$9.67
Full Market Value	\$344,000	\$576,000	\$473,000
Market Value per SqFt	\$27.50	\$40.00	\$32.70
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02083-0023	1-02083-0011	1-02068-0051
Address	517 WEST 151 STREET	533 WEST 151 STREET	429 WEST 154 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	20	20
Year Built	1910	1910	1915
Gross SqFt	14,500	14,410	14,485
Estimated Gross Income	\$137,750	\$163,435	\$140,065
Gross Income per SqFt	\$9.50	\$11.34	\$9.67
Full Market Value	\$389,000	\$576,000	\$473,000
Market Value per SqFt	\$26.80	\$40.00	\$32.70
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02083-0045	1-02076-0007	1-02086-0049
Address	522 WEST 152 STREET	557 WEST 144 STREET	636 WEST 138 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	22	23
Year Built	1900	1910	1910
Gross SqFt	16,476	18,370	17,480
Estimated Gross Income	\$158,169	\$183,643	\$170,736
Gross Income per SqFt	\$9.60	\$10.00	\$9.77
Full Market Value	\$447,000	\$621,000	\$577,000
Market Value per SqFt	\$27.10	\$34.00	\$33.00
Distance from Cooperative in miles		0.35	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02083-0047	1-02076-0007	1-02086-0049
Address	524 WEST 152 STREET	557 WEST 144 STREET	636 WEST 138 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	22	23
Year Built	1900	1910	1910
Gross SqFt	15,084	18,370	17,480
Estimated Gross Income	\$144,806	\$183,643	\$170,736
Gross Income per SqFt	\$9.60	\$10.00	\$9.77
Full Market Value	\$409,000	\$621,000	\$577,000
Market Value per SqFt	\$27.10	\$34.00	\$33.00
Distance from Cooperative in miles		0.35	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02083-0055	1-02080-0011	1-02098-0040
Address	534 WEST 152 STREET	545 WEST 148 STREET	610 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	36	24
Year Built	1920	1920	1926
Gross SqFt	32,022	39,845	31,374
Estimated Gross Income	\$288,198	\$363,846	\$272,493
Gross Income per SqFt	\$9.00	\$9.13	\$8.69
Full Market Value	\$814,000	\$1,200,000	\$898,000
Market Value per SqFt	\$25.40	\$30.00	\$28.60
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02084-0016	1-02082-0039	1-02082-0040
Address	529 WEST 152 STREET	506 WEST 151 STREET	508 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	14
Year Built	1900	1900	1905
Gross SqFt	9,410	12,040	12,040
Estimated Gross Income	\$87,042	\$145,177	\$85,671
Gross Income per SqFt	\$9.25	\$12.06	\$7.12
Full Market Value	\$246,000	\$512,000	\$263,000
Market Value per SqFt	\$26.10	\$43.00	\$21.84
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02084-0018	1-02082-0039	1-02087-0048
Address	523 WEST 152 STREET	506 WEST 151 STREET	628 WEST 139 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	21
Year Built	1890	1900	1910
Gross SqFt	15,820	12,040	17,660
Estimated Gross Income	\$177,975	\$145,177	\$152,789
Gross Income per SqFt	\$11.25	\$12.06	\$8.65
Full Market Value	\$503,000	\$512,000	\$504,000
Market Value per SqFt	\$31.80	\$43.00	\$28.50
Distance from Cooperative in miles		0.10	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02084-0050	1-02082-0039	1-02087-0048
Address	530 WEST 153 STREET	506 WEST 151 STREET	628 WEST 139 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	15	21
Year Built	1900	1900	1910
Gross SqFt	12,585	12,040	17,660
Estimated Gross Income	\$141,581	\$145,177	\$152,789
Gross Income per SqFt	\$11.25	\$12.06	\$8.65
Full Market Value	\$400,000	\$512,000	\$504,000
Market Value per SqFt	\$31.80	\$43.00	\$28.50
Distance from Cooperative in miles		0.10	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02084-0052	1-02082-0039	1-02087-0048
Address	534 WEST 153 STREET	506 WEST 151 STREET	628 WEST 139 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	1900	1900	1910
Gross SqFt	12,585	12,040	17,660
Estimated Gross Income	\$141,581	\$145,177	\$152,789
Gross Income per SqFt	\$11.25	\$12.06	\$8.65
Full Market Value	\$400,000	\$512,000	\$504,000
Market Value per SqFt	\$31.80	\$43.00	\$28.50
Distance from Cooperative in miles		0.10	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02084-0061	1-02070-0047	1-02059-0001
Address	550 WEST 153 STREET	526 WEST 139 STREET	1681 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-WEST	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	21	20	16
Year Built	1900	1910	1900
Gross SqFt	11,215	17,265	13,740
Estimated Gross Income	\$160,374	\$246,425	\$188,838
Gross Income per SqFt	\$14.30	\$14.27	\$13.74
Full Market Value	\$453,000	\$977,000	\$749,000
Market Value per SqFt	\$40.40	\$57.00	\$55.00
Distance from Cooperative in miles		0.70	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02084-0064	1-02099-0022	1-02066-0019
Address	3692 BROADWAY	615 WEST 152 STREET	480 CONVENT AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	24	20	16
Year Built	1926	1928	1926
Gross SqFt	15,072	17,110	15,165
Estimated Gross Income	\$165,792	\$165,783	\$123,887
Gross Income per SqFt	\$11.00	\$9.69	\$8.17
Full Market Value	\$468,000	\$560,000	\$380,000
Market Value per SqFt	\$31.10	\$33.00	\$25.10
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02086-0054	1-02063-0054	1-02063-0057
Address	604 RIVERSIDE DRIVE	452 WEST 149 STREET	460 WEST 149 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	30	37
Year Built	1904	1902	1910
Gross SqFt	29,750	29,424	29,425
Estimated Gross Income	\$297,500	\$293,540	\$358,772
Gross Income per SqFt	\$10.00	\$9.98	\$12.19
Full Market Value	\$1,010,000	\$992,000	\$1,350,000
Market Value per SqFt	\$33.90	\$34.00	\$45.90
Distance from Cooperative in miles		0.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02087-0031	1-02070-0047	1-01988-0021
Address	3405 BROADWAY	526 WEST 139 STREET	513 WEST 134 STREET
Neighborhood	HARLEM-UPPER	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	20	20
Year Built	1910	1910	1905
Gross SqFt	16,020	17,265	13,040
Estimated Gross Income	\$204,255	\$246,425	\$142,226
Gross Income per SqFt	\$12.75	\$14.27	\$10.91
Full Market Value	\$577,000	\$977,000	\$501,000
Market Value per SqFt	\$36.00	\$57.00	\$38.40
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02087-0050	1-02068-0013	1-02099-0049
Address	640 WEST 139 STREET	445 WEST 153 STREET	640 WEST 153 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	54	94
Year Built	1910	1911	1910
Gross SqFt	76,250	67,330	72,030
Estimated Gross Income	\$838,750	\$731,726	\$832,624
Gross Income per SqFt	\$11.00	\$10.87	\$11.56
Full Market Value	\$2,960,000	\$2,580,000	\$2,560,000
Market Value per SqFt	\$38.80	\$38.00	\$35.50
Distance from Cooperative in miles		0.80	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02087-0078	1-01730-0009	1-01730-0045
Address	626 RIVERSIDE DRIVE	45 WEST 132 STREET	10 WEST 135 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	770	286	286
Year Built	1964	1959	1958
Gross SqFt	400,800	267,008	267,008
Estimated Gross Income	\$5,366,712	\$3,241,418	\$3,163,784
Gross Income per SqFt	\$13.39	\$12.14	\$11.85
Full Market Value	\$15,200,000	\$11,400,000	\$11,200,000
Market Value per SqFt	\$37.90	\$43.00	\$41.90
Distance from Cooperative in miles		1.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02089-0031	1-02074-0042	1-02069-0011
Address	3485 BROADWAY	502 WEST 143 STREET	83 ST NICHOLAS PLACE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	24
Year Built	1920	1920	1926
Gross SqFt	20,970	22,980	23,952
Estimated Gross Income	\$188,730	\$176,740	\$229,874
Gross Income per SqFt	\$9.00	\$7.69	\$9.60
Full Market Value	\$533,000	\$543,000	\$758,000
Market Value per SqFt	\$25.40	\$24.00	\$31.60
Distance from Cooperative in miles		0.15	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02090-0019	1-02099-0022	1-02066-0019
Address	619 WEST 143 STREET	615 WEST 152 STREET	480 CONVENT AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	16
Year Built	1926	1928	1926
Gross SqFt	17,420	17,110	15,165
Estimated Gross Income	\$161,135	\$165,783	\$123,887
Gross Income per SqFt	\$9.25	\$9.69	\$8.17
Full Market Value	\$455,000	\$560,000	\$380,000
Market Value per SqFt	\$26.10	\$33.00	\$25.10
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02099-0036	1-02069-0001	1-02080-0005
Address	3681 BROADWAY	67 ST NICHOLAS PLACE	557 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	51	60	49
Year Built	1920	1923	1920
Gross SqFt	67,254	68,754	60,165
Estimated Gross Income	\$739,794	\$559,930	\$768,887
Gross Income per SqFt	\$11.00	\$8.14	\$12.78
Full Market Value	\$2,090,000	\$1,720,000	\$2,890,000
Market Value per SqFt	\$31.10	\$25.00	\$48.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02107-0014	1-02138-0147	1-02115-0062
Address	930 ST NICHOLAS AVENUE	630 WEST 170 STREET	555 WEST 156 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	56	65	61
Year Built	1910	1924	1928
Gross SqFt	52,542	52,921	32,262
Estimated Gross Income	\$869,044	\$588,274	\$533,772
Gross Income per SqFt	\$16.54	\$11.12	\$16.54
Full Market Value	\$3,530,000	\$2,070,000	\$2,170,000
Market Value per SqFt	\$67.00	\$39.00	\$67.00
Distance from Cooperative in miles		0.75	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02107-0020	1-02144-0045	1-02142-0237
Address	938 ST NICHOLAS AVENUE	1341 ST NICHOLAS AVENUE	4133 BROADWAY
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	52	39	63
Year Built	1909	1910	1925
Gross SqFt	68,160	44,814	77,877
Estimated Gross Income	\$719,088	\$472,795	\$920,906
Gross Income per SqFt	\$10.55	\$10.55	\$11.83
Full Market Value	\$2,030,000	\$1,600,000	\$3,250,000
Market Value per SqFt	\$29.80	\$36.00	\$41.70
Distance from Cooperative in miles		1.15	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02108-0035	1-02110-0008	1-02142-0015
Address	474 WEST 158 STREET	448 WEST 163 STREET	617 WEST 170 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	40	33
Year Built	1910	1900	1917
Gross SqFt	34,230	30,340	30,020
Estimated Gross Income	\$461,078	\$408,564	\$363,888
Gross Income per SqFt	\$13.47	\$13.47	\$12.12
Full Market Value	\$1,730,000	\$1,540,000	\$1,280,000
Market Value per SqFt	\$51.00	\$51.00	\$42.60
Distance from Cooperative in miles		0.25	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02108-0039	1-02133-0010	1-02128-0001
Address	515 EDGECOMBE AVENUE	580 WEST 176 STREET	1220 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	23	30	21
Year Built	1923	1913	1905
Gross SqFt	21,705	22,230	18,950
Estimated Gross Income	\$376,798	\$329,199	\$377,256
Gross Income per SqFt	\$17.36	\$14.81	\$19.91
Full Market Value	\$1,530,000	\$1,300,000	\$1,690,000
Market Value per SqFt	\$70.00	\$58.00	\$89.00
Distance from Cooperative in miles		0.95	0.75

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02108-0073	1-02108-0056	1-02133-0013
Address	499 WEST 158 STREET	1969 AMSTERDAM AVENUE	574 WEST 176 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	30	35	30
Year Built	1907	1920	1913
Gross SqFt	20,026	21,576	21,735
Estimated Gross Income	\$323,019	\$348,066	\$304,045
Gross Income per SqFt	\$16.13	\$16.13	\$13.99
Full Market Value	\$912,000	\$1,420,000	\$1,210,000
Market Value per SqFt	\$45.50	\$66.00	\$56.00
Distance from Cooperative in miles		0.05	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02108-0077	1-02123-0100	1-02126-0030
Address	1987 AMSTERDAM AVENUE	501 WEST 167 STREET	85 AUDUBON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	21	21
Year Built	1910	1907	1911
Gross SqFt	17,466	16,752	15,584
Estimated Gross Income	\$261,640	\$250,864	\$213,653
Gross Income per SqFt	\$14.98	\$14.98	\$13.71
Full Market Value	\$739,000	\$994,000	\$847,000
Market Value per SqFt	\$42.30	\$59.00	\$54.00
Distance from Cooperative in miles		0.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02108-0079	1-02123-0100	1-02126-0030
Address	1993 AMSTERDAM AVENUE	501 WEST 167 STREET	85 AUDUBON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	21	21
Year Built	1907	1907	1911
Gross SqFt	17,466	16,752	15,584
Estimated Gross Income	\$261,640	\$250,864	\$213,653
Gross Income per SqFt	\$14.98	\$14.98	\$13.71
Full Market Value	\$739,000	\$994,000	\$847,000
Market Value per SqFt	\$42.30	\$59.00	\$54.00
Distance from Cooperative in miles		0.45	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02110-0063	1-02132-0072	1-02119-0050
Address	2087 AMSTERDAM AVENUE	511 WEST 175 STREET	515 WEST 160 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	20
Year Built	1915	1907	1910
Gross SqFt	15,200	15,108	15,370
Estimated Gross Income	\$266,912	\$265,223	\$187,000
Gross Income per SqFt	\$17.56	\$17.56	\$12.17
Full Market Value	\$754,000	\$1,080,000	\$703,000
Market Value per SqFt	\$49.60	\$71.00	\$45.70
Distance from Cooperative in miles		0.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02110-0065	1-02127-0041	1-02123-0100
Address	2089 AMSTERDAM AVENUE	506 WEST 171 STREET	501 WEST 167 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	21
Year Built	1915	1911	1907
Gross SqFt	15,347	14,810	16,752
Estimated Gross Income	\$229,898	\$224,772	\$250,864
Gross Income per SqFt	\$14.98	\$15.18	\$14.98
Full Market Value	\$649,000	\$914,000	\$994,000
Market Value per SqFt	\$42.30	\$62.00	\$59.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02110-0066	1-02152-0091	1-02152-0089
Address	2091 AMSTERDAM AVENUE	521 WEST 180 STREET	517 WEST 180 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	25	25
Year Built	1905	1917	1917
Gross SqFt	16,795	16,955	16,955
Estimated Gross Income	\$246,718	\$249,000	\$203,000
Gross Income per SqFt	\$14.69	\$14.69	\$11.97
Full Market Value	\$697,000	\$987,000	\$716,000
Market Value per SqFt	\$41.50	\$58.00	\$42.20
Distance from Cooperative in miles		0.90	0.90

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02110-0076	1-02127-0054	1-02114-0028
Address	438 WEST 164 STREET	507 WEST 170 STREET	516 WEST 156 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	25	22
Year Built	1920	1920	1952
Gross SqFt	19,270	18,005	17,780
Estimated Gross Income	\$230,469	\$215,418	\$189,760
Gross Income per SqFt	\$11.96	\$11.96	\$10.67
Full Market Value	\$651,000	\$759,000	\$641,000
Market Value per SqFt	\$33.80	\$42.00	\$36.10
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02114-0019	1-02119-0048	1-02119-0050
Address	546 WEST 156 STREET	511 WEST 160 STREET	515 WEST 160 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	20	20
Year Built	1900	1910	1910
Gross SqFt	20,316	15,370	15,370
Estimated Gross Income	\$234,852	\$177,614	\$187,000
Gross Income per SqFt	\$11.56	\$11.56	\$12.17
Full Market Value	\$663,000	\$626,000	\$703,000
Market Value per SqFt	\$32.60	\$41.00	\$45.70
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02114-0030	1-02133-0065	1-02123-0100
Address	512 WEST 156 STREET	1352 ST NICHOLAS AVENUE	501 WEST 167 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	15	21
Year Built	1908	1910	1907
Gross SqFt	17,780	13,755	16,752
Estimated Gross Income	\$245,719	\$190,108	\$250,864
Gross Income per SqFt	\$13.82	\$13.82	\$14.98
Full Market Value	\$694,000	\$754,000	\$994,000
Market Value per SqFt	\$39.00	\$55.00	\$59.00
Distance from Cooperative in miles		1.10	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02115-0011	1-02115-0062	1-02115-0021
Address	544 WEST 157 STREET	555 WEST 156 STREET	522 WEST 157 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	61	44
Year Built	1910	1928	1928
Gross SqFt	42,000	32,262	42,546
Estimated Gross Income	\$694,680	\$533,772	\$480,344
Gross Income per SqFt	\$16.54	\$16.54	\$11.29
Full Market Value	\$2,830,000	\$2,170,000	\$1,470,000
Market Value per SqFt	\$67.00	\$67.00	\$34.60
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02115-0040	1-02110-0008	1-02142-0061
Address	501 WEST 156 STREET	448 WEST 163 STREET	643 WEST 171 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	40	31
Year Built	1930	1900	1914
Gross SqFt	30,134	30,340	26,005
Estimated Gross Income	\$494,498	\$408,564	\$279,382
Gross Income per SqFt	\$16.41	\$13.47	\$10.74
Full Market Value	\$1,400,000	\$1,540,000	\$944,000
Market Value per SqFt	\$46.50	\$51.00	\$36.30
Distance from Cooperative in miles		0.30	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02115-0053	1-02126-0025	1-02133-0063
Address	535 WEST 156 STREET	561 WEST 169 STREET	1348 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	14
Year Built	1907	1922	1910
Gross SqFt	13,280	14,310	13,755
Estimated Gross Income	\$217,659	\$234,516	\$190,108
Gross Income per SqFt	\$16.39	\$16.39	\$13.82
Full Market Value	\$615,000	\$954,000	\$754,000
Market Value per SqFt	\$46.30	\$67.00	\$55.00
Distance from Cooperative in miles		0.65	1.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02116-0019	1-02133-0010	1-02144-0057
Address	526 WEST 158 STREET	580 WEST 176 STREET	1315 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	30	30	28
Year Built	1925	1913	1913
Gross SqFt	21,270	22,230	23,235
Estimated Gross Income	\$342,021	\$329,199	\$402,805
Gross Income per SqFt	\$16.08	\$14.81	\$17.34
Full Market Value	\$1,390,000	\$1,300,000	\$1,640,000
Market Value per SqFt	\$65.00	\$58.00	\$71.00
Distance from Cooperative in miles		0.90	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02116-0023	1-02136-0090	1-02139-0159
Address	516 WEST 158 STREET	645 WEST 160 STREET	235 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	48	36
Year Built	1928	1914	1920
Gross SqFt	43,368	63,384	48,462
Estimated Gross Income	\$353,449	\$468,297	\$394,865
Gross Income per SqFt	\$8.15	\$7.39	\$8.15
Full Market Value	\$998,000	\$1,440,000	\$1,210,000
Market Value per SqFt	\$23.01	\$23.00	\$24.97
Distance from Cooperative in miles		0.25	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02117-0012	1-02122-0052	1-02139-0335
Address	566 WEST 159 STREET	3890 BROADWAY	725 WEST 172 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	28	42	48
Year Built	1913	1910	1920
Gross SqFt	23,538	48,233	44,156
Estimated Gross Income	\$291,635	\$536,350	\$633,069
Gross Income per SqFt	\$12.39	\$11.12	\$14.34
Full Market Value	\$824,000	\$1,890,000	\$2,510,000
Market Value per SqFt	\$35.00	\$39.00	\$57.00
Distance from Cooperative in miles		0.20	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02118-0011	1-02145-0042	1-02118-0043
Address	560 WEST 160 STREET	86 WADSWORTH AVENUE	509 WEST 159 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	22	25
Year Built	1909	1910	1916
Gross SqFt	17,330	13,700	15,558
Estimated Gross Income	\$329,270	\$238,544	\$215,863
Gross Income per SqFt	\$19.00	\$17.41	\$13.87
Full Market Value	\$930,000	\$970,000	\$856,000
Market Value per SqFt	\$54.00	\$71.00	\$55.00
Distance from Cooperative in miles		0.95	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02119-0047	1-02133-0065	1-02123-0100
Address	509 WEST 160 STREET	1352 ST NICHOLAS AVENUE	501 WEST 167 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	15	21
Year Built	1909	1910	1907
Gross SqFt	15,370	13,755	16,752
Estimated Gross Income	\$230,242	\$190,108	\$250,864
Gross Income per SqFt	\$14.98	\$13.82	\$14.98
Full Market Value	\$650,000	\$754,000	\$994,000
Market Value per SqFt	\$42.30	\$55.00	\$59.00
Distance from Cooperative in miles		0.85	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02119-0052	1-02133-0065	1-02123-0100
Address	519 WEST 160 STREET	1352 ST NICHOLAS AVENUE	501 WEST 167 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	15	21
Year Built	1910	1910	1907
Gross SqFt	15,370	13,755	16,752
Estimated Gross Income	\$230,242	\$190,108	\$250,864
Gross Income per SqFt	\$14.98	\$13.82	\$14.98
Full Market Value	\$650,000	\$754,000	\$994,000
Market Value per SqFt	\$42.30	\$55.00	\$59.00
Distance from Cooperative in miles		0.85	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02119-0056	1-02133-0065	1-02123-0100
Address	527 WEST 160 STREET	1352 ST NICHOLAS AVENUE	501 WEST 167 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	15	21
Year Built	1910	1910	1907
Gross SqFt	15,370	13,755	16,752
Estimated Gross Income	\$230,242	\$190,108	\$250,864
Gross Income per SqFt	\$14.98	\$13.82	\$14.98
Full Market Value	\$650,000	\$754,000	\$994,000
Market Value per SqFt	\$42.30	\$55.00	\$59.00
Distance from Cooperative in miles		0.85	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02119-0060	1-02133-0065	1-02123-0100
Address	535 WEST 160 STREET	1352 ST NICHOLAS AVENUE	501 WEST 167 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	15	21
Year Built	1910	1910	1907
Gross SqFt	15,175	13,755	16,752
Estimated Gross Income	\$227,321	\$190,108	\$250,864
Gross Income per SqFt	\$14.98	\$13.82	\$14.98
Full Market Value	\$642,000	\$754,000	\$994,000
Market Value per SqFt	\$42.30	\$55.00	\$59.00
Distance from Cooperative in miles		0.85	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02119-0062	1-02133-0065	1-02123-0100
Address	539 WEST 160 STREET	1352 ST NICHOLAS AVENUE	501 WEST 167 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	15	21
Year Built	1910	1910	1907
Gross SqFt	15,175	13,755	16,752
Estimated Gross Income	\$227,321	\$190,108	\$250,864
Gross Income per SqFt	\$14.98	\$13.82	\$14.98
Full Market Value	\$642,000	\$754,000	\$994,000
Market Value per SqFt	\$42.30	\$55.00	\$59.00
Distance from Cooperative in miles		0.85	0.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02119-0064	1-02133-0065	1-02123-0100
Address	543 WEST 160 STREET	1352 ST NICHOLAS AVENUE	501 WEST 167 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	15	21
Year Built	1910	1910	1907
Gross SqFt	15,175	13,755	16,752
Estimated Gross Income	\$227,321	\$190,108	\$250,864
Gross Income per SqFt	\$14.98	\$13.82	\$14.98
Full Market Value	\$642,000	\$754,000	\$994,000
Market Value per SqFt	\$42.30	\$55.00	\$59.00
Distance from Cooperative in miles		0.85	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02119-0068	1-02133-0065	1-02123-0100
Address	551 WEST 160 STREET	1352 ST NICHOLAS AVENUE	501 WEST 167 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	15	21
Year Built	1907	1910	1907
Gross SqFt	15,175	13,755	16,752
Estimated Gross Income	\$227,321	\$190,108	\$250,864
Gross Income per SqFt	\$14.98	\$13.82	\$14.98
Full Market Value	\$642,000	\$754,000	\$994,000
Market Value per SqFt	\$42.30	\$55.00	\$59.00
Distance from Cooperative in miles		0.85	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02122-0127	1-02142-0034	1-02133-0022
Address	535 WEST 163 STREET	640 WEST 171 STREET	200 AUDUBON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	36	31	36
Year Built	1900	1916	1914
Gross SqFt	26,650	23,380	25,638
Estimated Gross Income	\$437,326	\$337,411	\$280,702
Gross Income per SqFt	\$16.41	\$14.43	\$10.95
Full Market Value	\$1,240,000	\$1,340,000	\$990,000
Market Value per SqFt	\$46.50	\$57.00	\$38.60
Distance from Cooperative in miles		0.40	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02122-0133	1-02122-0069	1-02142-0001
Address	549 WEST 163 STREET	3920 BROADWAY	250 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	38	27	48
Year Built	1910	1910	1921
Gross SqFt	48,210	45,312	51,600
Estimated Gross Income	\$758,343	\$660,631	\$639,414
Gross Income per SqFt	\$15.73	\$14.58	\$12.39
Full Market Value	\$2,140,000	\$2,620,000	\$2,400,000
Market Value per SqFt	\$44.40	\$58.00	\$46.50
Distance from Cooperative in miles		0.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02126-0001	1-01167-0059	1-01150-0029
Address	4032 ST NICHOLAS AVENUE	252 WEST 76 STREET	380 COLUMBUS AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	64	61	43
Year Built	1910	1903	1900
Gross SqFt	84,102	50,600	64,200
Estimated Gross Income	\$1,510,471	\$908,652	\$1,534,021
Gross Income per SqFt	\$17.96	\$17.96	\$23.89
Full Market Value	\$6,140,000	\$3,700,000	\$6,860,000
Market Value per SqFt	\$73.00	\$73.00	\$107.00
Distance from Cooperative in miles		4.75	4.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02127-0052	1-02119-0050	1-02119-0054
Address	503 WEST 170 STREET	515 WEST 160 STREET	523 WEST 160 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	20	21
Year Built	1911	1910	1910
Gross SqFt	18,005	15,370	15,370
Estimated Gross Income	\$231,184	\$187,000	\$207,570
Gross Income per SqFt	\$12.84	\$12.17	\$13.50
Full Market Value	\$653,000	\$703,000	\$780,000
Market Value per SqFt	\$36.30	\$46.00	\$51.00
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02128-0038	1-02127-0039	1-02117-0059
Address	510 WEST 172 STREET	508 WEST 171 STREET	541 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	20	20	24
Year Built	1907	1911	1909
Gross SqFt	16,790	14,810	16,500
Estimated Gross Income	\$210,714	\$185,908	\$190,783
Gross Income per SqFt	\$12.55	\$12.55	\$11.56
Full Market Value	\$595,000	\$699,000	\$673,000
Market Value per SqFt	\$35.40	\$47.00	\$40.80
Distance from Cooperative in miles		0.05	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02129-0045	1-02123-0100	1-02117-0056
Address	500 WEST 173 STREET	501 WEST 167 STREET	533 WEST 158 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	18	21	24
Year Built	1906	1907	1909
Gross SqFt	16,275	16,752	16,500
Estimated Gross Income	\$244,125	\$250,864	\$190,783
Gross Income per SqFt	\$15.00	\$14.98	\$11.56
Full Market Value	\$689,000	\$994,000	\$673,000
Market Value per SqFt	\$42.30	\$59.00	\$40.80
Distance from Cooperative in miles		0.25	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02130-0044	1-02133-0013	1-02142-0034
Address	500 WEST 174 STREET	574 WEST 176 STREET	640 WEST 171 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	30	31
Year Built	1911	1913	1916
Gross SqFt	23,442	21,735	23,380
Estimated Gross Income	\$333,110	\$304,045	\$337,411
Gross Income per SqFt	\$14.21	\$13.99	\$14.43
Full Market Value	\$941,000	\$1,210,000	\$1,340,000
Market Value per SqFt	\$40.10	\$56.00	\$57.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02133-0070	1-02142-0061	1-02127-0048
Address	592 WEST 178 STREET	643 WEST 171 STREET	2224 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	30	31	32
Year Built	1911	1914	1910
Gross SqFt	24,625	26,005	21,600
Estimated Gross Income	\$366,420	\$279,382	\$288,193
Gross Income per SqFt	\$14.88	\$10.74	\$13.34
Full Market Value	\$1,030,000	\$944,000	\$1,080,000
Market Value per SqFt	\$41.80	\$36.00	\$50.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02134-0071	1-01208-0029	1-01872-0043
Address	790 RIVERSIDE DRIVE	350 CENTRAL PARK WEST	2644 BROADWAY
Neighborhood	WASHINGTON HEIGHTS LOWER	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	202	174	176
Year Built	1930	1929	1926
Gross SqFt	326,008	323,690	259,607
Estimated Gross Income	\$5,744,260	\$5,385,279	\$4,827,002
Gross Income per SqFt	\$17.62	\$16.64	\$18.59
Full Market Value	\$23,400,000	\$21,900,000	\$19,600,000
Market Value per SqFt	\$72.00	\$68.00	\$75.00
Distance from Cooperative in miles		3.15	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02134-0105	1-02133-0030	1-02135-0020
Address	611 WEST 156 STREET	1320 ST NICHOLAS AVENUE	853 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	29	60	54
Year Built	1910	1920	1920
Gross SqFt	44,742	45,756	70,344
Estimated Gross Income	\$781,642	\$799,168	\$462,919
Gross Income per SqFt	\$17.47	\$17.47	\$6.58
Full Market Value	\$2,210,000	\$3,250,000	\$1,420,000
Market Value per SqFt	\$49.40	\$71.00	\$20.19
Distance from Cooperative in miles		1.05	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02134-0195	1-02133-0034	1-02137-0026
Address	800 RIVERSIDE DRIVE	1332 ST NICHOLAS AVENUE	3875 BROADWAY
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	80	62	44
Year Built	1920	1920	1905
Gross SqFt	167,821	45,690	46,680
Estimated Gross Income	\$3,022,456	\$822,894	\$861,141
Gross Income per SqFt	\$18.01	\$18.01	\$18.45
Full Market Value	\$8,540,000	\$3,350,000	\$3,500,000
Market Value per SqFt	\$51.00	\$73.00	\$75.00
Distance from Cooperative in miles		1.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02134-0206	1-01514-0039	1-01420-0001
Address	156-20 RIVERSIDE DRIVE WE	1524 3 AVENUE	1111 3 AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	434	460	599
Year Built	1963	1967	1951
Gross SqFt	646,044	651,162	1,100,000
Estimated Gross Income	\$10,407,768	\$12,403,828	\$19,727,764
Gross Income per SqFt	\$16.11	\$19.05	\$17.93
Full Market Value	\$29,400,000	\$50,400,000	\$80,200,000
Market Value per SqFt	\$45.50	\$77.00	\$73.00
Distance from Cooperative in miles		3.90	4.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02135-0060	1-01208-0029	1-01872-0043
Address	158-18 RIVERSIDE DRIVE WE	350 CENTRAL PARK WEST	2644 BROADWAY
Neighborhood	WASHINGTON HEIGHTS LOWER	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	244	174	176
Year Built	1941	1929	1926
Gross SqFt	318,505	323,690	259,607
Estimated Gross Income	\$5,612,058	\$5,385,279	\$4,827,002
Gross Income per SqFt	\$17.62	\$16.64	\$18.59
Full Market Value	\$22,800,000	\$21,900,000	\$19,600,000
Market Value per SqFt	\$72.00	\$68.00	\$75.00
Distance from Cooperative in miles		3.30	2.95

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02136-0018	1-02139-0145	1-02139-0152
Address	834 RIVERSIDE DRIVE	720 WEST 170 STREET	245 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	53	48
Year Built	1921	1920	1920
Gross SqFt	26,400	47,814	71,808
Estimated Gross Income	\$415,272	\$752,120	\$456,512
Gross Income per SqFt	\$15.73	\$15.73	\$6.36
Full Market Value	\$1,170,000	\$3,060,000	\$1,400,000
Market Value per SqFt	\$44.30	\$64.00	\$19.50
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02136-0036	1-02122-0069	1-02139-0145
Address	870 RIVERSIDE DRIVE	3920 BROADWAY	720 WEST 170 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	37	27	53
Year Built	1920	1910	1920
Gross SqFt	74,879	45,312	47,814
Estimated Gross Income	\$1,091,735	\$660,631	\$752,120
Gross Income per SqFt	\$14.58	\$14.58	\$15.73
Full Market Value	\$3,080,000	\$2,620,000	\$3,060,000
Market Value per SqFt	\$41.10	\$58.00	\$64.00
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02136-0050	1-02139-0335	1-02135-0020
Address	15 FT WASHINGTON AVENUE	725 WEST 172 STREET	853 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	48	54
Year Built	1912	1920	1920
Gross SqFt	40,778	44,156	70,344
Estimated Gross Income	\$584,756	\$633,069	\$462,919
Gross Income per SqFt	\$14.34	\$14.34	\$6.58
Full Market Value	\$2,320,000	\$2,510,000	\$1,420,000
Market Value per SqFt	\$57.00	\$57.00	\$20.19
Distance from Cooperative in miles		0.70	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02136-0086	1-02120-0001	1-02135-0020
Address	47 FT WASHINGTON AVENUE	3860 BROADWAY	853 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	41	36	54
Year Built	1914	1910	1920
Gross SqFt	63,084	45,036	70,344
Estimated Gross Income	\$785,395	\$560,487	\$462,919
Gross Income per SqFt	\$12.45	\$12.45	\$6.58
Full Market Value	\$2,950,000	\$2,110,000	\$1,420,000
Market Value per SqFt	\$46.80	\$47.00	\$20.19
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02136-0124	1-02139-0170	1-02139-0578
Address	664 WEST 161 STREET	708 WEST 171 STREET	824 WEST 176 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	42	54	42
Year Built	1916	1920	1924
Gross SqFt	52,950	51,140	54,562
Estimated Gross Income	\$834,492	\$805,841	\$428,311
Gross Income per SqFt	\$15.76	\$15.76	\$7.85
Full Market Value	\$2,360,000	\$3,280,000	\$1,310,000
Market Value per SqFt	\$44.60	\$64.00	\$24.01
Distance from Cooperative in miles		0.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02139-0175	1-02133-0030	1-02133-0034
Address	255 FT WASHINGTON AVENUE	1320 ST NICHOLAS AVENUE	1332 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	36	60	62
Year Built	1946	1920	1920
Gross SqFt	44,574	45,756	45,690
Estimated Gross Income	\$778,707	\$799,168	\$822,894
Gross Income per SqFt	\$17.47	\$17.47	\$18.01
Full Market Value	\$3,170,000	\$3,250,000	\$3,350,000
Market Value per SqFt	\$71.00	\$71.00	\$73.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02139-0214	1-02141-0029	1-02142-0022
Address	70 HAVEN AVENUE	615 WEST 172 STREET	4041 BROADWAY
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	54	78	66
Year Built	1925	1922	1922
Gross SqFt	61,356	69,906	70,920
Estimated Gross Income	\$890,889	\$1,015,143	\$1,067,712
Gross Income per SqFt	\$14.52	\$14.52	\$15.06
Full Market Value	\$3,530,000	\$4,020,000	\$4,230,000
Market Value per SqFt	\$58.00	\$58.00	\$60.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02139-0316	1-02143-0020	1-02143-0013
Address	720 WEST 173 STREET	1261 ST NICHOLAS AVENUE	1271 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	48	41	43
Year Built	1922	1925	1925
Gross SqFt	40,720	40,580	40,580
Estimated Gross Income	\$784,267	\$781,731	\$671,601
Gross Income per SqFt	\$19.26	\$19.26	\$16.55
Full Market Value	\$3,500,000	\$3,490,000	\$2,730,000
Market Value per SqFt	\$86.00	\$86.00	\$67.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02139-0523	1-02142-0001	1-02139-0335
Address	371 FT WASHINGTON AVENUE	250 FT WASHINGTON AVENUE	725 WEST 172 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	48	48
Year Built	1923	1921	1920
Gross SqFt	81,804	51,600	44,156
Estimated Gross Income	\$1,013,551	\$639,414	\$633,069
Gross Income per SqFt	\$12.39	\$12.39	\$14.34
Full Market Value	\$3,810,000	\$2,400,000	\$2,510,000
Market Value per SqFt	\$46.60	\$47.00	\$57.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02139-0530	1-02139-0335	1-02142-0001
Address	359 FT WASHINGTON AVENUE	725 WEST 172 STREET	250 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	48	48
Year Built	1923	1920	1921
Gross SqFt	81,804	44,156	51,600
Estimated Gross Income	\$1,013,551	\$633,069	\$639,414
Gross Income per SqFt	\$12.39	\$14.34	\$12.39
Full Market Value	\$3,810,000	\$2,510,000	\$2,400,000
Market Value per SqFt	\$46.60	\$57.00	\$46.50
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02142-0050	1-02139-0335	1-02139-0340
Address	270 FT WASHINGTON AVENUE	725 WEST 172 STREET	715 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	41
Year Built	1920	1920	1917
Gross SqFt	48,298	44,156	44,156
Estimated Gross Income	\$692,593	\$633,069	\$535,612
Gross Income per SqFt	\$14.34	\$14.34	\$12.13
Full Market Value	\$2,750,000	\$2,510,000	\$1,890,000
Market Value per SqFt	\$57.00	\$57.00	\$42.80
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02142-0089	1-02142-0073	1-02142-0058
Address	280 FT WASHINGTON AVENUE	4069 BROADWAY	651 WEST 171 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	37	44	48
Year Built	1915	1922	1922
Gross SqFt	50,412	57,000	50,802
Estimated Gross Income	\$836,839	\$627,216	\$593,147
Gross Income per SqFt	\$16.60	\$11.00	\$11.68
Full Market Value	\$3,400,000	\$2,210,000	\$2,090,000
Market Value per SqFt	\$67.00	\$39.00	\$41.10
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02142-0130	1-02142-0058	1-02142-0100
Address	4101 BROADWAY	651 WEST 171 STREET	4079 BROADWAY
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	78	48	62
Year Built	1926	1922	1924
Gross SqFt	78,425	50,802	64,816
Estimated Gross Income	\$1,301,855	\$593,147	\$926,939
Gross Income per SqFt	\$16.60	\$11.68	\$14.30
Full Market Value	\$5,290,000	\$2,090,000	\$3,670,000
Market Value per SqFt	\$67.00	\$41.00	\$57.00
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02142-0136	1-02142-0066	1-02141-0048
Address	4113 BROADWAY	4067 BROADWAY	1245 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	50	50	43
Year Built	1926	1922	1906
Gross SqFt	47,580	53,357	44,081
Estimated Gross Income	\$756,997	\$668,600	\$604,599
Gross Income per SqFt	\$15.91	\$12.53	\$13.72
Full Market Value	\$3,080,000	\$2,510,000	\$2,130,000
Market Value per SqFt	\$65.00	\$47.00	\$48.30
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02142-0231	1-02142-0095	1-02137-0115
Address	712 WEST 175 STREET	647 WEST 172 STREET	619 WEST 163 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	31	31
Year Built	1925	1917	1923
Gross SqFt	32,540	25,400	27,120
Estimated Gross Income	\$458,163	\$357,808	\$290,164
Gross Income per SqFt	\$14.08	\$14.09	\$10.70
Full Market Value	\$1,820,000	\$1,420,000	\$981,000
Market Value per SqFt	\$56.00	\$56.00	\$36.20
Distance from Cooperative in miles		0.10	0.55

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02145-0036	1-02127-0039	1-02127-0054
Address	92 WADSWORTH AVENUE	508 WEST 171 STREET	507 WEST 170 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	25
Year Built	1910	1911	1920
Gross SqFt	14,025	14,810	18,005
Estimated Gross Income	\$152,031	\$185,908	\$215,418
Gross Income per SqFt	\$10.84	\$12.55	\$11.96
Full Market Value	\$429,000	\$699,000	\$759,000
Market Value per SqFt	\$30.60	\$47.00	\$42.20
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02145-0038	1-02117-0023	1-02114-0026
Address	90 WADSWORTH AVENUE	524 WEST 159 STREET	520 WEST 156 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	25	22
Year Built	1906	1907	1908
Gross SqFt	13,700	17,905	17,780
Estimated Gross Income	\$146,179	\$181,186	\$189,760
Gross Income per SqFt	\$10.67	\$10.12	\$10.67
Full Market Value	\$413,000	\$612,000	\$625,000
Market Value per SqFt	\$30.10	\$34.00	\$35.20
Distance from Cooperative in miles		1.00	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02149-0265	1-02153-0043	1-02161-0021
Address	121 FT GEORGE AVENUE	288 AUDUBON AVENUE	1650 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	44	53	45
Year Built	1960	1925	1926
Gross SqFt	40,304	40,832	36,645
Estimated Gross Income	\$480,000	\$510,000	\$472,000
Gross Income per SqFt	\$11.91	\$12.49	\$12.88
Full Market Value	\$1,690,000	\$1,920,000	\$1,770,000
Market Value per SqFt	\$41.90	\$47.00	\$48.30
Distance from Cooperative in miles		0.65	0.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02155-0019	1-00550-0013	1-01963-0048
Address	2440 AMSTERDAM AVENUE	1 1/2 5 AVENUE	110 MORNINGSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	GREENWICH VILLAGE-CENTRAL	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	78	92	54
Year Built	1923	1932	1910
Gross SqFt	71,305	83,277	72,222
Estimated Gross Income	\$1,100,000	\$1,111,058	\$1,057,093
Gross Income per SqFt	\$15.43	\$13.34	\$14.64
Full Market Value	\$3,110,000	\$4,180,000	\$4,190,000
Market Value per SqFt	\$43.60	\$50.00	\$58.00
Distance from Cooperative in miles		8.80	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02156-0029	1-02161-0073	1-02161-0120
Address	517 WEST 184 STREET	556 WEST 191 STREET	559 WEST 191 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	20	30
Year Built	1913	1910	1923
Gross SqFt	17,615	16,845	20,742
Estimated Gross Income	\$210,000	\$193,000	\$257,000
Gross Income per SqFt	\$11.92	\$11.46	\$12.39
Full Market Value	\$740,000	\$680,000	\$966,000
Market Value per SqFt	\$42.00	\$40.00	\$46.60
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02157-0042	1-02167-0027	1-02156-0025
Address	560 WEST 186 STREET	649 WEST 184 STREET	511 WEST 184 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	21	22
Year Built	1923	1925	1911
Gross SqFt	28,705	17,965	17,760
Estimated Gross Income	\$320,000	\$196,000	\$190,000
Gross Income per SqFt	\$11.15	\$10.91	\$10.70
Full Market Value	\$904,000	\$691,000	\$642,000
Market Value per SqFt	\$31.50	\$39.00	\$36.10
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02162-0051	1-02162-0049	1-02168-0009
Address	143 WADSWORTH AVENUE	611 WEST 180 STREET	612 WEST 188 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	21	20
Year Built	1907	1908	1925
Gross SqFt	13,035	17,935	16,790
Estimated Gross Income	\$200,000	\$172,000	\$166,000
Gross Income per SqFt	\$15.34	\$9.59	\$9.89
Full Market Value	\$565,000	\$581,000	\$561,000
Market Value per SqFt	\$43.30	\$32.00	\$33.40
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02162-0052	1-02162-0049	1-02168-0009
Address	145 WADSWORTH AVENUE	611 WEST 180 STREET	612 WEST 188 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	21	20
Year Built	1907	1908	1925
Gross SqFt	13,035	17,935	16,790
Estimated Gross Income	\$200,000	\$172,000	\$166,000
Gross Income per SqFt	\$15.34	\$9.59	\$9.89
Full Market Value	\$565,000	\$581,000	\$561,000
Market Value per SqFt	\$43.30	\$32.00	\$33.40
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02170-0129	1-02114-0035	1-01874-0052
Address	11 FT GEORGE HILL	1930 AMSTERDAM AVENUE	2689 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	169	182	140
Year Built	1963	1900	1910
Gross SqFt	201,206	181,111	168,140
Estimated Gross Income	\$2,362,158	\$2,657,779	\$2,445,942
Gross Income per SqFt	\$11.74	\$14.67	\$14.55
Full Market Value	\$6,670,000	\$7,510,000	\$9,700,000
Market Value per SqFt	\$33.20	\$42.00	\$58.00
Distance from Cooperative in miles		2.05	4.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02170-0131	1-02114-0035	1-01874-0052
Address	1705 FT GEORGE HILL	1930 AMSTERDAM AVENUE	2689 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	204	182	140
Year Built	1961	1900	1910
Gross SqFt	222,714	181,111	168,140
Estimated Gross Income	\$2,933,143	\$2,657,779	\$2,445,942
Gross Income per SqFt	\$13.17	\$14.67	\$14.55
Full Market Value	\$8,280,000	\$7,510,000	\$9,700,000
Market Value per SqFt	\$37.20	\$42.00	\$58.00
Distance from Cooperative in miles		2.05	4.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02170-0140	1-02114-0035	1-01874-0052
Address	99 HILLSIDE AVENUE	1930 AMSTERDAM AVENUE	2689 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	205	182	140
Year Built	1959	1900	1910
Gross SqFt	223,200	181,111	168,140
Estimated Gross Income	\$2,935,080	\$2,657,779	\$2,445,942
Gross Income per SqFt	\$13.15	\$14.67	\$14.55
Full Market Value	\$8,290,000	\$7,510,000	\$9,700,000
Market Value per SqFt	\$37.10	\$42.00	\$58.00
Distance from Cooperative in miles		2.05	4.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02170-0520	1-02114-0035	1-01874-0052
Address	45 FAIRVIEW AVENUE	1930 AMSTERDAM AVENUE	2689 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	218	182	140
Year Built	1963	1900	1910
Gross SqFt	271,388	181,111	168,140
Estimated Gross Income	\$3,199,664	\$2,657,779	\$2,445,942
Gross Income per SqFt	\$11.79	\$14.67	\$14.55
Full Market Value	\$9,040,000	\$7,510,000	\$9,700,000
Market Value per SqFt	\$33.30	\$42.00	\$58.00
Distance from Cooperative in miles		2.05	4.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02171-0012	1-01868-0044	1-02122-0052
Address	31 NAGLE AVENUE	2568 BROADWAY	3890 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	UPPER WEST SIDE (96-116)	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	114	31	42
Year Built	1951	1910	1910
Gross SqFt	89,300	57,300	48,233
Estimated Gross Income	\$1,150,000	\$659,540	\$536,350
Gross Income per SqFt	\$12.88	\$11.51	\$11.12
Full Market Value	\$4,320,000	\$2,320,000	\$1,890,000
Market Value per SqFt	\$48.40	\$41.00	\$39.20
Distance from Cooperative in miles		5.00	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02171-0105	1-02122-0052	1-02072-0030
Address	30 BOGARDUS PLACE	3890 BROADWAY	1626 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	50	42	54
Year Built	1941	1910	1920
Gross SqFt	43,737	48,233	63,000
Estimated Gross Income	\$530,000	\$536,350	\$851,311
Gross Income per SqFt	\$12.12	\$11.12	\$13.51
Full Market Value	\$1,870,000	\$1,890,000	\$2,400,000
Market Value per SqFt	\$42.80	\$39.00	\$38.10
Distance from Cooperative in miles		1.70	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02171-0120	1-01868-0044	1-02122-0052
Address	4 BOGARDUS PLACE	2568 BROADWAY	3890 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	UPPER WEST SIDE (96-116)	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	35	31	42
Year Built	1920	1910	1910
Gross SqFt	34,108	57,300	48,233
Estimated Gross Income	\$430,000	\$659,540	\$536,350
Gross Income per SqFt	\$12.61	\$11.51	\$11.12
Full Market Value	\$1,620,000	\$2,320,000	\$1,890,000
Market Value per SqFt	\$47.50	\$41.00	\$39.20
Distance from Cooperative in miles		5.00	1.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02175-0032	1-02175-0053	1-02112-0015
Address	96 ARDEN STREET	200 DYCKMAN STREET	2187 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	60	84	84
Year Built	1925	1926	1929
Gross SqFt	58,904	74,652	84,651
Estimated Gross Income	\$720,000	\$1,109,000	\$921,664
Gross Income per SqFt	\$12.22	\$14.86	\$10.89
Full Market Value	\$2,710,000	\$4,400,000	\$3,250,000
Market Value per SqFt	\$46.00	\$59.00	\$38.40
Distance from Cooperative in miles		0.10	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02175-0175	1-02174-0211	1-02177-0218
Address	76 THAYER STREET	40 THAYER STREET	1314 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	62	72	64
Year Built	1928	1927	1926
Gross SqFt	47,825	51,070	41,310
Estimated Gross Income	\$620,000	\$662,000	\$558,000
Gross Income per SqFt	\$12.96	\$12.96	\$13.51
Full Market Value	\$2,330,000	\$2,490,000	\$2,100,000
Market Value per SqFt	\$48.70	\$49.00	\$51.00
Distance from Cooperative in miles		0.15	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02176-0044	1-02177-0174	1-02177-0159
Address	706 WEST 180 STREET	68 CABRINI BOULEVARD	44 PINEHURST AVENUE
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	21
Year Built	1924	1915	1911
Gross SqFt	18,340	18,204	18,785
Estimated Gross Income	\$250,000	\$224,000	\$238,000
Gross Income per SqFt	\$13.63	\$12.30	\$12.67
Full Market Value	\$991,000	\$842,000	\$895,000
Market Value per SqFt	\$54.00	\$46.00	\$47.60
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02176-0150	1-02177-0122	1-02174-0103
Address	715 WEST 180 STREET	81 CABRINI BOULEVARD	74 NAGLE AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	29	25
Year Built	1909	1910	1925
Gross SqFt	20,720	20,670	21,560
Estimated Gross Income	\$260,000	\$265,000	\$257,000
Gross Income per SqFt	\$12.55	\$12.82	\$11.92
Full Market Value	\$977,000	\$996,000	\$906,000
Market Value per SqFt	\$47.20	\$48.00	\$42.00
Distance from Cooperative in miles		0.15	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02177-0028	1-02180-0120	1-02174-0241
Address	5 PINEHURST AVENUE	4321 BROADWAY	35 THAYER STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	58	74	53
Year Built	1950	1949	1927
Gross SqFt	47,550	54,000	34,040
Estimated Gross Income	\$650,000	\$839,000	\$501,000
Gross Income per SqFt	\$13.67	\$15.54	\$14.72
Full Market Value	\$2,580,000	\$3,410,000	\$1,990,000
Market Value per SqFt	\$54.00	\$63.00	\$58.00
Distance from Cooperative in miles		0.40	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02177-0087	1-00550-0013	1-01963-0048
Address	447 FT WASHINGTON AVENUE	1 1/2 5 AVENUE	110 MORNINGSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	GREENWICH VILLAGE-CENTRAL	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	44	92	54
Year Built	1910	1932	1910
Gross SqFt	52,782	83,277	72,222
Estimated Gross Income	\$800,000	\$1,111,058	\$1,057,093
Gross Income per SqFt	\$15.16	\$13.34	\$14.64
Full Market Value	\$3,250,000	\$4,180,000	\$4,190,000
Market Value per SqFt	\$62.00	\$50.00	\$58.00
Distance from Cooperative in miles		8.70	3.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02177-0118	1-02175-0053	1-02112-0015
Address	854 WEST 181 STREET	200 DYCKMAN STREET	2187 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	60	84	84
Year Built	1909	1926	1929
Gross SqFt	56,814	74,652	84,651
Estimated Gross Income	\$700,000	\$1,109,000	\$921,664
Gross Income per SqFt	\$12.32	\$14.86	\$10.89
Full Market Value	\$2,630,000	\$4,400,000	\$3,250,000
Market Value per SqFt	\$46.30	\$59.00	\$38.40
Distance from Cooperative in miles		1.15	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02177-0154	1-01990-0010	1-01990-0053
Address	49 PINEHURST AVENUE	21 CLAREMONT AVENUE	454 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	44	51	39
Year Built	1910	1910	1911
Gross SqFt	46,818	58,750	46,922
Estimated Gross Income	\$620,000	\$831,383	\$644,352
Gross Income per SqFt	\$13.24	\$14.15	\$13.73
Full Market Value	\$2,330,000	\$3,300,000	\$2,550,000
Market Value per SqFt	\$49.80	\$56.00	\$54.00
Distance from Cooperative in miles		3.10	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02177-0166	1-01990-0010	1-01990-0053
Address	825 WEST 179 STREET	21 CLAREMONT AVENUE	454 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	42	51	39
Year Built	1920	1910	1911
Gross SqFt	43,536	58,750	46,922
Estimated Gross Income	\$590,000	\$831,383	\$644,352
Gross Income per SqFt	\$13.55	\$14.15	\$13.73
Full Market Value	\$2,220,000	\$3,300,000	\$2,550,000
Market Value per SqFt	\$51.00	\$56.00	\$54.00
Distance from Cooperative in miles		3.05	3.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02177-0170	1-01990-0010	1-01990-0053
Address	870 WEST 181 STREET	21 CLAREMONT AVENUE	454 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	61	51	39
Year Built	1923	1910	1911
Gross SqFt	63,600	58,750	46,922
Estimated Gross Income	\$860,000	\$831,383	\$644,352
Gross Income per SqFt	\$13.52	\$14.15	\$13.73
Full Market Value	\$3,230,000	\$3,300,000	\$2,550,000
Market Value per SqFt	\$51.00	\$56.00	\$54.00
Distance from Cooperative in miles		3.10	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02177-0175	1-01990-0010	1-01990-0053
Address	860 WEST 181 STREET	21 CLAREMONT AVENUE	454 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	66	51	39
Year Built	1923	1910	1911
Gross SqFt	60,780	58,750	46,922
Estimated Gross Income	\$800,000	\$831,383	\$644,352
Gross Income per SqFt	\$13.16	\$14.15	\$13.73
Full Market Value	\$3,010,000	\$3,300,000	\$2,550,000
Market Value per SqFt	\$49.50	\$56.00	\$54.00
Distance from Cooperative in miles		3.10	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02177-0234	1-02114-0035	1-01874-0052
Address	330 HAVEN AVENUE	1930 AMSTERDAM AVENUE	2689 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	192	182	140
Year Built	1951	1900	1910
Gross SqFt	210,468	181,111	168,140
Estimated Gross Income	\$2,900,000	\$2,657,779	\$2,445,942
Gross Income per SqFt	\$13.78	\$14.67	\$14.55
Full Market Value	\$11,500,000	\$7,510,000	\$9,700,000
Market Value per SqFt	\$55.00	\$42.00	\$58.00
Distance from Cooperative in miles		1.20	3.75

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02177-0242	1-01990-0010	1-01990-0053
Address	880 WEST 181 STREET	21 CLAREMONT AVENUE	454 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	61	51	39
Year Built	1916	1910	1911
Gross SqFt	56,418	58,750	46,922
Estimated Gross Income	\$750,000	\$831,383	\$644,352
Gross Income per SqFt	\$13.29	\$14.15	\$13.73
Full Market Value	\$2,820,000	\$3,300,000	\$2,550,000
Market Value per SqFt	\$50.00	\$56.00	\$54.00
Distance from Cooperative in miles		3.00	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02179-0001	1-02072-0030	1-01822-0001
Address	875 WEST 181 STREET	1626 AMSTERDAM AVENUE	1845 ADAM C POWELL BOULEV
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	54	48
Year Built	1917	1920	1915
Gross SqFt	60,355	63,000	47,692
Estimated Gross Income	\$750,000	\$851,311	\$694,256
Gross Income per SqFt	\$12.43	\$13.51	\$14.56
Full Market Value	\$2,820,000	\$2,400,000	\$2,750,000
Market Value per SqFt	\$46.70	\$38.00	\$58.00
Distance from Cooperative in miles		2.35	3.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02179-0010	1-02180-0340	
Address	120 CABRINI BOULEVARD	150 BENNETT AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	594	153	
Year Built	1939	1941	
Gross SqFt	890,134	179,130	
Estimated Gross Income	\$11,000,000	\$1,900,000	
Gross Income per SqFt	\$12.36	\$10.61	
Full Market Value	\$41,300,000	\$6,420,000	
Market Value per SqFt	\$46.40	\$36.00	
Distance from Cooperative in miles		0.30	

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02179-0080	1-01822-0001	1-02072-0030
Address	867 WEST 181 STREET	1845 ADAM C POWELL BOULEV	1626 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	48	54
Year Built	1920	1915	1920
Gross SqFt	73,272	47,692	63,000
Estimated Gross Income	\$1,100,000	\$694,256	\$851,311
Gross Income per SqFt	\$15.01	\$14.56	\$13.51
Full Market Value	\$4,360,000	\$2,750,000	\$2,400,000
Market Value per SqFt	\$60.00	\$58.00	\$38.10
Distance from Cooperative in miles		3.85	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02179-0112	1-01990-0010	1-01990-0053
Address	115 CABRINI BOULEVARD	21 CLAREMONT AVENUE	454 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	39	51	39
Year Built	1927	1910	1911
Gross SqFt	39,708	58,750	46,922
Estimated Gross Income	\$520,000	\$831,383	\$644,352
Gross Income per SqFt	\$13.10	\$14.15	\$13.73
Full Market Value	\$1,950,000	\$3,300,000	\$2,550,000
Market Value per SqFt	\$49.10	\$56.00	\$54.00
Distance from Cooperative in miles		3.30	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02179-0158	1-01990-0010	1-01990-0053
Address	198 PINEHURST AVENUE	21 CLAREMONT AVENUE	454 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	60	51	39
Year Built	1920	1910	1911
Gross SqFt	52,616	58,750	46,922
Estimated Gross Income	\$740,000	\$831,383	\$644,352
Gross Income per SqFt	\$14.06	\$14.15	\$13.73
Full Market Value	\$2,930,000	\$3,300,000	\$2,550,000
Market Value per SqFt	\$56.00	\$56.00	\$54.00
Distance from Cooperative in miles		3.30	3.30

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02179-0170	1-01874-0052	1-02114-0035
Address	116 PINEHURST AVENUE	2689 BROADWAY	1930 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	UPPER WEST SIDE (96-116)	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	353	140	182
Year Built	1925	1910	1900
Gross SqFt	540,000	168,140	181,111
Estimated Gross Income	\$7,350,000	\$2,445,942	\$2,657,779
Gross Income per SqFt	\$13.61	\$14.55	\$14.67
Full Market Value	\$29,100,000	\$9,700,000	\$7,510,000
Market Value per SqFt	\$54.00	\$58.00	\$41.50
Distance from Cooperative in miles		4.10	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02179-0205	1-02177-0218	1-02179-0226
Address	187 PINEHURST AVENUE	1314 RIVERSIDE DRIVE	555 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	49	64	63
Year Built	1925	1926	1920
Gross SqFt	34,200	41,310	57,405
Estimated Gross Income	\$625,000	\$558,000	\$711,000
Gross Income per SqFt	\$18.27	\$13.51	\$12.39
Full Market Value	\$2,540,000	\$2,100,000	\$2,670,000
Market Value per SqFt	\$74.00	\$51.00	\$46.50
Distance from Cooperative in miles		0.45	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02179-0258	1-02226-0045	1-01822-0001
Address	17 CHITTENDEN AVENUE	611 WEST 204 STREET	1845 ADAM C POWELL BOULEV
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	33	41	48
Year Built	1939	1926	1915
Gross SqFt	29,322	36,300	47,692
Estimated Gross Income	\$420,000	\$539,585	\$694,256
Gross Income per SqFt	\$14.32	\$14.86	\$14.56
Full Market Value	\$1,660,000	\$1,520,000	\$2,750,000
Market Value per SqFt	\$57.00	\$42.00	\$58.00
Distance from Cooperative in miles		1.15	3.85

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02179-0261	1-01970-0016	1-02226-0029
Address	23 CHITTENDEN AVENUE	70 CONVENT AVENUE	210 SHERMAN AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-WEST	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	18	104	129
Year Built	1937	1926	1930
Gross SqFt	17,436	53,835	122,840
Estimated Gross Income	\$265,000	\$911,400	\$2,053,998
Gross Income per SqFt	\$15.20	\$16.93	\$16.72
Full Market Value	\$1,080,000	\$2,570,000	\$8,350,000
Market Value per SqFt	\$62.00	\$48.00	\$68.00
Distance from Cooperative in miles		2.85	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02179-0274	1-01868-0044	1-02122-0052
Address	220 CABRINI BOULEVARD	2568 BROADWAY	3890 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	UPPER WEST SIDE (96-116)	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	62	31	42
Year Built	1930	1910	1910
Gross SqFt	58,008	57,300	48,233
Estimated Gross Income	\$820,000	\$659,540	\$536,350
Gross Income per SqFt	\$14.14	\$11.51	\$11.12
Full Market Value	\$3,250,000	\$2,320,000	\$1,890,000
Market Value per SqFt	\$56.00	\$41.00	\$39.20
Distance from Cooperative in miles		4.55	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02179-0373	1-02114-0035	1-01874-0052
Address	900 WEST 190 STREET	1930 AMSTERDAM AVENUE	2689 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	217	182	140
Year Built	1954	1900	1910
Gross SqFt	218,536	181,111	168,140
Estimated Gross Income	\$3,200,000	\$2,657,779	\$2,445,942
Gross Income per SqFt	\$14.64	\$14.67	\$14.55
Full Market Value	\$12,700,000	\$7,510,000	\$9,700,000
Market Value per SqFt	\$58.00	\$42.00	\$58.00
Distance from Cooperative in miles		1.70	4.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02179-0440	1-01205-0029	1-01236-0010
Address	350 CABRINI BOULEVARD	315 CENTRAL PARK WEST	2401 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	76	51	79
Year Built	1935	1911	1924
Gross SqFt	91,968	109,769	164,530
Estimated Gross Income	\$1,600,000	\$2,280,816	\$3,268,387
Gross Income per SqFt	\$17.40	\$20.78	\$19.86
Full Market Value	\$6,510,000	\$10,200,000	\$14,600,000
Market Value per SqFt	\$71.00	\$93.00	\$89.00
Distance from Cooperative in miles		5.30	5.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02179-0466	1-01868-0044	1-02122-0052
Address	250 CABRINI BOULEVARD	2568 BROADWAY	3890 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	UPPER WEST SIDE (96-116)	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	77	31	42
Year Built	1936	1910	1910
Gross SqFt	81,781	57,300	48,233
Estimated Gross Income	\$980,000	\$659,540	\$536,350
Gross Income per SqFt	\$11.98	\$11.51	\$11.12
Full Market Value	\$3,450,000	\$2,320,000	\$1,890,000
Market Value per SqFt	\$42.20	\$41.00	\$39.20
Distance from Cooperative in miles		4.55	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02179-0489	1-01205-0029	1-01236-0010
Address	360 CABRINI BOULEVARD	315 CENTRAL PARK WEST	2401 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	112	51	79
Year Built	1942	1911	1924
Gross SqFt	117,678	109,769	164,530
Estimated Gross Income	\$2,100,000	\$2,280,816	\$3,268,387
Gross Income per SqFt	\$17.85	\$20.78	\$19.86
Full Market Value	\$8,540,000	\$10,200,000	\$14,600,000
Market Value per SqFt	\$73.00	\$93.00	\$89.00
Distance from Cooperative in miles		5.30	5.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02179-0500	1-01868-0044	1-02122-0052
Address	689 FT WASHINGTON AVENUE	2568 BROADWAY	3890 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	UPPER WEST SIDE (96-116)	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	84	31	42
Year Built	1928	1910	1910
Gross SqFt	56,686	57,300	48,233
Estimated Gross Income	\$680,000	\$659,540	\$536,350
Gross Income per SqFt	\$12.00	\$11.51	\$11.12
Full Market Value	\$2,400,000	\$2,320,000	\$1,890,000
Market Value per SqFt	\$42.30	\$41.00	\$39.20
Distance from Cooperative in miles		4.80	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0032	1-02167-0027	1-02156-0025
Address	550 FT WASHINGTON AVENUE	649 WEST 184 STREET	511 WEST 184 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	21	22
Year Built	1922	1925	1911
Gross SqFt	28,775	17,965	17,760
Estimated Gross Income	\$300,000	\$196,000	\$190,000
Gross Income per SqFt	\$10.43	\$10.91	\$10.70
Full Market Value	\$1,010,000	\$691,000	\$642,000
Market Value per SqFt	\$35.10	\$39.00	\$36.10
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0057	1-01990-0010	1-01990-0053
Address	41 OVERLOOK TERRACE	21 CLAREMONT AVENUE	454 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	51	51	39
Year Built	1968	1910	1911
Gross SqFt	43,196	58,750	46,922
Estimated Gross Income	\$520,000	\$831,383	\$644,352
Gross Income per SqFt	\$12.04	\$14.15	\$13.73
Full Market Value	\$1,830,000	\$3,300,000	\$2,550,000
Market Value per SqFt	\$42.40	\$56.00	\$54.00
Distance from Cooperative in miles		3.35	3.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0070	1-01990-0053	1-01990-0010
Address	24 BENNETT AVENUE	454 RIVERSIDE DRIVE	21 CLAREMONT AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	58	39	51
Year Built	1920	1911	1910
Gross SqFt	75,522	46,922	58,750
Estimated Gross Income	\$850,000	\$644,352	\$831,383
Gross Income per SqFt	\$11.25	\$13.73	\$14.15
Full Market Value	\$3,000,000	\$2,550,000	\$3,300,000
Market Value per SqFt	\$39.70	\$54.00	\$56.00
Distance from Cooperative in miles		3.35	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0078	1-02174-0211	1-02177-0218
Address	2 MAGAW PLACE	40 THAYER STREET	1314 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	60	72	64
Year Built	1940	1927	1926
Gross SqFt	50,655	51,070	41,310
Estimated Gross Income	\$850,000	\$662,000	\$558,000
Gross Income per SqFt	\$16.78	\$12.96	\$13.51
Full Market Value	\$3,460,000	\$2,490,000	\$2,100,000
Market Value per SqFt	\$68.00	\$49.00	\$51.00
Distance from Cooperative in miles		0.85	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0082	1-01990-0010	1-01990-0053
Address	20 MAGAW PLACE	21 CLAREMONT AVENUE	454 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	43	51	39
Year Built	1924	1910	1911
Gross SqFt	45,222	58,750	46,922
Estimated Gross Income	\$590,000	\$831,383	\$644,352
Gross Income per SqFt	\$13.05	\$14.15	\$13.73
Full Market Value	\$2,220,000	\$3,300,000	\$2,550,000
Market Value per SqFt	\$49.10	\$56.00	\$54.00
Distance from Cooperative in miles		3.35	3.35

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0166	1-01990-0010	1-01990-0053
Address	736 WEST 186 STREET	21 CLAREMONT AVENUE	454 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	56	51	39
Year Built	1939	1910	1911
Gross SqFt	55,776	58,750	46,922
Estimated Gross Income	\$675,000	\$831,383	\$644,352
Gross Income per SqFt	\$12.10	\$14.15	\$13.73
Full Market Value	\$2,380,000	\$3,300,000	\$2,550,000
Market Value per SqFt	\$42.70	\$56.00	\$54.00
Distance from Cooperative in miles		3.35	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0169	1-01990-0010	1-01990-0053
Address	100 BENNETT AVENUE	21 CLAREMONT AVENUE	454 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	62	51	39
Year Built	1939	1910	1911
Gross SqFt	66,990	58,750	46,922
Estimated Gross Income	\$900,000	\$831,383	\$644,352
Gross Income per SqFt	\$13.43	\$14.15	\$13.73
Full Market Value	\$3,380,000	\$3,300,000	\$2,550,000
Market Value per SqFt	\$50.00	\$56.00	\$54.00
Distance from Cooperative in miles		3.35	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0192	1-01990-0010	1-01990-0053
Address	120 BENNETT AVENUE	21 CLAREMONT AVENUE	454 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	84	51	39
Year Built	1939	1910	1911
Gross SqFt	80,600	58,750	46,922
Estimated Gross Income	\$950,000	\$831,383	\$644,352
Gross Income per SqFt	\$11.79	\$14.15	\$13.73
Full Market Value	\$3,350,000	\$3,300,000	\$2,550,000
Market Value per SqFt	\$41.60	\$56.00	\$54.00
Distance from Cooperative in miles		3.45	3.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0315	1-01868-0044	1-02122-0052
Address	4395 BROADWAY	2568 BROADWAY	3890 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	UPPER WEST SIDE (96-116)	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	60	31	42
Year Built	1940	1910	1910
Gross SqFt	58,242	57,300	48,233
Estimated Gross Income	\$700,000	\$659,540	\$536,350
Gross Income per SqFt	\$12.02	\$11.51	\$11.12
Full Market Value	\$2,470,000	\$2,320,000	\$1,890,000
Market Value per SqFt	\$42.40	\$41.00	\$39.20
Distance from Cooperative in miles		4.60	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0326	1-01822-0001	1-02072-0030
Address	143 BENNETT AVENUE	1845 ADAM C POWELL BOULEV	1626 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	48	54
Year Built	1951	1915	1920
Gross SqFt	101,108	47,692	63,000
Estimated Gross Income	\$1,500,000	\$694,256	\$851,311
Gross Income per SqFt	\$14.84	\$14.56	\$13.51
Full Market Value	\$5,950,000	\$2,750,000	\$2,400,000
Market Value per SqFt	\$59.00	\$58.00	\$38.10
Distance from Cooperative in miles		3.90	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0371	1-01822-0001	1-02072-0030
Address	66 OVERLOOK TERRACE	1845 ADAM C POWELL BOULEV	1626 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	118	48	54
Year Built	1959	1915	1920
Gross SqFt	133,920	47,692	63,000
Estimated Gross Income	\$2,000,000	\$694,256	\$851,311
Gross Income per SqFt	\$14.93	\$14.56	\$13.51
Full Market Value	\$7,930,000	\$2,750,000	\$2,400,000
Market Value per SqFt	\$59.00	\$58.00	\$38.10
Distance from Cooperative in miles		4.00	2.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0450	1-01822-0001	1-02072-0030
Address	100 OVERLOOK TERRACE	1845 ADAM C POWELL BOULEV	1626 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	172	48	54
Year Built	1963	1915	1920
Gross SqFt	142,470	47,692	63,000
Estimated Gross Income	\$2,000,000	\$694,256	\$851,311
Gross Income per SqFt	\$14.04	\$14.56	\$13.51
Full Market Value	\$7,930,000	\$2,750,000	\$2,400,000
Market Value per SqFt	\$56.00	\$58.00	\$38.10
Distance from Cooperative in miles		4.00	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0522	1-01868-0044	1-02122-0052
Address	225 BENNETT AVENUE	2568 BROADWAY	3890 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	UPPER WEST SIDE (96-116)	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	106	31	42
Year Built	1940	1910	1910
Gross SqFt	82,536	57,300	48,233
Estimated Gross Income	\$995,000	\$659,540	\$536,350
Gross Income per SqFt	\$12.06	\$11.51	\$11.12
Full Market Value	\$3,510,000	\$2,320,000	\$1,890,000
Market Value per SqFt	\$42.50	\$41.00	\$39.20
Distance from Cooperative in miles		4.80	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0536	1-01842-0053	1-01645-0012
Address	209 BENNETT AVENUE	60 WEST 107 STREET	127 EAST 117 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	MANHATTAN VALLEY	HARLEM-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	30	25	35
Year Built	1940	1940	1920
Gross SqFt	21,456	25,144	29,500
Estimated Gross Income	\$410,000	\$488,621	\$623,308
Gross Income per SqFt	\$19.11	\$19.43	\$21.13
Full Market Value	\$1,830,000	\$1,610,000	\$1,760,000
Market Value per SqFt	\$85.00	\$64.00	\$60.00
Distance from Cooperative in miles		4.30	4.00

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0614	1-02226-0029	1-01970-0016
Address	720 FT WASHINGTON AVENUE	210 SHERMAN AVENUE	70 CONVENT AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	HARLEM-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	150	129	104
Year Built	1939	1930	1926
Gross SqFt	179,130	122,840	53,835
Estimated Gross Income	\$2,730,000	\$2,053,998	\$911,400
Gross Income per SqFt	\$15.24	\$16.72	\$16.93
Full Market Value	\$11,100,000	\$8,350,000	\$2,570,000
Market Value per SqFt	\$62.00	\$68.00	\$47.70
Distance from Cooperative in miles		0.95	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0628	1-01868-0044	1-02122-0052
Address	730 FT WASHINGTON AVENUE	2568 BROADWAY	3890 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	UPPER WEST SIDE (96-116)	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	84	31	42
Year Built	1939	1910	1910
Gross SqFt	102,150	57,300	48,233
Estimated Gross Income	\$1,250,000	\$659,540	\$536,350
Gross Income per SqFt	\$12.24	\$11.51	\$11.12
Full Market Value	\$4,700,000	\$2,320,000	\$1,890,000
Market Value per SqFt	\$46.00	\$41.00	\$39.20
Distance from Cooperative in miles		4.70	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02180-0633	1-02226-0029	1-01970-0016
Address	4523 BROADWAY	210 SHERMAN AVENUE	70 CONVENT AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	HARLEM-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	350	129	104
Year Built	1951	1930	1926
Gross SqFt	316,007	122,840	53,835
Estimated Gross Income	\$4,450,000	\$2,053,998	\$911,400
Gross Income per SqFt	\$14.08	\$16.72	\$16.93
Full Market Value	\$17,600,000	\$8,350,000	\$2,570,000
Market Value per SqFt	\$56.00	\$68.00	\$47.70
Distance from Cooperative in miles		0.75	3.20

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02202-0009	1-01933-0001	1-02215-0116
Address	416 WEST 206 STREET	2400 FRED DOUGLASS BOULEV	5210 BROADWAY
Neighborhood	INWOOD	HARLEM-CENTRAL	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	74	1,524	770
Year Built	1946	1953	1951
Gross SqFt	77,967	1,476,600	633,000
Estimated Gross Income	\$1,193,674	\$15,957,958	\$9,691,230
Gross Income per SqFt	\$15.31	\$10.81	\$15.31
Full Market Value	\$4,850,000	\$56,300,000	\$39,400,000
Market Value per SqFt	\$62.00	\$38.00	\$62.00
Distance from Cooperative in miles		3.85	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02215-0042	1-02215-0623	1-02216-0001
Address	150 WEST 225 STREET	5365 BROADWAY	175 NAGLE AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	318	307	1,168
Year Built	1972	1950	1951
Gross SqFt	461,475	222,600	1,032,400
Estimated Gross Income	\$7,129,788	\$2,813,664	\$15,806,044
Gross Income per SqFt	\$15.45	\$12.64	\$15.31
Full Market Value	\$20,100,000	\$10,600,000	\$64,300,000
Market Value per SqFt	\$43.60	\$48.00	\$62.00
Distance from Cooperative in miles		0.30	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02218-0025	1-01933-0001	1-02215-0116
Address	250 NAGLE AVENUE	2400 FRED DOUGLASS BOULEV	5210 BROADWAY
Neighborhood	INWOOD	HARLEM-CENTRAL	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	180	1,524	770
Year Built	1964	1953	1951
Gross SqFt	208,415	1,476,600	633,000
Estimated Gross Income	\$3,220,011	\$15,957,958	\$9,691,230
Gross Income per SqFt	\$15.45	\$10.81	\$15.31
Full Market Value	\$9,090,000	\$56,300,000	\$39,400,000
Market Value per SqFt	\$43.60	\$38.00	\$62.00
Distance from Cooperative in miles		3.80	1.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02230-0001	1-02215-0534	1-02248-0012
Address	5000 BROADWAY	111 WEST 225 STREET	119 PAYSON AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	88	46	43
Year Built	1925	1907	1930
Gross SqFt	74,934	42,000	43,911
Estimated Gross Income	\$931,429	\$478,467	\$505,255
Gross Income per SqFt	\$12.43	\$11.39	\$11.51
Full Market Value	\$3,500,000	\$1,690,000	\$1,780,000
Market Value per SqFt	\$46.70	\$40.00	\$40.50
Distance from Cooperative in miles		0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02238-0001	1-01933-0001	1-02215-0116
Address	675 ACADEMY STREET	2400 FRED DOUGLASS BOULEV	5210 BROADWAY
Neighborhood	INWOOD	HARLEM-CENTRAL	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	63	1,524	770
Year Built	1952	1953	1951
Gross SqFt	62,964	1,476,600	633,000
Estimated Gross Income	\$963,978	\$15,957,958	\$9,691,230
Gross Income per SqFt	\$15.31	\$10.81	\$15.31
Full Market Value	\$3,920,000	\$56,300,000	\$39,400,000
Market Value per SqFt	\$62.00	\$38.00	\$62.00
Distance from Cooperative in miles		4.00	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02238-0011	1-02220-0043	1-02175-0053
Address	25 COOPER STREET	10 POST AVENUE	200 DYCKMAN STREET
Neighborhood	INWOOD	INWOOD	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	43	95	84
Year Built	1937	1922	1926
Gross SqFt	44,644	87,600	74,652
Estimated Gross Income	\$747,787	\$1,467,582	\$1,109,000
Gross Income per SqFt	\$16.75	\$16.75	\$14.86
Full Market Value	\$3,040,000	\$4,510,000	\$4,400,000
Market Value per SqFt	\$68.00	\$51.00	\$59.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02238-0017	1-02215-0591	1-02220-0043
Address	33 COOPER STREET	120 WEST 228 STREET	10 POST AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	42	63	95
Year Built	1925	1930	1922
Gross SqFt	52,332	59,718	87,600
Estimated Gross Income	\$399,816	\$775,749	\$1,467,582
Gross Income per SqFt	\$7.64	\$12.99	\$16.75
Full Market Value	\$1,230,000	\$2,620,000	\$4,510,000
Market Value per SqFt	\$23.50	\$44.00	\$51.00
Distance from Cooperative in miles		1.00	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02239-0029	1-02224-0013	1-02234-0005
Address	24 COOPER STREET	25 VERMILYEA AVENUE	4850 BROADWAY
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	30	36
Year Built	1925	1915	1924
Gross SqFt	17,410	23,650	24,985
Estimated Gross Income	\$204,219	\$266,583	\$298,893
Gross Income per SqFt	\$11.73	\$11.27	\$11.96
Full Market Value	\$577,000	\$940,000	\$1,050,000
Market Value per SqFt	\$33.10	\$40.00	\$42.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02240-0001	1-02237-0012	1-02247-0029
Address	109 SEAMAN AVENUE	11 SEAMAN AVENUE	34 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	41	72	59
Year Built	1918	1925	1925
Gross SqFt	43,195	53,521	47,230
Estimated Gross Income	\$580,972	\$719,929	\$580,682
Gross Income per SqFt	\$13.45	\$13.45	\$12.29
Full Market Value	\$2,180,000	\$2,710,000	\$2,180,000
Market Value per SqFt	\$50.00	\$51.00	\$46.20
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02240-0029	1-02250-0050	1-02250-0080
Address	60 COOPER STREET	583 WEST 215 STREET	254 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	67	61
Year Built	1925	1930	1925
Gross SqFt	63,527	68,592	54,261
Estimated Gross Income	\$790,911	\$853,743	\$674,464
Gross Income per SqFt	\$12.45	\$12.45	\$12.43
Full Market Value	\$2,970,000	\$3,210,000	\$2,540,000
Market Value per SqFt	\$46.80	\$47.00	\$46.80
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02240-0037	1-02250-0050	1-02250-0080
Address	46 COOPER STREET	583 WEST 215 STREET	254 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	67	61
Year Built	1925	1930	1925
Gross SqFt	62,263	68,592	54,261
Estimated Gross Income	\$775,174	\$853,743	\$674,464
Gross Income per SqFt	\$12.45	\$12.45	\$12.43
Full Market Value	\$2,910,000	\$3,210,000	\$2,540,000
Market Value per SqFt	\$46.70	\$47.00	\$46.80
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02241-0018	1-02224-0013	1-02234-0005
Address	624 WEST 207 STREET	25 VERMILYEA AVENUE	4850 BROADWAY
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	36
Year Built	1916	1915	1924
Gross SqFt	18,520	23,650	24,985
Estimated Gross Income	\$215,202	\$266,583	\$298,893
Gross Income per SqFt	\$11.62	\$11.27	\$11.96
Full Market Value	\$759,000	\$940,000	\$1,050,000
Market Value per SqFt	\$41.00	\$40.00	\$42.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02243-0210	1-02215-0561	1-02238-0023
Address	55 PARK TERRACE EAST	70 MARBLE HILL AVENUE	4861 BROADWAY
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	78	69	160
Year Built	1939	1950	1929
Gross SqFt	87,400	61,900	158,247
Estimated Gross Income	\$1,123,964	\$540,911	\$2,014,579
Gross Income per SqFt	\$12.86	\$8.74	\$12.73
Full Market Value	\$4,230,000	\$1,780,000	\$7,570,000
Market Value per SqFt	\$48.40	\$29.00	\$47.80
Distance from Cooperative in miles		0.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02243-0220	1-02215-0561	1-02238-0023
Address	65 PARK TERRACE EAST	70 MARBLE HILL AVENUE	4861 BROADWAY
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	78	69	160
Year Built	1939	1950	1929
Gross SqFt	87,400	61,900	158,247
Estimated Gross Income	\$1,123,964	\$540,911	\$2,014,579
Gross Income per SqFt	\$12.86	\$8.74	\$12.73
Full Market Value	\$4,230,000	\$1,780,000	\$7,570,000
Market Value per SqFt	\$48.40	\$29.00	\$47.80
Distance from Cooperative in miles		0.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02243-0230	1-02215-0561	1-02238-0023
Address	75 PARK TERRACE EAST	70 MARBLE HILL AVENUE	4861 BROADWAY
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	78	69	160
Year Built	1939	1950	1929
Gross SqFt	87,400	61,900	158,247
Estimated Gross Income	\$1,123,964	\$540,911	\$2,014,579
Gross Income per SqFt	\$12.86	\$8.74	\$12.73
Full Market Value	\$4,230,000	\$1,780,000	\$7,570,000
Market Value per SqFt	\$48.40	\$29.00	\$47.80
Distance from Cooperative in miles		0.55	0.45

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02243-0236	1-02215-0561	1-02238-0023
Address	70 PARK TERRACE WEST	70 MARBLE HILL AVENUE	4861 BROADWAY
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	85	69	160
Year Built	1939	1950	1929
Gross SqFt	85,740	61,900	158,247
Estimated Gross Income	\$1,102,616	\$540,911	\$2,014,579
Gross Income per SqFt	\$12.86	\$8.74	\$12.73
Full Market Value	\$4,140,000	\$1,780,000	\$7,570,000
Market Value per SqFt	\$48.30	\$29.00	\$47.80
Distance from Cooperative in miles		0.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02243-0240	1-02215-0561	1-02238-0023
Address	60 PARK TERRACE WEST	70 MARBLE HILL AVENUE	4861 BROADWAY
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	78	69	160
Year Built	1939	1950	1929
Gross SqFt	87,400	61,900	158,247
Estimated Gross Income	\$1,123,964	\$540,911	\$2,014,579
Gross Income per SqFt	\$12.86	\$8.74	\$12.73
Full Market Value	\$4,230,000	\$1,780,000	\$7,570,000
Market Value per SqFt	\$48.40	\$29.00	\$47.80
Distance from Cooperative in miles		0.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02243-0289	1-02215-0623	1-02216-0001
Address	532 WEST 218 STREET	5365 BROADWAY	175 NAGLE AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	69	307	1,168
Year Built	1951	1950	1951
Gross SqFt	62,110	222,600	1,032,400
Estimated Gross Income	\$950,904	\$2,813,664	\$15,806,044
Gross Income per SqFt	\$15.31	\$12.64	\$15.31
Full Market Value	\$3,870,000	\$10,600,000	\$64,300,000
Market Value per SqFt	\$62.00	\$48.00	\$62.00
Distance from Cooperative in miles		0.55	0.80

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02243-0306	1-02250-0050	1-02250-0080
Address	95 PARK TERRACE EAST	583 WEST 215 STREET	254 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	46	67	61
Year Built	1925	1930	1925
Gross SqFt	41,176	68,592	54,261
Estimated Gross Income	\$512,641	\$853,743	\$674,464
Gross Income per SqFt	\$12.45	\$12.45	\$12.43
Full Market Value	\$1,930,000	\$3,210,000	\$2,540,000
Market Value per SqFt	\$46.90	\$47.00	\$46.80
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02243-0309	1-01933-0001	1-02215-0116
Address	98 PARK TERRACE EAST	2400 FRED DOUGLASS BOULEV	5210 BROADWAY
Neighborhood	INWOOD	HARLEM-CENTRAL	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	49	1,524	770
Year Built	1949	1953	1951
Gross SqFt	42,763	1,476,600	633,000
Estimated Gross Income	\$654,701	\$15,957,958	\$9,691,230
Gross Income per SqFt	\$15.31	\$10.81	\$15.31
Full Market Value	\$2,660,000	\$56,300,000	\$39,400,000
Market Value per SqFt	\$62.00	\$38.00	\$62.00
Distance from Cooperative in miles		4.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02243-0313	1-01933-0001	1-02215-0116
Address	90 PARK TERRACE EAST	2400 FRED DOUGLASS BOULEV	5210 BROADWAY
Neighborhood	INWOOD	HARLEM-CENTRAL	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	49	1,524	770
Year Built	1949	1953	1951
Gross SqFt	44,283	1,476,600	633,000
Estimated Gross Income	\$677,972	\$15,957,958	\$9,691,230
Gross Income per SqFt	\$15.31	\$10.81	\$15.31
Full Market Value	\$2,760,000	\$56,300,000	\$39,400,000
Market Value per SqFt	\$62.00	\$38.00	\$62.00
Distance from Cooperative in miles		4.40	0.50

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02243-0317	1-01933-0001	1-02215-0116
Address	60 PARK TERRACE EAST	2400 FRED DOUGLASS BOULEV	5210 BROADWAY
Neighborhood	INWOOD	HARLEM-CENTRAL	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	75	1,524	770
Year Built	1956	1953	1951
Gross SqFt	70,245	1,476,600	633,000
Estimated Gross Income	\$1,075,450	\$15,957,958	\$9,691,230
Gross Income per SqFt	\$15.31	\$10.81	\$15.31
Full Market Value	\$4,370,000	\$56,300,000	\$39,400,000
Market Value per SqFt	\$62.00	\$38.00	\$62.00
Distance from Cooperative in miles		4.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02243-0332	1-02215-0561	1-02238-0023
Address	48 PARK TERRACE EAST	70 MARBLE HILL AVENUE	4861 BROADWAY
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	72	69	160
Year Built	1941	1950	1929
Gross SqFt	106,983	61,900	158,247
Estimated Gross Income	\$1,375,801	\$540,911	\$2,014,579
Gross Income per SqFt	\$12.86	\$8.74	\$12.73
Full Market Value	\$5,170,000	\$1,780,000	\$7,570,000
Market Value per SqFt	\$48.30	\$29.00	\$47.80
Distance from Cooperative in miles		0.55	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02243-0347	1-02220-0043	1-02220-0005
Address	50 PARK TERRACE WEST	10 POST AVENUE	97 SHERMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	50	95	110
Year Built	1925	1922	1930
Gross SqFt	47,477	87,600	89,391
Estimated Gross Income	\$719,751	\$1,467,582	\$1,213,224
Gross Income per SqFt	\$15.16	\$16.75	\$13.57
Full Market Value	\$2,930,000	\$4,510,000	\$4,560,000
Market Value per SqFt	\$62.00	\$51.00	\$51.00
Distance from Cooperative in miles		0.60	0.60

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02243-0354	1-02250-0050	1-02250-0080
Address	45 PARK TERRACE WEST	583 WEST 215 STREET	254 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	67	61
Year Built	1940	1930	1925
Gross SqFt	47,180	68,592	54,261
Estimated Gross Income	\$587,391	\$853,743	\$674,464
Gross Income per SqFt	\$12.45	\$12.45	\$12.43
Full Market Value	\$2,210,000	\$3,210,000	\$2,540,000
Market Value per SqFt	\$46.80	\$47.00	\$46.80
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02243-0366	1-02250-0050	1-02250-0080
Address	251 SEAMAN AVENUE	583 WEST 215 STREET	254 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	67	61
Year Built	1939	1930	1925
Gross SqFt	63,804	68,592	54,261
Estimated Gross Income	\$794,359	\$853,743	\$674,464
Gross Income per SqFt	\$12.45	\$12.45	\$12.43
Full Market Value	\$2,990,000	\$3,210,000	\$2,540,000
Market Value per SqFt	\$46.90	\$47.00	\$46.80
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02243-0399	1-02250-0050	1-02250-0080
Address	57 PARK TERRACE WEST	583 WEST 215 STREET	254 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	67	61
Year Built	1937	1930	1925
Gross SqFt	50,117	68,592	54,261
Estimated Gross Income	\$623,956	\$853,743	\$674,464
Gross Income per SqFt	\$12.45	\$12.45	\$12.43
Full Market Value	\$2,350,000	\$3,210,000	\$2,540,000
Market Value per SqFt	\$46.90	\$47.00	\$46.80
Distance from Cooperative in miles		0.05	0.05

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02246-0110	1-02215-0561	1-02238-0023
Address	1825 RIVERSIDE DRIVE	70 MARBLE HILL AVENUE	4861 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	42	69	160
Year Built	1926	1950	1929
Gross SqFt	57,796	61,900	158,247
Estimated Gross Income	\$743,256	\$540,911	\$2,014,579
Gross Income per SqFt	\$12.86	\$8.74	\$12.73
Full Market Value	\$2,790,000	\$1,780,000	\$7,570,000
Market Value per SqFt	\$48.30	\$29.00	\$47.80
Distance from Cooperative in miles		1.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02246-0120	1-02246-0135	1-02250-0080
Address	1803 RIVERSIDE DRIVE	1781 RIVERSIDE DRIVE	254 SEAMAN AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	65	61
Year Built	1920	1920	1925
Gross SqFt	86,352	72,602	54,261
Estimated Gross Income	\$1,085,444	\$921,263	\$674,464
Gross Income per SqFt	\$12.57	\$12.69	\$12.43
Full Market Value	\$4,080,000	\$3,460,000	\$2,540,000
Market Value per SqFt	\$47.20	\$48.00	\$46.80
Distance from Cooperative in miles		0.05	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02246-0130	1-02246-0135	1-02250-0080
Address	1793 RIVERSIDE DRIVE	1781 RIVERSIDE DRIVE	254 SEAMAN AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	65	61
Year Built	1926	1920	1925
Gross SqFt	66,456	72,602	54,261
Estimated Gross Income	\$835,351	\$921,263	\$674,464
Gross Income per SqFt	\$12.57	\$12.69	\$12.43
Full Market Value	\$3,140,000	\$3,460,000	\$2,540,000
Market Value per SqFt	\$47.20	\$48.00	\$46.80
Distance from Cooperative in miles		0.00	0.70

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02248-0001	1-02215-0534	1-02248-0012
Address	91 PAYSON AVENUE	111 WEST 225 STREET	119 PAYSON AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	72	46	43
Year Built	1935	1907	1930
Gross SqFt	82,272	42,000	43,911
Estimated Gross Income	\$1,022,640	\$478,467	\$505,255
Gross Income per SqFt	\$12.43	\$11.39	\$11.51
Full Market Value	\$3,840,000	\$1,690,000	\$1,780,000
Market Value per SqFt	\$46.70	\$40.00	\$40.50
Distance from Cooperative in miles		0.95	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02248-0009	1-02215-0534	1-02248-0012
Address	115 PAYSON AVENUE	111 WEST 225 STREET	119 PAYSON AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	37	46	43
Year Built	1937	1907	1930
Gross SqFt	31,140	42,000	43,911
Estimated Gross Income	\$387,070	\$478,467	\$505,255
Gross Income per SqFt	\$12.43	\$11.39	\$11.51
Full Market Value	\$1,460,000	\$1,690,000	\$1,780,000
Market Value per SqFt	\$46.90	\$40.00	\$40.50
Distance from Cooperative in miles		0.95	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02250-0014	1-02215-0534	1-02248-0012
Address	586 WEST 215 STREET	111 WEST 225 STREET	119 PAYSON AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	50	46	43
Year Built	1937	1907	1930
Gross SqFt	38,505	42,000	43,911
Estimated Gross Income	\$478,617	\$478,467	\$505,255
Gross Income per SqFt	\$12.43	\$11.39	\$11.51
Full Market Value	\$1,800,000	\$1,690,000	\$1,780,000
Market Value per SqFt	\$46.70	\$40.00	\$40.50
Distance from Cooperative in miles		0.55	0.40

BOROUGH OF MANHATTAN - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02250-0054	1-02215-0623	1-02216-0001
Address	25 INDIAN ROAD	5365 BROADWAY	175 NAGLE AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	50	307	1,168
Year Built	1953	1950	1951
Gross SqFt	55,296	222,600	1,032,400
Estimated Gross Income	\$846,581	\$2,813,664	\$15,806,044
Gross Income per SqFt	\$15.31	\$12.64	\$15.31
Full Market Value	\$3,440,000	\$10,600,000	\$64,300,000
Market Value per SqFt	\$62.00	\$48.00	\$62.00
Distance from Cooperative in miles		0.65	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02250-0072	1-02215-0623	1-02216-0001
Address	270 SEAMAN AVENUE	5365 BROADWAY	175 NAGLE AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	50	307	1,168
Year Built	1926	1950	1951
Gross SqFt	50,066	222,600	1,032,400
Estimated Gross Income	\$766,510	\$2,813,664	\$15,806,044
Gross Income per SqFt	\$15.31	\$12.64	\$15.31
Full Market Value	\$3,120,000	\$10,600,000	\$64,300,000
Market Value per SqFt	\$62.00	\$48.00	\$62.00
Distance from Cooperative in miles		0.65	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block - Lot	1-02250-0084	1-02215-0623	1-02216-0001
Address	244 SEAMAN AVENUE	5365 BROADWAY	175 NAGLE AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	76	307	1,168
Year Built	1966	1950	1951
Gross SqFt	78,130	222,600	1,032,400
Estimated Gross Income	\$1,196,170	\$2,813,664	\$15,806,044
Gross Income per SqFt	\$15.31	\$12.64	\$15.31
Full Market Value	\$4,860,000	\$10,600,000	\$64,300,000
Market Value per SqFt	\$62.00	\$48.00	\$62.00
Distance from Cooperative in miles		0.65	0.80