

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00011-0014	1-00053-0033	1-00071-0001
Address	26 BEAVER STREET	110 GREENWICH STREET	156 FRONT STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D2-ELEVATOR
Total Units	21	61	66
Year Built	1909	1929	1930
Gross SqFt	51,387	57,941	50,955
Estimated Gross Income	\$1,875,625	\$2,260,000	\$1,780,000
Gross Income per SqFt	\$36.50	\$39.00	\$34.90
Full Market Value	\$8,740,000	\$11,100,000	\$8,290,000
Market Value per SqFt	\$170.00	\$192.00	\$163.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00028-0001	1-00042-0001	1-00021-0006
Address	3 HANOVER SQUARE	100 MAIDEN LANE	69 BROADWAY
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	209	342	237
Year Built	1926	1930	1900
Gross SqFt	239,121	290,116	303,086
Estimated Gross Income	\$8,130,114	\$12,283,000	\$9,972,000
Gross Income per SqFt	\$34.00	\$42.30	\$32.90
Full Market Value	\$37,900,000	\$60,300,000	\$46,400,000
Market Value per SqFt	\$158.00	\$208.00	\$153.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00064-0008	1-00077-0024	1-00077-0001
Address	53 LIBERTY STREET	82 FULTON STREET	87 JOHN STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	94	204	164
Year Built	1911	1900	1926
Gross SqFt	167,448	159,000	160,000
Estimated Gross Income	\$5,986,266	\$5,860,000	\$5,540,000
Gross Income per SqFt	\$35.80	\$36.90	\$34.60
Full Market Value	\$27,900,000	\$27,300,000	\$25,800,000
Market Value per SqFt	\$167.00	\$172.00	\$161.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00065-0017	1-00077-0024	1-00077-0001
Address	176 BROADWAY	82 FULTON STREET	87 JOHN STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	82	204	164
Year Built	1927	1900	1926
Gross SqFt	168,176	159,000	160,000
Estimated Gross Income	\$6,012,292	\$5,860,000	\$5,540,000
Gross Income per SqFt	\$35.80	\$36.90	\$34.60
Full Market Value	\$28,000,000	\$27,300,000	\$25,800,000
Market Value per SqFt	\$166.00	\$172.00	\$161.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00094-0001	1-00016-0100	1-01052-0001
Address	80 GOLD STREET	345 SOUTH END AVENUE	576 10 AVENUE
Neighborhood	SOUTHBRIDGE	TRIBECA	CLINTON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	1,664	1,720	1,708
Year Built	1971	1983	1976
Gross SqFt	2,075,590	1,881,621	2,035,745
Estimated Gross Income	\$60,918,566	\$55,859,000	\$58,981,570
Gross Income per SqFt	\$29.30	\$29.70	\$29.00
Full Market Value	\$129,000,000	\$260,000,000	\$125,000,000
Market Value per SqFt	\$62.00	\$138.00	\$61.00
Distance from Cooperative in miles		0.65	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00100-0026	1-01150-0048	1-01125-0009
Address	138 NASSAU STREET	140 WEST 79 STREET	37 WEST 72 STREET
Neighborhood	SOUTHBRIDGE	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	43	74	94
Year Built	1901	1914	1929
Gross SqFt	79,422	75,240	80,281
Estimated Gross Income	\$2,263,527	\$2,297,524	\$2,325,584
Gross Income per SqFt	\$28.50	\$30.50	\$29.00
Full Market Value	\$9,380,000	\$10,700,000	\$9,630,000
Market Value per SqFt	\$118.00	\$142.00	\$120.00
Distance from Cooperative in miles		5.10	4.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00101-0001	1-00079-0010	1-00764-0042
Address	36 PARK ROW	17 JOHN STREET	72 7 AVENUE
Neighborhood	SOUTHBRIDGE	FINANCIAL	CHELSEA
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	51	115	113
Year Built	1900	1920	1931
Gross SqFt	111,685	107,243	109,669
Estimated Gross Income	\$3,227,696	\$4,053,000	\$3,282,000
Gross Income per SqFt	\$28.90	\$37.80	\$29.90
Full Market Value	\$13,400,000	\$18,900,000	\$15,300,000
Market Value per SqFt	\$120.00	\$176.00	\$140.00
Distance from Cooperative in miles		0.15	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00106-0007	1-00065-0006	1-00592-0082
Address	266 WATER STREET	21 MAIDEN LANE	129 WEST WASHINGTON PLACE
Neighborhood	SOUTHBRIDGE	FINANCIAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	24	32	52
Year Built	1900	1900	1924
Gross SqFt	41,203	37,800	38,214
Estimated Gross Income	\$1,503,909	\$1,340,000	\$1,488,000
Gross Income per SqFt	\$36.50	\$35.40	\$38.90
Full Market Value	\$7,010,000	\$6,240,000	\$7,300,000
Market Value per SqFt	\$170.00	\$165.00	\$191.00
Distance from Cooperative in miles		0.40	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00117-0001	1-00151-0001	1-00026-0021
Address	185 PARK ROW	101 DUANE STREET	45 WALL STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	FINANCIAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	880	443	438
Year Built	1960	1988	1958
Gross SqFt	515,425	434,418	493,187
Estimated Gross Income	\$14,895,782	\$16,704,000	\$16,700,000
Gross Income per SqFt	\$28.90	\$38.50	\$33.90
Full Market Value	\$61,700,000	\$82,000,000	\$77,800,000
Market Value per SqFt	\$120.00	\$189.00	\$158.00
Distance from Cooperative in miles		0.40	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00134-0025	1-00585-0001	1-01029-0036
Address	258 BROADWAY	464 HUDSON STREET	910 7 AVENUE
Neighborhood	CIVIC CENTER	GREENWICH VILLAGE-WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	46	137	66
Year Built	1915	1900	1913
Gross SqFt	88,320	97,290	94,166
Estimated Gross Income	\$2,892,480	\$3,471,000	\$2,887,086
Gross Income per SqFt	\$32.80	\$35.70	\$30.70
Full Market Value	\$13,500,000	\$16,200,000	\$13,400,000
Market Value per SqFt	\$153.00	\$167.00	\$142.00
Distance from Cooperative in miles		1.25	3.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00137-0005	1-00902-0030	1-01128-0061
Address	76 WARREN STREET	371 2 AVENUE	331 COLUMBUS AVENUE
Neighborhood	TRIBECA	GRAMERCY	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	34	94	57
Year Built	1915	1930	1900
Gross SqFt	70,000	77,640	62,434
Estimated Gross Income	\$2,327,500	\$2,697,657	\$2,023,651
Gross Income per SqFt	\$33.30	\$34.70	\$32.40
Full Market Value	\$10,800,000	\$12,600,000	\$9,430,000
Market Value per SqFt	\$154.00	\$162.00	\$151.00
Distance from Cooperative in miles		2.05	4.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00137-0035	1-00071-0001	1-00882-0028
Address	90 WEST BROADWAY	156 FRONT STREET	95 LEXINGTON AVENUE
Neighborhood	TRIBECA	FINANCIAL	GRAMERCY
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	21	66	77
Year Built	1920	1930	1939
Gross SqFt	48,079	50,955	52,092
Estimated Gross Income	\$1,615,454	\$1,780,000	\$1,687,000
Gross Income per SqFt	\$33.60	\$34.90	\$32.40
Full Market Value	\$7,520,000	\$8,290,000	\$7,860,000
Market Value per SqFt	\$156.00	\$163.00	\$151.00
Distance from Cooperative in miles		0.70	2.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00140-0001	1-00880-0006	1-00772-0045
Address	139 CHAMBERS STREET	105 EAST 24 STREET	214 7 AVENUE
Neighborhood	TRIBECA	GRAMERCY	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	11	43	44
Year Built	1915	1939	1890
Gross SqFt	26,531	26,142	22,974
Estimated Gross Income	\$852,971	\$837,000	\$742,000
Gross Income per SqFt	\$32.10	\$32.00	\$32.30
Full Market Value	\$3,970,000	\$3,900,000	\$3,460,000
Market Value per SqFt	\$150.00	\$149.00	\$151.00
Distance from Cooperative in miles		2.15	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00143-0001	1-00902-0030	1-01048-0026
Address	47 HUDSON STREET	371 2 AVENUE	307 WEST 57 STREET
Neighborhood	TRIBECA	GRAMERCY	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	45	94	125
Year Built	1930	1930	1928
Gross SqFt	77,630	77,640	75,617
Estimated Gross Income	\$2,542,382	\$2,697,657	\$2,323,179
Gross Income per SqFt	\$32.70	\$34.70	\$30.70
Full Market Value	\$11,800,000	\$12,600,000	\$10,800,000
Market Value per SqFt	\$152.00	\$162.00	\$143.00
Distance from Cooperative in miles		1.95	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00143-0004	1-00126-0013	1-01200-0011
Address	55 HUDSON STREET	53 PARK PLACE	37 WEST 86 STREET
Neighborhood	TRIBECA	CIVIC CENTER	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	63	116	167
Year Built	1900	1921	1927
Gross SqFt	103,750	138,600	104,893
Estimated Gross Income	\$3,423,750	\$4,506,000	\$3,501,784
Gross Income per SqFt	\$33.00	\$32.50	\$33.40
Full Market Value	\$15,900,000	\$21,000,000	\$16,300,000
Market Value per SqFt	\$153.00	\$152.00	\$155.00
Distance from Cooperative in miles		0.25	5.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00143-0009	1-00220-0027	1-00908-0006
Address	173 DUANE STREET	36 LAIGHT STREET	203 EAST 27 STREET
Neighborhood	TRIBECA	TRIBECA	GRAMERCY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	13	55
Year Built	1925	1900	1920
Gross SqFt	24,500	26,712	25,777
Estimated Gross Income	\$848,925	\$882,000	\$933,551
Gross Income per SqFt	\$34.70	\$33.00	\$36.20
Full Market Value	\$3,950,000	\$4,110,000	\$4,350,000
Market Value per SqFt	\$161.00	\$154.00	\$169.00
Distance from Cooperative in miles		0.35	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00143-0021	1-00071-0001	1-00882-0028
Address	335 GREENWICH STREET	156 FRONT STREET	95 LEXINGTON AVENUE
Neighborhood	TRIBECA	FINANCIAL	GRAMERCY
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	29	66	77
Year Built	1931	1930	1939
Gross SqFt	55,800	50,955	52,092
Estimated Gross Income	\$1,877,670	\$1,780,000	\$1,687,000
Gross Income per SqFt	\$33.70	\$34.90	\$32.40
Full Market Value	\$8,750,000	\$8,290,000	\$7,860,000
Market Value per SqFt	\$157.00	\$163.00	\$151.00
Distance from Cooperative in miles		0.85	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00144-0001	1-00902-0030	1-01048-0026
Address	16 HUDSON STREET	371 2 AVENUE	307 WEST 57 STREET
Neighborhood	TRIBECA	GRAMERCY	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	33	94	125
Year Built	1915	1930	1928
Gross SqFt	78,306	77,640	75,617
Estimated Gross Income	\$2,564,521	\$2,697,657	\$2,323,179
Gross Income per SqFt	\$32.70	\$34.70	\$30.70
Full Market Value	\$11,900,000	\$12,600,000	\$10,800,000
Market Value per SqFt	\$152.00	\$162.00	\$143.00
Distance from Cooperative in miles		1.95	3.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00144-0023	1-00879-0070	1-01346-0023
Address	84 THOMAS STREET	124 EAST 24 STREET	965 1 AVENUE
Neighborhood	TRIBECA	GRAMERCY	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	16	60	42
Year Built	1910	1939	1934
Gross SqFt	37,960	40,266	38,934
Estimated Gross Income	\$1,279,252	\$1,374,000	\$1,345,026
Gross Income per SqFt	\$33.70	\$34.10	\$34.50
Full Market Value	\$5,960,000	\$6,400,000	\$6,270,000
Market Value per SqFt	\$157.00	\$159.00	\$161.00
Distance from Cooperative in miles		2.00	3.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00146-0021	1-01914-0026	1-00504-0031
Address	134 DUANE STREET	109 WEST 129 STREET	112 SULLIVAN STREET
Neighborhood	CIVIC CENTER	HARLEM-CENTRAL	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	118	60
Year Built	1920	1910	1920
Gross SqFt	38,700	42,050	38,880
Estimated Gross Income	\$1,222,920	\$1,351,797	\$1,182,870
Gross Income per SqFt	\$31.60	\$32.10	\$30.40
Full Market Value	\$5,700,000	\$6,300,000	\$5,510,000
Market Value per SqFt	\$147.00	\$150.00	\$142.00
Distance from Cooperative in miles		7.30	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00150-0010	1-00716-0062	1-01025-0019
Address	74 READE STREET	448 WEST 19 STREET	1691 BROADWAY
Neighborhood	CIVIC CENTER	CHELSEA	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	12	40	31
Year Built	1915	1910	1925
Gross SqFt	17,056	19,100	16,500
Estimated Gross Income	\$588,432	\$692,000	\$568,176
Gross Income per SqFt	\$34.50	\$36.20	\$34.40
Full Market Value	\$2,740,000	\$3,220,000	\$2,650,000
Market Value per SqFt	\$161.00	\$169.00	\$161.00
Distance from Cooperative in miles		2.00	3.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00161-0001	1-00913-0001	1-01046-0047
Address	196 PARK ROW	471 3 AVENUE	330 WEST 56 STREET
Neighborhood	CIVIC CENTER	MURRAY HILL	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	253	311	275
Year Built	1965	1972	1974
Gross SqFt	306,862	351,560	229,973
Estimated Gross Income	\$11,047,032	\$12,995,134	\$7,350,617
Gross Income per SqFt	\$36.00	\$37.00	\$32.00
Full Market Value	\$51,500,000	\$60,500,000	\$34,200,000
Market Value per SqFt	\$168.00	\$172.00	\$149.00
Distance from Cooperative in miles		2.40	3.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00172-0001	1-01029-0036	1-01216-0051
Address	364 BROADWAY	910 7 AVENUE	144 WEST 86 STREET
Neighborhood	CHINATOWN	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	40	66	66
Year Built	1920	1913	1929
Gross SqFt	93,378	94,166	96,546
Estimated Gross Income	\$2,656,604	\$2,887,086	\$2,563,767
Gross Income per SqFt	\$28.40	\$30.70	\$26.60
Full Market Value	\$11,000,000	\$13,400,000	\$10,600,000
Market Value per SqFt	\$118.00	\$142.00	\$110.00
Distance from Cooperative in miles		3.50	4.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00178-0025	1-01037-0038	1-00753-0048
Address	13 WHITE STREET	306 WEST 47 STREET	308 WEST 30 STREET
Neighborhood	CIVIC CENTER	MIDTOWN WEST	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	29	80	61
Year Built	1890	1910	1925
Gross SqFt	49,000	52,860	53,449
Estimated Gross Income	\$1,225,000	\$1,337,677	\$1,319,000
Gross Income per SqFt	\$25.00	\$25.30	\$24.68
Full Market Value	\$5,070,000	\$5,540,000	\$5,460,000
Market Value per SqFt	\$103.00	\$105.00	\$102.00
Distance from Cooperative in miles		3.00	2.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00179-0006	1-00576-0076	1-00564-0004
Address	7 WORTH STREET	71 WEST 12 STREET	107 UNIVERSITY PLACE
Neighborhood	TRIBECA	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	18	46	47
Year Built	1920	1922	1940
Gross SqFt	43,094	37,824	43,395
Estimated Gross Income	\$1,241,107	\$1,124,000	\$1,242,000
Gross Income per SqFt	\$28.80	\$29.70	\$28.60
Full Market Value	\$5,140,000	\$5,240,000	\$5,140,000
Market Value per SqFt	\$119.00	\$139.00	\$118.00
Distance from Cooperative in miles		1.35	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00179-0011	1-00716-0062	1-00918-0051
Address	1 WORTH STREET	448 WEST 19 STREET	210 EAST 38 STREET
Neighborhood	TRIBECA	CHELSEA	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	11	40	40
Year Built	1915	1910	1920
Gross SqFt	19,285	19,100	22,820
Estimated Gross Income	\$682,689	\$692,000	\$807,758
Gross Income per SqFt	\$35.40	\$36.20	\$35.40
Full Market Value	\$3,180,000	\$3,220,000	\$3,760,000
Market Value per SqFt	\$165.00	\$169.00	\$165.00
Distance from Cooperative in miles		1.80	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00179-0017	1-00882-0028	1-00071-0001
Address	84 HUDSON STREET	95 LEXINGTON AVENUE	156 FRONT STREET
Neighborhood	TRIBECA	GRAMERCY	FINANCIAL
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
Total Units	38	77	66
Year Built	1915	1939	1930
Gross SqFt	51,748	52,092	50,955
Estimated Gross Income	\$1,674,047	\$1,687,000	\$1,780,000
Gross Income per SqFt	\$32.30	\$32.40	\$34.90
Full Market Value	\$7,800,000	\$7,860,000	\$8,290,000
Market Value per SqFt	\$151.00	\$151.00	\$163.00
Distance from Cooperative in miles		2.05	0.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00179-0021	1-00552-0010	1-00738-0014
Address	10 LEONARD STREET	82 WEST WASHINGTON PLACE	337 WEST 14 STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	17	35	29
Year Built	1920	1900	1900
Gross SqFt	29,610	27,108	28,821
Estimated Gross Income	\$855,729	\$807,000	\$816,000
Gross Income per SqFt	\$28.90	\$29.80	\$28.30
Full Market Value	\$3,540,000	\$3,760,000	\$3,380,000
Market Value per SqFt	\$120.00	\$139.00	\$117.00
Distance from Cooperative in miles		1.00	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00179-0056	1-00902-0030	1-01210-0012
Address	100 HUDSON STREET	371 2 AVENUE	147 WEST 79 STREET
Neighborhood	TRIBECA	GRAMERCY	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	49	94	61
Year Built	1919	1930	1926
Gross SqFt	73,954	77,640	76,193
Estimated Gross Income	\$2,403,505	\$2,697,657	\$2,581,011
Gross Income per SqFt	\$32.50	\$34.70	\$33.90
Full Market Value	\$11,200,000	\$12,600,000	\$12,000,000
Market Value per SqFt	\$151.00	\$162.00	\$157.00
Distance from Cooperative in miles		1.80	4.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00187-0030	1-00642-0004	1-01029-0036
Address	105 HUDSON STREET	114 HORATIO STREET	910 7 AVENUE
Neighborhood	TRIBECA	GREENWICH VILLAGE-WEST	MIDTOWN WEST
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	32	121	66
Year Built	1920	1987	1913
Gross SqFt	89,724	85,030	94,166
Estimated Gross Income	\$2,750,040	\$4,570,000	\$2,887,086
Gross Income per SqFt	\$30.60	\$54.00	\$30.70
Full Market Value	\$12,800,000	\$22,400,000	\$13,400,000
Market Value per SqFt	\$143.00	\$263.00	\$142.00
Distance from Cooperative in miles		1.30	3.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00188-0001	1-00738-0072	
Address	55 NORTH MOORE STREET	358 WEST 15 STREET	
Neighborhood	TRIBECA	CHELSEA	
Building Classification	D4-ELEVATOR	C1-WALK-UP	
Total Units	14	36	
Year Built	1915	1911	
Gross SqFt	23,700	22,318	
Estimated Gross Income	\$776,175	\$731,000	
Gross Income per SqFt	\$32.80	\$32.80	
Full Market Value	\$3,620,000	\$3,410,000	
Market Value per SqFt	\$153.00	\$153.00	
Distance from Cooperative in miles		1.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00189-0025	1-00220-0027	1-00436-0044
Address	34 NORTH MOORE STREET	36 LAIGHT STREET	107 ST MARK'S PLACE
Neighborhood	TRIBECA	TRIBECA	EAST VILLAGE
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	14	13	48
Year Built	1910	1900	1920
Gross SqFt	28,500	26,712	25,610
Estimated Gross Income	\$973,275	\$882,000	\$903,000
Gross Income per SqFt	\$34.20	\$33.00	\$35.30
Full Market Value	\$4,530,000	\$4,110,000	\$4,210,000
Market Value per SqFt	\$159.00	\$154.00	\$164.00
Distance from Cooperative in miles		0.20	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00189-0030	1-01054-0056	1-00741-0067
Address	20 NORTH MOORE STREET	444 WEST 45 STREET	112 9 AVENUE
Neighborhood	TRIBECA	CLINTON	CHELSEA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	20	60	72
Year Built	1921	1926	1938
Gross SqFt	60,600	65,615	57,706
Estimated Gross Income	\$1,575,600	\$1,841,320	\$1,374,000
Gross Income per SqFt	\$26.00	\$28.10	\$23.81
Full Market Value	\$6,530,000	\$7,630,000	\$5,690,000
Market Value per SqFt	\$108.00	\$116.00	\$99.00
Distance from Cooperative in miles		2.90	1.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00210-0026	1-00765-0047	1-00879-0054
Address	45 LISPENARD STREET	208 WEST 16 STREET	144 EAST 24 STREET
Neighborhood	TRIBECA	CHELSEA	GRAMERCY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	19	52	39
Year Built	1920	1925	1930
Gross SqFt	37,400	33,547	38,267
Estimated Gross Income	\$991,100	\$958,000	\$975,000
Gross Income per SqFt	\$26.50	\$28.60	\$25.50
Full Market Value	\$4,110,000	\$3,970,000	\$4,040,000
Market Value per SqFt	\$110.00	\$118.00	\$106.00
Distance from Cooperative in miles		1.40	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00214-0025	1-00392-0022	1-00443-0009
Address	135 HUDSON STREET	374 EAST 10 STREET	51 EAST 2 STREET
Neighborhood	TRIBECA	ALPHABET CITY	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	12	17	20
Year Built	1915	1900	1910
Gross SqFt	22,363	20,599	19,565
Estimated Gross Income	\$712,261	\$672,000	\$626,000
Gross Income per SqFt	\$31.80	\$32.60	\$32.00
Full Market Value	\$3,320,000	\$1,420,000	\$2,920,000
Market Value per SqFt	\$148.00	\$69.00	\$149.00
Distance from Cooperative in miles		1.60	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00219-0026	1-00220-0027	1-00436-0044
Address	165 HUDSON STREET	36 LAIGHT STREET	107 ST MARK'S PLACE
Neighborhood	TRIBECA	TRIBECA	EAST VILLAGE
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	18	13	48
Year Built	1910	1900	1920
Gross SqFt	30,000	26,712	25,610
Estimated Gross Income	\$1,005,000	\$882,000	\$903,000
Gross Income per SqFt	\$33.50	\$33.00	\$35.30
Full Market Value	\$4,680,000	\$4,110,000	\$4,210,000
Market Value per SqFt	\$156.00	\$154.00	\$164.00
Distance from Cooperative in miles		0.10	1.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00229-0020	1-00617-0021	1-00506-0016
Address	71 GRAND STREET	221 WEST 12 STREET	30 CHARLTON STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	SOHO
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	18	53	86
Year Built	1920	1930	1920
Gross SqFt	42,240	43,280	44,256
Estimated Gross Income	\$1,552,320	\$1,612,000	\$1,604,052
Gross Income per SqFt	\$36.80	\$37.20	\$36.20
Full Market Value	\$7,230,000	\$7,510,000	\$7,470,000
Market Value per SqFt	\$171.00	\$174.00	\$169.00
Distance from Cooperative in miles		1.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00229-0022	1-00902-0030	1-01163-0053
Address	75 GRAND STREET	371 2 AVENUE	244 WEST 72 STREET
Neighborhood	SOHO	GRAMERCY	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	31	94	92
Year Built	1915	1930	1928
Gross SqFt	85,676	77,640	87,150
Estimated Gross Income	\$2,707,361	\$2,697,657	\$2,475,180
Gross Income per SqFt	\$31.60	\$34.70	\$28.40
Full Market Value	\$12,600,000	\$12,600,000	\$10,300,000
Market Value per SqFt	\$147.00	\$162.00	\$118.00
Distance from Cooperative in miles		1.55	4.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00230-0015	1-00504-0019	
Address	16 GREENE STREET	202 AVENUE OF THE AMERICA	
Neighborhood	SOHO	SOHO	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	12	37	
Year Built	1920	1910	
Gross SqFt	23,628	21,740	
Estimated Gross Income	\$832,887	\$844,190	
Gross Income per SqFt	\$35.30	\$38.80	
Full Market Value	\$3,880,000	\$4,140,000	
Market Value per SqFt	\$164.00	\$190.00	
Distance from Cooperative in miles		0.35	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00230-0031	1-01086-0031	
Address	31 MERCER STREET	879 10 AVENUE	
Neighborhood	SOHO	CLINTON	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	14	39	
Year Built	1920	1945	
Gross SqFt	30,000	31,540	
Estimated Gross Income	\$1,005,000	\$1,101,830	
Gross Income per SqFt	\$33.50	\$34.90	
Full Market Value	\$4,680,000	\$5,130,000	
Market Value per SqFt	\$156.00	\$163.00	
Distance from Cooperative in miles		3.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00232-0009	1-00879-0070	1-00564-0004
Address	452 BROADWAY	124 EAST 24 STREET	107 UNIVERSITY PLACE
Neighborhood	SOHO	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	28	60	47
Year Built	1900	1939	1940
Gross SqFt	42,111	40,266	43,395
Estimated Gross Income	\$1,284,385	\$1,374,000	\$1,242,000
Gross Income per SqFt	\$30.50	\$34.10	\$28.60
Full Market Value	\$5,980,000	\$6,400,000	\$5,140,000
Market Value per SqFt	\$142.00	\$159.00	\$118.00
Distance from Cooperative in miles		1.60	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00243-0056	1-00900-0027	1-00246-0001
Address	645 WATER STREET	329 2 AVENUE	257 SOUTH STREET
Neighborhood	LOWER EAST SIDE	GRAMERCY	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	212	302	254
Year Built	1962	1963	1978
Gross SqFt	251,500	291,894	262,875
Estimated Gross Income	\$5,960,550	\$7,231,661	\$5,954,000
Gross Income per SqFt	\$23.70	\$24.77	\$22.65
Full Market Value	\$12,600,000	\$30,000,000	\$24,700,000
Market Value per SqFt	\$50.00	\$103.00	\$94.00
Distance from Cooperative in miles		1.70	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00244-0019	1-01778-0006	1-00346-0001
Address	605 WATER STREET	123 EAST 129 STREET	50 NORFOLK STREET
Neighborhood	LOWER EAST SIDE	HARLEM-CENTRAL	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	124	133	156
Year Built	1964	1984	1982
Gross SqFt	124,600	105,280	137,909
Estimated Gross Income	\$2,323,790	\$2,187,817	\$2,277,000
Gross Income per SqFt	\$18.65	\$20.78	\$16.51
Full Market Value	\$4,930,000	\$8,180,000	\$4,830,000
Market Value per SqFt	\$39.60	\$78.00	\$35.00
Distance from Cooperative in miles		7.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00253-0001	1-02001-9005	1-00533-0001
Address	2 MONROE STREET	3301 BROADWAY	1 WASHINGTON SQUARE VLLGE
Neighborhood	LOWER EAST SIDE	HARLEM-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	1,618	1,193	1,921
Year Built	1935	1975	1959
Gross SqFt	1,396,625	1,443,724	1,485,916
Estimated Gross Income	\$19,203,593	\$20,579,796	\$19,310,000
Gross Income per SqFt	\$13.75	\$14.25	\$13.00
Full Market Value	\$59,800,000	\$69,600,000	\$60,100,000
Market Value per SqFt	\$42.80	\$48.00	\$40.40
Distance from Cooperative in miles		7.80	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00259-0001	1-01970-0002	1-00346-0001
Address	604 WATER STREET	1423 AMSTERDAM AVENUE	50 NORFOLK STREET
Neighborhood	LOWER EAST SIDE	HARLEM-WEST	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	124	130	156
Year Built	1964	1988	1982
Gross SqFt	126,150	120,570	137,909
Estimated Gross Income	\$2,239,162	\$2,355,765	\$2,277,000
Gross Income per SqFt	\$17.75	\$19.54	\$16.51
Full Market Value	\$4,750,000	\$8,810,000	\$4,830,000
Market Value per SqFt	\$37.70	\$73.00	\$35.00
Distance from Cooperative in miles		7.30	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00259-0071	1-00246-0001	1-01852-0031
Address	35 MONTGOMERY STREET	257 SOUTH STREET	120 WEST 100 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	145	254	287
Year Built	1964	1978	1958
Gross SqFt	287,175	262,875	257,760
Estimated Gross Income	\$5,456,325	\$5,954,000	\$4,492,800
Gross Income per SqFt	\$19.00	\$22.65	\$17.43
Full Market Value	\$11,600,000	\$24,700,000	\$16,800,000
Market Value per SqFt	\$40.40	\$94.00	\$65.00
Distance from Cooperative in miles		0.20	5.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00263-0008	1-00972-0001	1-00247-0001
Address	453 F D R DRIVE	240 1 AVENUE	251 CHERRY STREET
Neighborhood	LOWER EAST SIDE	KIPS BAY	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	836	8,800	491
Year Built	1955	1945	1979
Gross SqFt	923,000	8,942,176	627,895
Estimated Gross Income	\$20,306,000	\$194,744,508	\$14,108,000
Gross Income per SqFt	\$22.00	\$21.78	\$22.47
Full Market Value	\$84,100,000	\$807,000,000	\$29,900,000
Market Value per SqFt	\$91.00	\$90.00	\$47.60
Distance from Cooperative in miles		1.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00267-0001	1-01617-0007	1-00346-0001
Address	305 MADISON STREET	1680 MADISON AVENUE	50 NORFOLK STREET
Neighborhood	LOWER EAST SIDE	HARLEM-EAST	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	143	135	156
Year Built	1964	1982	1982
Gross SqFt	136,070	130,000	137,909
Estimated Gross Income	\$2,449,260	\$2,755,894	\$2,277,000
Gross Income per SqFt	\$18.00	\$21.20	\$16.51
Full Market Value	\$9,160,000	\$11,400,000	\$4,830,000
Market Value per SqFt	\$67.00	\$88.00	\$35.00
Distance from Cooperative in miles		6.00	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00289-9001	1-00721-0007	1-00016-0100
Address	1 BOWERY	415 WEST 23 STREET	345 SOUTH END AVENUE
Neighborhood	CHINATOWN	CHELSEA	TRIBECA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	790	959	1,720
Year Built	1977	1934	1983
Gross SqFt	1,217,600	950,200	1,881,621
Estimated Gross Income	\$36,223,600	\$31,215,000	\$55,859,000
Gross Income per SqFt	\$29.80	\$32.90	\$29.70
Full Market Value	\$169,000,000	\$145,000,000	\$260,000,000
Market Value per SqFt	\$139.00	\$153.00	\$138.00
Distance from Cooperative in miles		2.25	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00299-0027	1-00349-0015	1-00411-0063
Address	25 ORCHARD STREET	157 STANTON STREET	141 ESSEX 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	20	16
Year Built	1900	1910	1900
Gross SqFt	12,325	8,255	9,150
Estimated Gross Income	\$396,865	\$268,000	\$297,000
Gross Income per SqFt	\$32.20	\$32.50	\$32.50
Full Market Value	\$1,850,000	\$1,250,000	\$1,380,000
Market Value per SqFt	\$150.00	\$151.00	\$151.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00311-0013	1-00991-0060	1-00247-0001
Address	357 GRAND STREET	25-00 F D R DRIVE	251 CHERRY STREET
Neighborhood	LOWER EAST SIDE	KIPS BAY	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	893	1,112	491
Year Built	1960	1973	1979
Gross SqFt	986,641	1,588,533	627,895
Estimated Gross Income	\$20,620,796	\$36,543,335	\$14,108,000
Gross Income per SqFt	\$20.90	\$23.00	\$22.47
Full Market Value	\$77,100,000	\$151,000,000	\$29,900,000
Market Value per SqFt	\$78.00	\$95.00	\$47.60
Distance from Cooperative in miles		1.55	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00315-0001	1-00247-0001	1-00991-0060
Address	409 GRAND STREET	251 CHERRY STREET	25-00 F D R DRIVE
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	880	491	1,112
Year Built	1960	1979	1973
Gross SqFt	1,034,940	627,895	1,588,533
Estimated Gross Income	\$21,630,246	\$14,108,000	\$36,543,335
Gross Income per SqFt	\$20.90	\$22.47	\$23.00
Full Market Value	\$80,900,000	\$29,900,000	\$151,000,000
Market Value per SqFt	\$78.00	\$48.00	\$95.00
Distance from Cooperative in miles		0.35	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00321-0001	1-00972-0001	1-00247-0001
Address	570 GRAND STREET	240 1 AVENUE	251 CHERRY STREET
Neighborhood	LOWER EAST SIDE	KIPS BAY	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	1,684	8,800	491
Year Built	1955	1945	1979
Gross SqFt	1,231,250	8,942,176	627,895
Estimated Gross Income	\$23,393,750	\$194,744,508	\$14,108,000
Gross Income per SqFt	\$19.00	\$21.78	\$22.47
Full Market Value	\$87,500,000	\$807,000,000	\$29,900,000
Market Value per SqFt	\$71.00	\$90.00	\$47.60
Distance from Cooperative in miles		1.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00331-0001	1-00427-0001	1-01142-0064
Address	504 GRAND STREET	10 STANTON STREET	2054 BROADWAY
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	240	146	320
Year Built	1929	1900	1923
Gross SqFt	216,200	167,453	235,400
Estimated Gross Income	\$6,248,180	\$4,945,000	\$7,031,692
Gross Income per SqFt	\$28.90	\$29.50	\$29.90
Full Market Value	\$25,900,000	\$10,500,000	\$32,800,000
Market Value per SqFt	\$120.00	\$63.00	\$139.00
Distance from Cooperative in miles		0.75	4.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00331-0065	1-00873-0040	1-00872-0035
Address	484 GRAND STREET	150 EAST 18 STREET	166 3 AVENUE
Neighborhood	LOWER EAST SIDE	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	274	223	242
Year Built	1949	1960	1963
Gross SqFt	299,510	235,264	236,064
Estimated Gross Income	\$7,592,578	\$6,698,000	\$5,384,000
Gross Income per SqFt	\$25.30	\$28.50	\$22.81
Full Market Value	\$31,400,000	\$27,700,000	\$22,300,000
Market Value per SqFt	\$105.00	\$118.00	\$94.00
Distance from Cooperative in miles		1.40	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00331-0120	1-00873-0040	1-00872-0035
Address	530 GRAND STREET	150 EAST 18 STREET	166 3 AVENUE
Neighborhood	LOWER EAST SIDE	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	533	223	242
Year Built	1949	1960	1963
Gross SqFt	532,006	235,264	236,064
Estimated Gross Income	\$13,300,150	\$6,698,000	\$5,384,000
Gross Income per SqFt	\$25.00	\$28.50	\$22.81
Full Market Value	\$55,100,000	\$27,700,000	\$22,300,000
Market Value per SqFt	\$104.00	\$118.00	\$94.00
Distance from Cooperative in miles		1.45	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00333-0001	1-00991-0060	1-02001-9005
Address	87 DELANCEY STREET	25-00 F D R DRIVE	3301 BROADWAY
Neighborhood	LOWER EAST SIDE	KIPS BAY	HARLEM-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	1,139	1,112	1,193
Year Built	1966	1973	1975
Gross SqFt	1,191,180	1,588,533	1,443,724
Estimated Gross Income	\$20,845,650	\$36,543,335	\$20,579,796
Gross Income per SqFt	\$17.50	\$23.00	\$14.25
Full Market Value	\$44,200,000	\$151,000,000	\$69,600,000
Market Value per SqFt	\$37.10	\$95.00	\$48.20
Distance from Cooperative in miles		1.25	7.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00341-0070	1-00246-0001	1-01624-0001
Address	131 BROOME STREET	257 SOUTH STREET	1245 PARK AVENUE
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	HARLEM-EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	201	254	166
Year Built	1972	1978	1963
Gross SqFt	228,000	262,875	212,482
Estimated Gross Income	\$4,389,000	\$5,954,000	\$4,142,432
Gross Income per SqFt	\$19.25	\$22.65	\$19.50
Full Market Value	\$9,300,000	\$24,700,000	\$15,500,000
Market Value per SqFt	\$40.80	\$94.00	\$73.00
Distance from Cooperative in miles		0.35	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00343-0062	1-00285-0011	1-00286-0011
Address	63 PITT STREET	199 HENRY STREET	229 HENRY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	21	24
Year Built	1920	1900	1900
Gross SqFt	10,070	8,360	10,620
Estimated Gross Income	\$321,233	\$268,000	\$337,000
Gross Income per SqFt	\$31.90	\$32.10	\$31.70
Full Market Value	\$1,500,000	\$1,250,000	\$1,570,000
Market Value per SqFt	\$149.00	\$150.00	\$148.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00344-0017	1-00411-0045	1-00886-0062
Address	129 RIDGE STREET	144 LUDLOW STREET	175 LEXINGTON AVENUE
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	52	17
Year Built	1925	1900	1915
Gross SqFt	27,299	34,904	25,284
Estimated Gross Income	\$697,489	\$910,000	\$633,000
Gross Income per SqFt	\$25.50	\$26.10	\$25.00
Full Market Value	\$1,480,000	\$3,770,000	\$2,620,000
Market Value per SqFt	\$54.00	\$108.00	\$104.00
Distance from Cooperative in miles		0.20	1.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00344-0154	1-00236-0033	1-00413-0014
Address	141 ATTORNEY STREET	197 HESTER STREET	277 BROOME STREET
Neighborhood	LOWER EAST SIDE	CHINATOWN	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	42	32
Year Built	1920	1910	1900
Gross SqFt	18,753	21,412	19,202
Estimated Gross Income	\$370,371	\$428,000	\$375,000
Gross Income per SqFt	\$19.75	\$19.99	\$19.53
Full Market Value	\$785,000	\$1,600,000	\$1,400,000
Market Value per SqFt	\$41.90	\$75.00	\$73.00
Distance from Cooperative in miles		0.75	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00344-0173	1-00416-0057	1-00350-0012
Address	72 CLINTON STREET	165 ORCHARD STREET	271 EAST HOUSTON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	16	17
Year Built	1925	1900	1920
Gross SqFt	14,425	13,800	12,200
Estimated Gross Income	\$496,941	\$488,000	\$410,000
Gross Income per SqFt	\$34.40	\$35.40	\$33.60
Full Market Value	\$2,310,000	\$2,270,000	\$1,910,000
Market Value per SqFt	\$160.00	\$164.00	\$157.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0002	1-00420-0043	1-00286-0002
Address	98 SUFFOLK STREET	146 FORSYTH STREET	211 HENRY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	24	11
Year Built	1920	1910	1900
Gross SqFt	9,519	10,675	7,590
Estimated Gross Income	\$270,339	\$329,000	\$197,000
Gross Income per SqFt	\$28.40	\$30.80	\$26.00
Full Market Value	\$1,120,000	\$1,530,000	\$816,000
Market Value per SqFt	\$118.00	\$143.00	\$108.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0003	1-00420-0043	1-00286-0002
Address	100 SUFFOLK STREET	146 FORSYTH STREET	211 HENRY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	24	11
Year Built	1920	1910	1900
Gross SqFt	9,858	10,675	7,590
Estimated Gross Income	\$279,967	\$329,000	\$197,000
Gross Income per SqFt	\$28.40	\$30.80	\$26.00
Full Market Value	\$1,160,000	\$1,530,000	\$816,000
Market Value per SqFt	\$118.00	\$143.00	\$108.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0007	1-00420-0043	1-00286-0011
Address	110 SUFFOLK STREET	146 FORSYTH STREET	229 HENRY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	14	24	24
Year Built	1920	1910	1900
Gross SqFt	11,652	10,675	10,620
Estimated Gross Income	\$364,125	\$329,000	\$337,000
Gross Income per SqFt	\$31.30	\$30.80	\$31.70
Full Market Value	\$1,700,000	\$1,530,000	\$1,570,000
Market Value per SqFt	\$146.00	\$143.00	\$148.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0009	1-00286-0002	1-00309-0021
Address	114 SUFFOLK STREET	211 HENRY STREET	53 LUDLOW 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	11	18
Year Built	1920	1900	1910
Gross SqFt	8,750	7,590	8,370
Estimated Gross Income	\$203,000	\$197,000	\$171,000
Gross Income per SqFt	\$23.20	\$26.00	\$20.43
Full Market Value	\$430,000	\$816,000	\$639,000
Market Value per SqFt	\$49.10	\$108.00	\$76.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0011	1-00349-0015	1-00285-0011
Address	118 SUFFOLK STREET	157 STANTON STREET	199 HENRY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	20	21
Year Built	1910	1910	1900
Gross SqFt	7,200	8,255	8,360
Estimated Gross Income	\$232,560	\$268,000	\$268,000
Gross Income per SqFt	\$32.30	\$32.50	\$32.10
Full Market Value	\$1,080,000	\$1,250,000	\$1,250,000
Market Value per SqFt	\$150.00	\$151.00	\$150.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0030	1-00292-0021	1-00308-0021
Address	103 CLINTON STREET	21 ELDRIDGE STREET	53 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	CHINATOWN	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	22	14
Year Built	1920	1900	1910
Gross SqFt	9,850	9,475	9,478
Estimated Gross Income	\$229,012	\$222,000	\$218,000
Gross Income per SqFt	\$23.25	\$23.43	\$23.00
Full Market Value	\$486,000	\$920,000	\$903,000
Market Value per SqFt	\$49.30	\$97.00	\$95.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0053	1-00238-0014	1-00163-0022
Address	173 RIVINGTON STREET	209 GRAND STREET	65 BAYARD STREET
Neighborhood	LOWER EAST SIDE	CHINATOWN	CHINATOWN
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	28	22	26
Year Built	1920	1900	1915
Gross SqFt	14,701	16,093	14,200
Estimated Gross Income	\$354,294	\$395,000	\$336,000
Gross Income per SqFt	\$24.10	\$24.54	\$23.66
Full Market Value	\$751,000	\$1,640,000	\$1,390,000
Market Value per SqFt	\$51.00	\$102.00	\$98.00
Distance from Cooperative in miles		0.60	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0073	1-00292-0024	1-00282-0011
Address	172 DELANCEY STREET	15 ELDRIDGE STREET	91 HENRY STREET
Neighborhood	LOWER EAST SIDE	CHINATOWN	CHINATOWN
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	24	24
Year Built	1920	1900	1920
Gross SqFt	12,180	11,370	11,706
Estimated Gross Income	\$249,081	\$233,000	\$239,000
Gross Income per SqFt	\$20.45	\$20.49	\$20.42
Full Market Value	\$528,000	\$871,000	\$894,000
Market Value per SqFt	\$43.30	\$77.00	\$76.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00349-0014	1-00201-0032	1-00199-0032
Address	153 STANTON STREET	66 BAYARD STREET	104 BAYARD STREET
Neighborhood	LOWER EAST SIDE	CHINATOWN	CHINATOWN
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	16	15
Year Built	1920	1890	1890
Gross SqFt	8,085	9,040	9,250
Estimated Gross Income	\$175,444	\$198,000	\$200,000
Gross Income per SqFt	\$21.70	\$21.90	\$21.62
Full Market Value	\$372,000	\$820,000	\$828,000
Market Value per SqFt	\$46.00	\$91.00	\$90.00
Distance from Cooperative in miles		0.70	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00350-0057	1-00201-0001	1-00411-0075
Address	309 EAST HOUSTON STREET	72 BAYARD STREET	100 RIVINGTON STREET
Neighborhood	LOWER EAST SIDE	CHINATOWN	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	32	33	24
Year Built	1920	1910	1900
Gross SqFt	20,837	18,865	21,120
Estimated Gross Income	\$658,449	\$604,000	\$660,000
Gross Income per SqFt	\$31.60	\$32.00	\$31.30
Full Market Value	\$3,070,000	\$2,810,000	\$3,070,000
Market Value per SqFt	\$147.00	\$149.00	\$145.00
Distance from Cooperative in miles		0.80	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00351-0001	1-00427-0001	1-00345-0048
Address	62 ESSEX STREET	10 STANTON STREET	115 PITT STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	182	146	172
Year Built	1972	1900	1983
Gross SqFt	198,260	167,453	170,100
Estimated Gross Income	\$5,779,279	\$4,945,000	\$4,885,000
Gross Income per SqFt	\$29.20	\$29.50	\$28.70
Full Market Value	\$12,300,000	\$10,500,000	\$10,400,000
Market Value per SqFt	\$62.00	\$63.00	\$61.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00354-0027	1-00349-0026	1-00348-0005
Address	139 NORFOLK STREET	61 CLINTON STREET	104 SUFFOLK STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	23	20
Year Built	1920	1920	1920
Gross SqFt	10,255	9,525	9,858
Estimated Gross Income	\$348,670	\$325,000	\$334,000
Gross Income per SqFt	\$34.00	\$34.10	\$33.90
Full Market Value	\$1,620,000	\$1,510,000	\$1,560,000
Market Value per SqFt	\$158.00	\$159.00	\$158.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00354-0031	1-00236-0033	1-00413-0014
Address	128 RIVINGTON STREET	197 HESTER STREET	277 BROOME STREET
Neighborhood	LOWER EAST SIDE	CHINATOWN	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	42	32
Year Built	1920	1910	1900
Gross SqFt	19,405	21,412	19,202
Estimated Gross Income	\$383,248	\$428,000	\$375,000
Gross Income per SqFt	\$19.75	\$19.99	\$19.53
Full Market Value	\$813,000	\$1,600,000	\$1,400,000
Market Value per SqFt	\$41.90	\$75.00	\$73.00
Distance from Cooperative in miles		0.60	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00355-0039	1-00345-0025	1-00310-0004
Address	168 NORFOLK STREET	151 RIDGE STREET	40 LUDLOW STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C7-WALK-UP
Total Units	21	12	17
Year Built	1920	1900	1910
Gross SqFt	7,300	7,000	7,350
Estimated Gross Income	\$206,225	\$193,000	\$212,000
Gross Income per SqFt	\$28.30	\$27.60	\$28.80
Full Market Value	\$437,000	\$799,000	\$878,000
Market Value per SqFt	\$60.00	\$114.00	\$119.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00355-0040	1-00348-0005	1-00286-0011
Address	170 NORFOLK STREET	104 SUFFOLK STREET	229 HENRY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	23	20	24
Year Built	1900	1920	1900
Gross SqFt	10,610	9,858	10,620
Estimated Gross Income	\$348,008	\$334,000	\$337,000
Gross Income per SqFt	\$32.80	\$33.90	\$31.70
Full Market Value	\$1,620,000	\$1,560,000	\$1,570,000
Market Value per SqFt	\$153.00	\$158.00	\$148.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00372-0055	1-00376-0011	1-00405-0005
Address	290 EAST 2 STREET	238 EAST 7 STREET	182 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	30	32
Year Built	1920	1900	1920
Gross SqFt	17,990	16,962	15,392
Estimated Gross Income	\$514,514	\$524,000	\$404,000
Gross Income per SqFt	\$28.60	\$30.90	\$26.20
Full Market Value	\$1,090,000	\$2,440,000	\$1,670,000
Market Value per SqFt	\$61.00	\$144.00	\$108.00
Distance from Cooperative in miles		0.20	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00373-0021	1-00377-0037	1-00402-0029
Address	336 EAST 4 STREET	107 AVENUE D	172 EAST 7 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	18	45	25
Year Built	1920	1900	1929
Gross SqFt	16,914	14,940	20,886
Estimated Gross Income	\$448,221	\$418,000	\$566,000
Gross Income per SqFt	\$26.50	\$28.00	\$27.10
Full Market Value	\$950,000	\$886,000	\$2,340,000
Market Value per SqFt	\$56.00	\$59.00	\$112.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00373-0040	1-00400-0026	1-00400-0024
Address	327 EAST 3 STREET	540 EAST 5 STREET	536 EAST 5 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	29	24	24
Year Built	1920	1929	1929
Gross SqFt	17,610	16,326	16,344
Estimated Gross Income	\$410,313	\$380,000	\$380,000
Gross Income per SqFt	\$23.30	\$23.28	\$23.25
Full Market Value	\$870,000	\$1,570,000	\$1,570,000
Market Value per SqFt	\$49.40	\$96.00	\$96.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00373-0046	1-00391-0059	1-00387-0157
Address	317 EAST 3 STREET	299 EAST 8 STREET	619 EAST 5 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	30	40
Year Built	1925	1900	1900
Gross SqFt	20,076	18,732	25,200
Estimated Gross Income	\$493,869	\$486,000	\$586,000
Gross Income per SqFt	\$24.60	\$25.90	\$23.25
Full Market Value	\$1,050,000	\$2,010,000	\$2,430,000
Market Value per SqFt	\$52.00	\$107.00	\$96.00
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00373-0049	1-00406-0009	1-00406-0011
Address	311 EAST 3 STREET	506 EAST 13 STREET	510 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	29	29
Year Built	1920	1900	1900
Gross SqFt	20,076	16,002	16,002
Estimated Gross Income	\$521,976	\$453,000	\$403,000
Gross Income per SqFt	\$26.00	\$28.30	\$25.20
Full Market Value	\$1,110,000	\$1,880,000	\$1,670,000
Market Value per SqFt	\$55.00	\$117.00	\$104.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00374-0006	1-00407-0029	1-00406-0011
Address	64 AVENUE C	232 AVENUE B	510 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	26	29
Year Built	1910	1900	1900
Gross SqFt	16,872	17,986	16,002
Estimated Gross Income	\$436,984	\$477,000	\$403,000
Gross Income per SqFt	\$25.90	\$26.50	\$25.20
Full Market Value	\$926,000	\$1,980,000	\$1,670,000
Market Value per SqFt	\$55.00	\$110.00	\$104.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00374-0065	1-00391-0059	1-00386-0053
Address	307 EAST 4 STREET	299 EAST 8 STREET	233 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	29
Year Built	1900	1900	1910
Gross SqFt	19,354	18,732	17,754
Estimated Gross Income	\$486,753	\$486,000	\$433,000
Gross Income per SqFt	\$25.10	\$25.90	\$24.39
Full Market Value	\$1,030,000	\$2,010,000	\$1,790,000
Market Value per SqFt	\$53.00	\$107.00	\$101.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00375-0030	1-00376-0011	1-00405-0005
Address	742 EAST 6 STREET	238 EAST 7 STREET	182 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	19	30	32
Year Built	1902	1900	1920
Gross SqFt	17,556	16,962	15,392
Estimated Gross Income	\$502,101	\$524,000	\$404,000
Gross Income per SqFt	\$28.60	\$30.90	\$26.20
Full Market Value	\$2,080,000	\$2,440,000	\$1,670,000
Market Value per SqFt	\$118.00	\$144.00	\$108.00
Distance from Cooperative in miles		0.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00376-0005	1-00378-0039	1-00404-0004
Address	98 AVENUE C	115 AVENUE D	170 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	23	27
Year Built	1900	1900	1920
Gross SqFt	15,086	13,266	15,162
Estimated Gross Income	\$449,562	\$407,000	\$438,000
Gross Income per SqFt	\$29.80	\$30.70	\$28.90
Full Market Value	\$953,000	\$1,900,000	\$1,810,000
Market Value per SqFt	\$63.00	\$143.00	\$119.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00376-0014	1-00372-0056	1-00376-0011
Address	246 EAST 7 STREET	286 EAST 2 STREET	238 EAST 7 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C9-WALK-UP	C4-WALK-UP
Total Units	24	20	30
Year Built	1928	1920	1900
Gross SqFt	16,776	18,062	16,962
Estimated Gross Income	\$600,580	\$735,000	\$524,000
Gross Income per SqFt	\$35.80	\$40.70	\$30.90
Full Market Value	\$2,800,000	\$3,610,000	\$2,440,000
Market Value per SqFt	\$167.00	\$200.00	\$144.00
Distance from Cooperative in miles		0.20	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00376-0016	1-00404-0012	1-00396-0026
Address	248 EAST 7 STREET	516 EAST 11 STREET	638 EAST 14 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	19	20
Year Built	1928	1900	1920
Gross SqFt	11,802	10,674	10,740
Estimated Gross Income	\$408,939	\$388,000	\$353,000
Gross Income per SqFt	\$34.60	\$36.40	\$32.90
Full Market Value	\$1,900,000	\$1,810,000	\$1,640,000
Market Value per SqFt	\$161.00	\$170.00	\$153.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00376-0018	1-00404-0012	1-00396-0026
Address	250 EAST 7 STREET	516 EAST 11 STREET	638 EAST 14 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	19	20
Year Built	1928	1900	1920
Gross SqFt	11,802	10,674	10,740
Estimated Gross Income	\$408,939	\$388,000	\$353,000
Gross Income per SqFt	\$34.60	\$36.40	\$32.90
Full Market Value	\$1,900,000	\$1,810,000	\$1,640,000
Market Value per SqFt	\$161.00	\$170.00	\$153.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00376-0019	1-00404-0016	1-00376-0011
Address	254 EAST 7 STREET	522 EAST 11 STREET	238 EAST 7 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	23	30
Year Built	1910	1900	1900
Gross SqFt	14,508	13,476	16,962
Estimated Gross Income	\$525,915	\$561,000	\$524,000
Gross Income per SqFt	\$36.30	\$41.60	\$30.90
Full Market Value	\$2,450,000	\$2,750,000	\$2,440,000
Market Value per SqFt	\$169.00	\$204.00	\$144.00
Distance from Cooperative in miles		0.35	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00377-0016	1-00404-0016	1-00372-0001
Address	368 EAST 8 STREET	522 EAST 11 STREET	14 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	32	23	28
Year Built	1923	1900	1920
Gross SqFt	19,632	13,476	17,396
Estimated Gross Income	\$795,096	\$561,000	\$682,000
Gross Income per SqFt	\$40.50	\$41.60	\$39.20
Full Market Value	\$3,900,000	\$2,750,000	\$3,350,000
Market Value per SqFt	\$199.00	\$204.00	\$193.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00377-0026	1-00405-0017	1-00398-0022
Address	388 EAST 8 STREET	518 EAST 12 STREET	184 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	41	47
Year Built	1900	1930	1920
Gross SqFt	30,018	31,500	21,600
Estimated Gross Income	\$757,954	\$837,000	\$540,000
Gross Income per SqFt	\$25.20	\$26.60	\$25.00
Full Market Value	\$1,610,000	\$3,470,000	\$2,240,000
Market Value per SqFt	\$54.00	\$110.00	\$104.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00377-0059	1-00385-0055	1-00385-0054
Address	257 EAST 7 STREET	230 EAST 2 STREET	232 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	24	24
Year Built	1900	1910	1910
Gross SqFt	8,655	9,049	9,049
Estimated Gross Income	\$327,591	\$348,000	\$337,000
Gross Income per SqFt	\$37.80	\$38.50	\$37.20
Full Market Value	\$1,530,000	\$1,710,000	\$1,570,000
Market Value per SqFt	\$177.00	\$189.00	\$173.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00377-0062	1-00393-0046	1-00385-0035
Address	249 EAST 7 STREET	379 EAST 10 STREET	29 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	13	13	13
Year Built	2001	2001	2000
Gross SqFt	9,664	8,206	7,908
Estimated Gross Income	\$375,446	\$375,000	\$253,000
Gross Income per SqFt	\$38.80	\$45.70	\$32.00
Full Market Value	\$1,840,000	\$1,840,000	\$1,180,000
Market Value per SqFt	\$190.00	\$224.00	\$149.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00377-0067	1-00385-0055	1-00402-0050
Address	241 EAST 7 STREET	230 EAST 2 STREET	531 EAST 6 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	22	24	24
Year Built	1900	1910	1920
Gross SqFt	7,986	9,049	8,532
Estimated Gross Income	\$291,888	\$348,000	\$296,000
Gross Income per SqFt	\$36.50	\$38.50	\$34.70
Full Market Value	\$1,360,000	\$1,710,000	\$1,380,000
Market Value per SqFt	\$170.00	\$189.00	\$162.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00379-0011	1-00400-0060	1-00392-0025
Address	404 EAST 10 STREET	195 EAST 4 STREET	380 EAST 10 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	12	18	20
Year Built	1900	1913	1930
Gross SqFt	8,675	8,975	9,075
Estimated Gross Income	\$329,650	\$344,000	\$346,000
Gross Income per SqFt	\$38.00	\$38.30	\$38.10
Full Market Value	\$1,540,000	\$1,690,000	\$1,700,000
Market Value per SqFt	\$178.00	\$188.00	\$187.00
Distance from Cooperative in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00379-0012	1-00394-0053	1-00372-0039
Address	406 EAST 10 STREET	631 EAST 11 STREET	11 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	24	30	19
Year Built	1930	1910	1900
Gross SqFt	14,653	15,018	14,400
Estimated Gross Income	\$603,703	\$661,000	\$552,000
Gross Income per SqFt	\$41.20	\$44.00	\$38.30
Full Market Value	\$2,960,000	\$3,240,000	\$2,710,000
Market Value per SqFt	\$202.00	\$216.00	\$188.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00379-0015	1-00399-0026	1-00407-0029
Address	412 EAST 10 STREET	234 EAST 4 STREET	232 AVENUE B
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	27	31	26
Year Built	1930	1900	1900
Gross SqFt	14,910	18,690	17,986
Estimated Gross Income	\$387,660	\$502,000	\$477,000
Gross Income per SqFt	\$26.00	\$26.90	\$26.50
Full Market Value	\$822,000	\$2,080,000	\$1,980,000
Market Value per SqFt	\$55.00	\$111.00	\$110.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00379-0017	1-00372-0056	1-00392-0022
Address	416 EAST 10 STREET	286 EAST 2 STREET	374 EAST 10 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C9-WALK-UP	C4-WALK-UP
Total Units	30	20	17
Year Built	1900	1920	1900
Gross SqFt	17,761	18,062	20,599
Estimated Gross Income	\$650,940	\$735,000	\$672,000
Gross Income per SqFt	\$36.60	\$40.70	\$32.60
Full Market Value	\$3,030,000	\$3,610,000	\$1,420,000
Market Value per SqFt	\$171.00	\$200.00	\$69.00
Distance from Cooperative in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00379-0045	1-00402-0015	1-00435-0045
Address	735 EAST 9 STREET	142 EAST 7 STREET	111 EAST 7 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	79	47
Year Built	1920	1925	1920
Gross SqFt	31,500	36,705	32,698
Estimated Gross Income	\$882,000	\$1,251,000	\$1,060,000
Gross Income per SqFt	\$28.00	\$34.10	\$32.40
Full Market Value	\$3,650,000	\$5,830,000	\$4,940,000
Market Value per SqFt	\$116.00	\$159.00	\$151.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00382-0100	1-01151-0017	1-01616-0001
Address	162 AVENUE C	517 WEST 59 STREET	1307 5 AVENUE
Neighborhood	ALPHABET CITY	UPPER WEST SIDE (59-79)	HARLEM-EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	439	467	608
Year Built	1950	1973	1974
Gross SqFt	553,660	402,707	680,000
Estimated Gross Income	\$10,242,710	\$8,044,568	\$12,793,063
Gross Income per SqFt	\$18.50	\$19.98	\$18.81
Full Market Value	\$21,700,000	\$30,100,000	\$47,800,000
Market Value per SqFt	\$39.20	\$75.00	\$70.00
Distance from Cooperative in miles		3.15	5.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00385-0056	1-00402-0019	1-00391-0050
Address	228 EAST 2 STREET	150 EAST 7 STREET	319 EAST 8 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	28	39	17
Year Built	1900	1925	2000
Gross SqFt	19,200	17,750	18,260
Estimated Gross Income	\$630,720	\$610,000	\$572,000
Gross Income per SqFt	\$32.90	\$34.40	\$31.30
Full Market Value	\$2,940,000	\$2,840,000	\$2,660,000
Market Value per SqFt	\$153.00	\$160.00	\$146.00
Distance from Cooperative in miles		0.25	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00386-0020	1-00405-0013	1-00405-0015
Address	268 EAST 4 STREET	510 EAST 12 STREET	514 EAST 12 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	22	20
Year Built	1923	1920	1920
Gross SqFt	9,100	9,290	9,730
Estimated Gross Income	\$249,340	\$266,000	\$254,000
Gross Income per SqFt	\$27.40	\$28.60	\$26.10
Full Market Value	\$529,000	\$1,100,000	\$1,050,000
Market Value per SqFt	\$58.00	\$118.00	\$108.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00386-0036	1-00402-0019	1-00434-0051
Address	300 EAST 4 STREET	150 EAST 7 STREET	411 EAST 6 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	39	24
Year Built	1940	1925	1920
Gross SqFt	16,550	17,750	13,170
Estimated Gross Income	\$504,775	\$610,000	\$378,000
Gross Income per SqFt	\$30.50	\$34.40	\$28.70
Full Market Value	\$2,350,000	\$2,840,000	\$1,570,000
Market Value per SqFt	\$142.00	\$160.00	\$119.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00386-0058	1-00402-0029	1-00398-0022
Address	223 EAST 3 STREET	172 EAST 7 STREET	184 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	25	47
Year Built	1900	1929	1920
Gross SqFt	18,114	20,886	21,600
Estimated Gross Income	\$470,964	\$566,000	\$540,000
Gross Income per SqFt	\$26.00	\$27.10	\$25.00
Full Market Value	\$998,000	\$2,340,000	\$2,240,000
Market Value per SqFt	\$55.00	\$112.00	\$104.00
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00387-0015	1-00406-0009	1-00399-0026
Address	610 EAST 5 STREET	506 EAST 13 STREET	234 EAST 4 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	29	31
Year Built	1900	1900	1900
Gross SqFt	17,868	16,002	18,690
Estimated Gross Income	\$493,156	\$453,000	\$502,000
Gross Income per SqFt	\$27.60	\$28.30	\$26.90
Full Market Value	\$1,050,000	\$1,880,000	\$2,080,000
Market Value per SqFt	\$59.00	\$117.00	\$111.00
Distance from Cooperative in miles		0.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00387-0037	1-00407-0029	1-00373-0019
Address	55 AVENUE C	232 AVENUE B	332 EAST 4 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	26	30
Year Built	1900	1900	1920
Gross SqFt	21,255	17,986	17,478
Estimated Gross Income	\$496,304	\$477,000	\$353,000
Gross Income per SqFt	\$23.35	\$26.50	\$20.20
Full Market Value	\$1,050,000	\$1,980,000	\$1,320,000
Market Value per SqFt	\$49.40	\$110.00	\$76.00
Distance from Cooperative in miles		0.45	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00387-0044	1-00402-0029	1-00398-0022
Address	283 EAST 4 STREET	172 EAST 7 STREET	184 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	36	25	47
Year Built	1920	1929	1920
Gross SqFt	20,460	20,886	21,600
Estimated Gross Income	\$531,960	\$566,000	\$540,000
Gross Income per SqFt	\$26.00	\$27.10	\$25.00
Full Market Value	\$1,130,000	\$2,340,000	\$2,240,000
Market Value per SqFt	\$55.00	\$112.00	\$104.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00387-0141	1-00404-0004	1-00406-0009
Address	73 AVENUE C	170 AVENUE A	506 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	27	29
Year Built	1920	1920	1900
Gross SqFt	16,747	15,162	16,002
Estimated Gross Income	\$478,964	\$438,000	\$453,000
Gross Income per SqFt	\$28.60	\$28.90	\$28.30
Full Market Value	\$1,020,000	\$1,810,000	\$1,880,000
Market Value per SqFt	\$61.00	\$119.00	\$117.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-0007	1-00407-0027	1-00406-0042
Address	105 AVENUE B	538 EAST 14 STREET	543 EAST 12 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	21	20
Year Built	1900	1920	1900
Gross SqFt	12,074	12,396	11,951
Estimated Gross Income	\$414,138	\$427,000	\$408,000
Gross Income per SqFt	\$34.30	\$34.40	\$34.10
Full Market Value	\$1,930,000	\$1,990,000	\$1,900,000
Market Value per SqFt	\$160.00	\$161.00	\$159.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-0009	1-00404-0004	1-00373-0019
Address	184 EAST 7 STREET	170 AVENUE A	332 EAST 4 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	27	30
Year Built	1900	1920	1920
Gross SqFt	17,205	15,162	17,478
Estimated Gross Income	\$395,715	\$438,000	\$353,000
Gross Income per SqFt	\$23.00	\$28.90	\$20.20
Full Market Value	\$839,000	\$1,810,000	\$1,320,000
Market Value per SqFt	\$48.80	\$119.00	\$76.00
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-0017	1-00407-0046	1-00401-0030
Address	198 EAST 7 STREET	529 EAST 13 STREET	540 EAST 6 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	14	12	13
Year Built	1930	1900	1920
Gross SqFt	10,698	10,081	11,592
Estimated Gross Income	\$335,917	\$325,000	\$354,000
Gross Income per SqFt	\$31.40	\$32.20	\$30.50
Full Market Value	\$1,560,000	\$1,510,000	\$1,650,000
Market Value per SqFt	\$146.00	\$150.00	\$142.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-0020	1-00399-0058	1-00396-0027
Address	204 EAST 7 STREET	157 EAST 3 STREET	640 EAST 14 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	18	20
Year Built	1900	1910	1920
Gross SqFt	10,800	10,827	10,900
Estimated Gross Income	\$298,620	\$333,000	\$267,000
Gross Income per SqFt	\$27.70	\$30.80	\$24.50
Full Market Value	\$1,240,000	\$1,550,000	\$1,110,000
Market Value per SqFt	\$115.00	\$143.00	\$102.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-0021	1-00406-0054	1-00375-0042
Address	206 EAST 7 STREET	521 EAST 12 STREET	63 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	25	20	18
Year Built	1900	1900	1900
Gross SqFt	10,800	10,100	11,688
Estimated Gross Income	\$304,560	\$298,000	\$314,000
Gross Income per SqFt	\$28.20	\$29.50	\$26.90
Full Market Value	\$1,260,000	\$1,390,000	\$1,300,000
Market Value per SqFt	\$117.00	\$138.00	\$111.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-0030	1-00280-0046	1-00274-0014
Address	224 EAST 7 STREET	29 EAST BROADWAY	75 MONROE STREET
Neighborhood	ALPHABET CITY	CHINATOWN	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	13	16	24
Year Built	1950	1900	1900
Gross SqFt	8,720	9,024	10,785
Estimated Gross Income	\$298,660	\$317,000	\$368,000
Gross Income per SqFt	\$34.30	\$35.10	\$34.10
Full Market Value	\$1,390,000	\$1,480,000	\$1,710,000
Market Value per SqFt	\$159.00	\$164.00	\$159.00
Distance from Cooperative in miles		1.10	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-0054	1-00404-0012	1-00396-0026
Address	613 EAST 6 STREET	516 EAST 11 STREET	638 EAST 14 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	14	19	20
Year Built	1939	1900	1920
Gross SqFt	10,896	10,674	10,740
Estimated Gross Income	\$370,464	\$388,000	\$353,000
Gross Income per SqFt	\$34.00	\$36.40	\$32.90
Full Market Value	\$1,730,000	\$1,810,000	\$1,640,000
Market Value per SqFt	\$159.00	\$170.00	\$153.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00390-0037	1-00406-0008	1-00396-0027
Address	107 AVENUE C	208 AVENUE A	640 EAST 14 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	19	20
Year Built	1900	1900	1920
Gross SqFt	13,553	11,643	10,900
Estimated Gross Income	\$311,719	\$333,000	\$267,000
Gross Income per SqFt	\$23.00	\$28.60	\$24.50
Full Market Value	\$661,000	\$1,380,000	\$1,110,000
Market Value per SqFt	\$48.80	\$119.00	\$102.00
Distance from Cooperative in miles		0.25	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00390-0042	1-00376-0011	1-00372-0068
Address	219 EAST 7 STREET	238 EAST 7 STREET	264 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	24	30	24
Year Built	1910	1900	1925
Gross SqFt	18,288	16,962	17,117
Estimated Gross Income	\$411,480	\$524,000	\$363,000
Gross Income per SqFt	\$22.50	\$30.90	\$21.21
Full Market Value	\$872,000	\$2,440,000	\$1,500,000
Market Value per SqFt	\$47.70	\$144.00	\$88.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00390-0055	1-00376-0011	1-00372-0068
Address	199 EAST 7 STREET	238 EAST 7 STREET	264 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	19	30	24
Year Built	1935	1900	1925
Gross SqFt	15,986	16,962	17,117
Estimated Gross Income	\$383,664	\$524,000	\$363,000
Gross Income per SqFt	\$24.00	\$30.90	\$21.21
Full Market Value	\$1,590,000	\$2,440,000	\$1,500,000
Market Value per SqFt	\$99.00	\$144.00	\$88.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00391-0003	1-00372-0056	1-00376-0011
Address	131 AVENUE B	286 EAST 2 STREET	238 EAST 7 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C9-WALK-UP	C4-WALK-UP
Total Units	18	20	30
Year Built	1940	1920	1900
Gross SqFt	22,117	18,062	16,962
Estimated Gross Income	\$635,863	\$735,000	\$524,000
Gross Income per SqFt	\$28.70	\$40.70	\$30.90
Full Market Value	\$2,630,000	\$3,610,000	\$2,440,000
Market Value per SqFt	\$119.00	\$200.00	\$144.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00391-0014	1-00406-0021	1-00399-0026
Address	614 EAST 9 STREET	530 EAST 13 STREET	234 EAST 4 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	37	40	31
Year Built	1910	1900	1900
Gross SqFt	33,000	27,000	18,690
Estimated Gross Income	\$759,000	\$816,000	\$502,000
Gross Income per SqFt	\$23.00	\$30.20	\$26.90
Full Market Value	\$1,610,000	\$3,800,000	\$2,080,000
Market Value per SqFt	\$48.80	\$141.00	\$111.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00391-0020	1-00405-0015	1-00396-0027
Address	626 EAST 9 STREET	514 EAST 12 STREET	640 EAST 14 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	20	20
Year Built	1910	1920	1920
Gross SqFt	10,154	9,730	10,900
Estimated Gross Income	\$228,465	\$254,000	\$267,000
Gross Income per SqFt	\$22.50	\$26.10	\$24.50
Full Market Value	\$484,000	\$1,050,000	\$1,110,000
Market Value per SqFt	\$47.70	\$108.00	\$102.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00391-0021	1-00405-0015	1-00396-0027
Address	628 EAST 9 STREET	514 EAST 12 STREET	640 EAST 14 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	20
Year Built	1910	1920	1920
Gross SqFt	10,184	9,730	10,900
Estimated Gross Income	\$229,140	\$254,000	\$267,000
Gross Income per SqFt	\$22.50	\$26.10	\$24.50
Full Market Value	\$486,000	\$1,050,000	\$1,110,000
Market Value per SqFt	\$47.70	\$108.00	\$102.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00391-0048	1-00376-0011	1-00405-0005
Address	323 EAST 8 STREET	238 EAST 7 STREET	182 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	25	30	32
Year Built	1910	1900	1920
Gross SqFt	13,044	16,962	15,392
Estimated Gross Income	\$375,015	\$524,000	\$404,000
Gross Income per SqFt	\$28.80	\$30.90	\$26.20
Full Market Value	\$1,550,000	\$2,440,000	\$1,670,000
Market Value per SqFt	\$119.00	\$144.00	\$108.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00391-0056	1-00407-0052	1-00405-0014
Address	307 EAST 8 STREET	517 EAST 13 STREET	512 EAST 12 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	20	20
Year Built	1900	1920	1920
Gross SqFt	9,984	9,785	9,730
Estimated Gross Income	\$344,448	\$352,000	\$337,000
Gross Income per SqFt	\$34.50	\$36.00	\$34.60
Full Market Value	\$1,600,000	\$1,640,000	\$1,570,000
Market Value per SqFt	\$160.00	\$168.00	\$161.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00391-0057	1-00392-0022	1-00398-0015
Address	303 EAST 8 STREET	374 EAST 10 STREET	170 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	17	54
Year Built	1900	1900	1930
Gross SqFt	18,216	20,599	20,642
Estimated Gross Income	\$573,804	\$672,000	\$664,000
Gross Income per SqFt	\$31.50	\$32.60	\$32.20
Full Market Value	\$2,670,000	\$1,420,000	\$3,090,000
Market Value per SqFt	\$147.00	\$69.00	\$150.00
Distance from Cooperative in miles		0.05	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00392-0036	1-00402-0052	1-00401-0056
Address	149 AVENUE C	527 EAST 6 STREET	515 EAST 5 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	12	24
Year Built	1900	1911	1920
Gross SqFt	8,214	7,158	6,918
Estimated Gross Income	\$234,099	\$215,000	\$191,000
Gross Income per SqFt	\$28.50	\$30.00	\$27.60
Full Market Value	\$970,000	\$1,000,000	\$791,000
Market Value per SqFt	\$118.00	\$140.00	\$114.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00393-0051	1-00398-0032	1-00405-0015
Address	367 EAST 10 STREET	30 AVENUE B	514 EAST 12 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	16	18	20
Year Built	1900	1900	1920
Gross SqFt	10,728	8,700	9,730
Estimated Gross Income	\$278,928	\$258,000	\$254,000
Gross Income per SqFt	\$26.00	\$29.70	\$26.10
Full Market Value	\$591,000	\$1,200,000	\$1,050,000
Market Value per SqFt	\$55.00	\$138.00	\$108.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00394-0052	1-00401-0030	1-00385-0050
Address	633 EAST 11 STREET	540 EAST 6 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	24	13	24
Year Built	1937	1920	1910
Gross SqFt	11,610	11,592	11,322
Estimated Gross Income	\$333,787	\$354,000	\$330,000
Gross Income per SqFt	\$28.70	\$30.50	\$29.10
Full Market Value	\$1,380,000	\$1,650,000	\$1,540,000
Market Value per SqFt	\$119.00	\$142.00	\$136.00
Distance from Cooperative in miles		0.30	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00395-0012	1-01237-0033	1-01158-0038
Address	620 EAST 13 STREET	618 AMSTERDAM AVENUE	210 WEST 70 STREET
Neighborhood	ALPHABET CITY	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	138	116	186
Year Built	1973	1925	1924
Gross SqFt	173,220	161,422	171,085
Estimated Gross Income	\$4,547,025	\$4,317,119	\$4,183,017
Gross Income per SqFt	\$26.30	\$26.70	\$24.45
Full Market Value	\$9,640,000	\$17,900,000	\$17,300,000
Market Value per SqFt	\$56.00	\$111.00	\$101.00
Distance from Cooperative in miles		4.25	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00396-0020	1-00392-0027	1-00392-0048
Address	626 EAST 14 STREET	384 EAST 10 STREET	627 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	119	45	35
Year Built	1920	1900	1900
Gross SqFt	65,585	49,799	43,871
Estimated Gross Income	\$1,895,406	\$1,551,000	\$1,314,000
Gross Income per SqFt	\$28.90	\$31.10	\$30.00
Full Market Value	\$7,850,000	\$3,290,000	\$2,790,000
Market Value per SqFt	\$120.00	\$66.00	\$64.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00397-0011	1-00405-0031	1-00406-0042
Address	155 EAST 2 STREET	192 AVENUE B	543 EAST 12 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	18	20
Year Built	1900	1900	1900
Gross SqFt	12,330	11,924	11,951
Estimated Gross Income	\$443,880	\$451,000	\$408,000
Gross Income per SqFt	\$36.00	\$37.80	\$34.10
Full Market Value	\$941,000	\$2,100,000	\$1,900,000
Market Value per SqFt	\$76.00	\$176.00	\$159.00
Distance from Cooperative in miles		0.45	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00397-0012	1-00399-0044	1-00405-0017
Address	157 EAST 2 STREET	183 EAST 3 STREET	518 EAST 12 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	40	43	41
Year Built	1920	1950	1930
Gross SqFt	27,500	35,550	31,500
Estimated Gross Income	\$687,500	\$922,000	\$837,000
Gross Income per SqFt	\$25.00	\$25.90	\$26.60
Full Market Value	\$1,460,000	\$3,820,000	\$3,470,000
Market Value per SqFt	\$53.00	\$107.00	\$110.00
Distance from Cooperative in miles		0.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00397-0025	1-00392-0045	1-00405-0005
Address	185 EAST 2 STREET	635 EAST 9 STREET	182 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	23	24	32
Year Built	1915	1900	1920
Gross SqFt	13,524	14,400	15,392
Estimated Gross Income	\$378,672	\$545,000	\$404,000
Gross Income per SqFt	\$28.00	\$37.80	\$26.20
Full Market Value	\$803,000	\$2,540,000	\$1,670,000
Market Value per SqFt	\$59.00	\$176.00	\$108.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00398-0008	1-01046-0009	1-01122-0047
Address	156 EAST 3 STREET	347 WEST 55 STREET	30 WEST 70 STREET
Neighborhood	ALPHABET CITY	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	61	96	35
Year Built	1940	1911	1916
Gross SqFt	55,947	53,952	58,361
Estimated Gross Income	\$1,594,489	\$1,624,177	\$1,692,517
Gross Income per SqFt	\$28.50	\$30.10	\$29.00
Full Market Value	\$6,600,000	\$7,570,000	\$7,880,000
Market Value per SqFt	\$118.00	\$140.00	\$135.00
Distance from Cooperative in miles		2.95	3.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00398-0058	1-00401-0030	1-00385-0050
Address	160 EAST 2 STREET	540 EAST 6 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	24	13	24
Year Built	1950	1920	1910
Gross SqFt	11,611	11,592	11,322
Estimated Gross Income	\$346,588	\$354,000	\$330,000
Gross Income per SqFt	\$29.80	\$30.50	\$29.10
Full Market Value	\$735,000	\$1,650,000	\$1,540,000
Market Value per SqFt	\$63.00	\$142.00	\$136.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00398-0066	1-00385-0034	1-00378-0039
Address	24 AVENUE A	31 AVENUE C	115 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	23	23	23
Year Built	1900	1900	1900
Gross SqFt	15,308	14,889	13,266
Estimated Gross Income	\$492,917	\$502,000	\$407,000
Gross Income per SqFt	\$32.20	\$33.70	\$30.70
Full Market Value	\$2,300,000	\$2,340,000	\$1,900,000
Market Value per SqFt	\$150.00	\$157.00	\$143.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00400-0045	1-00401-0030	1-00385-0050
Address	225 EAST 4 STREET	540 EAST 6 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	21	13	24
Year Built	1937	1920	1910
Gross SqFt	12,948	11,592	11,322
Estimated Gross Income	\$386,497	\$354,000	\$330,000
Gross Income per SqFt	\$29.80	\$30.50	\$29.10
Full Market Value	\$819,000	\$1,650,000	\$1,540,000
Market Value per SqFt	\$63.00	\$142.00	\$136.00
Distance from Cooperative in miles		0.05	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00400-0047	1-00401-0030	1-00385-0050
Address	223 EAST 4 STREET	540 EAST 6 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	19	13	24
Year Built	1937	1920	1910
Gross SqFt	12,636	11,592	11,322
Estimated Gross Income	\$377,184	\$354,000	\$330,000
Gross Income per SqFt	\$29.80	\$30.50	\$29.10
Full Market Value	\$800,000	\$1,650,000	\$1,540,000
Market Value per SqFt	\$63.00	\$142.00	\$136.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00401-0057	1-00376-0009	1-00400-0049
Address	513 EAST 5 STREET	234 EAST 7 STREET	217 EAST 4 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	20	15
Year Built	1929	1900	1900
Gross SqFt	6,870	6,490	6,685
Estimated Gross Income	\$263,464	\$254,000	\$256,000
Gross Income per SqFt	\$38.30	\$39.10	\$38.30
Full Market Value	\$1,290,000	\$1,250,000	\$1,260,000
Market Value per SqFt	\$188.00	\$193.00	\$188.00
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00404-0010	1-00376-0009	1-00400-0049
Address	512 EAST 11 STREET	234 EAST 7 STREET	217 EAST 4 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	15
Year Built	1929	1900	1900
Gross SqFt	6,175	6,490	6,685
Estimated Gross Income	\$237,737	\$254,000	\$256,000
Gross Income per SqFt	\$38.50	\$39.10	\$38.30
Full Market Value	\$504,000	\$1,250,000	\$1,260,000
Market Value per SqFt	\$82.00	\$193.00	\$188.00
Distance from Cooperative in miles		0.35	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00404-0013	1-00405-0014	1-00407-0046
Address	518 EAST 11 STREET	512 EAST 12 STREET	529 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	20	12
Year Built	1900	1920	1900
Gross SqFt	10,674	9,730	10,081
Estimated Gross Income	\$357,045	\$337,000	\$325,000
Gross Income per SqFt	\$33.40	\$34.60	\$32.20
Full Market Value	\$1,660,000	\$1,570,000	\$1,510,000
Market Value per SqFt	\$156.00	\$161.00	\$150.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00404-0021	1-00376-0011	1-00372-0068
Address	534 EAST 11 STREET	238 EAST 7 STREET	264 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	29	30	24
Year Built	1920	1900	1925
Gross SqFt	15,864	16,962	17,117
Estimated Gross Income	\$412,464	\$524,000	\$363,000
Gross Income per SqFt	\$26.00	\$30.90	\$21.21
Full Market Value	\$874,000	\$2,440,000	\$1,500,000
Market Value per SqFt	\$55.00	\$144.00	\$88.00
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00405-0051	1-00407-0046	1-00385-0050
Address	519 EAST 11 STREET	529 EAST 13 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	12	12	24
Year Built	1910	1900	1910
Gross SqFt	10,585	10,081	11,322
Estimated Gross Income	\$324,959	\$325,000	\$330,000
Gross Income per SqFt	\$30.70	\$32.20	\$29.10
Full Market Value	\$689,000	\$1,510,000	\$1,540,000
Market Value per SqFt	\$65.00	\$150.00	\$136.00
Distance from Cooperative in miles		0.10	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00406-0013	1-00404-0017	1-00398-0032
Address	514F EAST 13 STREET	526 EAST 11 STREET	30 AVENUE B
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	20	18
Year Built	1900	1900	1900
Gross SqFt	8,055	9,140	8,700
Estimated Gross Income	\$207,416	\$282,000	\$258,000
Gross Income per SqFt	\$25.70	\$30.90	\$29.70
Full Market Value	\$440,000	\$1,310,000	\$1,200,000
Market Value per SqFt	\$55.00	\$143.00	\$138.00
Distance from Cooperative in miles		0.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00406-0018	1-00405-0014	1-00407-0046
Address	524 EAST 13 STREET	512 EAST 12 STREET	529 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	12
Year Built	1925	1920	1900
Gross SqFt	10,405	9,730	10,081
Estimated Gross Income	\$348,047	\$337,000	\$325,000
Gross Income per SqFt	\$33.40	\$34.60	\$32.20
Full Market Value	\$1,620,000	\$1,570,000	\$1,510,000
Market Value per SqFt	\$156.00	\$161.00	\$150.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00406-0040	1-00394-0065	1-00406-0053
Address	547 EAST 12 STREET	607 EAST 11 STREET	523 EAST 12 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	16	20	20
Year Built	1900	1900	1900
Gross SqFt	12,030	9,765	10,930
Estimated Gross Income	\$305,562	\$253,000	\$273,000
Gross Income per SqFt	\$25.40	\$25.90	\$24.98
Full Market Value	\$648,000	\$1,050,000	\$1,130,000
Market Value per SqFt	\$54.00	\$108.00	\$103.00
Distance from Cooperative in miles		0.15	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00406-0050	1-00392-0022	1-00398-0015
Address	527 EAST 12 STREET	374 EAST 10 STREET	170 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	48	17	54
Year Built	1901	1900	1930
Gross SqFt	23,172	20,599	20,642
Estimated Gross Income	\$677,781	\$672,000	\$664,000
Gross Income per SqFt	\$29.30	\$32.60	\$32.20
Full Market Value	\$1,440,000	\$1,420,000	\$3,090,000
Market Value per SqFt	\$62.00	\$69.00	\$150.00
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00406-0061	1-00385-0055	1-00385-0054
Address	507 EAST 12 STREET	230 EAST 2 STREET	232 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	24	24
Year Built	1900	1910	1910
Gross SqFt	8,750	9,049	9,049
Estimated Gross Income	\$328,125	\$348,000	\$337,000
Gross Income per SqFt	\$37.50	\$38.50	\$37.20
Full Market Value	\$1,530,000	\$1,710,000	\$1,570,000
Market Value per SqFt	\$175.00	\$189.00	\$173.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00414-0032	1-00200-0031	1-00344-0064
Address	128 ELDRIDGE STREET	57 MOTT STREET	95 PITT STREET
Neighborhood	LOWER EAST SIDE	CHINATOWN	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	17	15	20
Year Built	1900	1910	1920
Gross SqFt	11,398	9,220	9,990
Estimated Gross Income	\$340,230	\$284,000	\$289,000
Gross Income per SqFt	\$29.80	\$30.80	\$28.90
Full Market Value	\$721,000	\$1,320,000	\$1,350,000
Market Value per SqFt	\$63.00	\$143.00	\$135.00
Distance from Cooperative in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00416-0020	1-00354-0020	1-00308-0020
Address	169 ALLEN STREET	155 NORFOLK STREET	55 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	30	50	14
Year Built	1920	1912	1900
Gross SqFt	20,680	22,500	15,500
Estimated Gross Income	\$626,604	\$739,000	\$430,000
Gross Income per SqFt	\$30.30	\$32.80	\$27.70
Full Market Value	\$1,330,000	\$3,440,000	\$1,780,000
Market Value per SqFt	\$64.00	\$153.00	\$115.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00416-0022	1-00350-0028	1-00206-0022
Address	167 ALLEN STREET	23 CLINTON STREET	115 MULBERRY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	CHINATOWN
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	18	19
Year Built	1900	1920	1910
Gross SqFt	9,000	8,675	8,422
Estimated Gross Income	\$302,850	\$300,000	\$275,000
Gross Income per SqFt	\$33.70	\$34.60	\$32.70
Full Market Value	\$642,000	\$1,400,000	\$1,280,000
Market Value per SqFt	\$71.00	\$161.00	\$152.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00416-0055	1-00412-0009	1-00281-0017
Address	85 STANTON STREET	188 ORCHARD STREET	38 EAST BROADWAY
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	CHINATOWN
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	11	19	18
Year Built	1900	1900	1900
Gross SqFt	8,928	8,943	7,117
Estimated Gross Income	\$344,174	\$360,000	\$263,000
Gross Income per SqFt	\$38.50	\$40.30	\$37.00
Full Market Value	\$1,690,000	\$1,770,000	\$1,230,000
Market Value per SqFt	\$189.00	\$198.00	\$173.00
Distance from Cooperative in miles		0.10	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00419-0040	1-00283-0049	1-00418-0037
Address	110 FORSYTH STREET	19 PIKE STREET	305 BROOME 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	27	24
Year Built	1900	1910	1900
Gross SqFt	20,798	18,936	18,055
Estimated Gross Income	\$461,715	\$427,000	\$395,000
Gross Income per SqFt	\$22.20	\$22.55	\$21.88
Full Market Value	\$979,000	\$1,770,000	\$1,640,000
Market Value per SqFt	\$47.10	\$93.00	\$91.00
Distance from Cooperative in miles		0.40	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00420-0046	1-00420-0043	1-00280-0009
Address	152 FORSYTH STREET	146 FORSYTH STREET	39 HENRY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	CHINATOWN
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	24	22
Year Built	1915	1910	1900
Gross SqFt	12,000	10,675	10,415
Estimated Gross Income	\$306,000	\$329,000	\$222,000
Gross Income per SqFt	\$25.50	\$30.80	\$21.32
Full Market Value	\$649,000	\$1,530,000	\$920,000
Market Value per SqFt	\$54.00	\$143.00	\$88.00
Distance from Cooperative in miles		0.00	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00421-0043	1-00350-0080	1-00409-0031
Address	172 FORSYTH STREET	176 STANTON STREET	252 BROOME 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	19	17
Year Built	1900	1900	1920
Gross SqFt	12,166	9,565	12,531
Estimated Gross Income	\$357,680	\$285,000	\$363,000
Gross Income per SqFt	\$29.40	\$29.80	\$29.00
Full Market Value	\$758,000	\$1,330,000	\$1,690,000
Market Value per SqFt	\$62.00	\$139.00	\$135.00
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00421-0075	1-00392-0022	1-00391-0059
Address	46 RIVINGTON STREET	374 EAST 10 STREET	299 EAST 8 STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	24	17	30
Year Built	1920	1900	1900
Gross SqFt	18,120	20,599	18,732
Estimated Gross Income	\$525,480	\$672,000	\$486,000
Gross Income per SqFt	\$29.00	\$32.60	\$25.90
Full Market Value	\$1,110,000	\$1,420,000	\$2,010,000
Market Value per SqFt	\$61.00	\$69.00	\$107.00
Distance from Cooperative in miles		0.70	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00422-0044	1-00349-0029	1-00281-0031
Address	208 FORSYTH STREET	69 CLINTON STREET	66 EAST BROADWAY
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	CHINATOWN
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	18	14
Year Built	1900	1920	1900
Gross SqFt	8,845	6,705	6,385
Estimated Gross Income	\$344,955	\$289,000	\$256,000
Gross Income per SqFt	\$39.00	\$43.10	\$40.10
Full Market Value	\$731,000	\$1,420,000	\$1,260,000
Market Value per SqFt	\$83.00	\$212.00	\$197.00
Distance from Cooperative in miles		0.30	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00422-0060	1-00205-0004	1-00164-0019
Address	237 ELDRIDGE STREET	106 MULBERRY STREET	66 MULBERRY STREET
Neighborhood	LOWER EAST SIDE	CHINATOWN	CHINATOWN
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	42	36	45
Year Built	1900	1915	1909
Gross SqFt	23,260	21,320	20,766
Estimated Gross Income	\$672,214	\$669,000	\$587,000
Gross Income per SqFt	\$28.90	\$31.40	\$28.30
Full Market Value	\$2,780,000	\$3,120,000	\$2,430,000
Market Value per SqFt	\$120.00	\$146.00	\$117.00
Distance from Cooperative in miles		0.55	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00430-0001	1-00477-0001	
Address	40 1 AVENUE	80 VARICK STREET	
Neighborhood	EAST VILLAGE	SOHO	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	
Total Units	164	64	
Year Built	1964	1920	
Gross SqFt	147,730	125,235	
Estimated Gross Income	\$2,769,937	\$2,356,368	
Gross Income per SqFt	\$18.75	\$18.82	
Full Market Value	\$5,870,000	\$8,810,000	
Market Value per SqFt	\$39.70	\$70.00	
Distance from Cooperative in miles		1.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00431-0001	1-01183-0053	1-01209-0033
Address	60 1 AVENUE	342 WEST 72 STREET	360 CENTRAL PARK WEST
Neighborhood	EAST VILLAGE	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	203	149	142
Year Built	1964	1904	1929
Gross SqFt	194,800	199,502	186,523
Estimated Gross Income	\$4,090,800	\$4,344,697	\$3,979,398
Gross Income per SqFt	\$21.00	\$21.78	\$21.33
Full Market Value	\$8,670,000	\$18,000,000	\$16,500,000
Market Value per SqFt	\$44.50	\$90.00	\$88.00
Distance from Cooperative in miles		3.80	4.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00431-0025	1-01011-0013	1-01169-0029
Address	51 AVENUE A	145 WEST 58 STREET	360 AMSTERDAM AVENUE
Neighborhood	EAST VILLAGE	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	104	114	134
Year Built	1929	1928	1929
Gross SqFt	121,406	122,813	131,476
Estimated Gross Income	\$3,569,336	\$3,751,523	\$3,805,035
Gross Income per SqFt	\$29.40	\$30.50	\$28.90
Full Market Value	\$16,600,000	\$17,500,000	\$17,700,000
Market Value per SqFt	\$137.00	\$142.00	\$135.00
Distance from Cooperative in miles		2.85	4.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00431-0031	1-01011-0013	1-01169-0029
Address	43 AVENUE A	145 WEST 58 STREET	360 AMSTERDAM AVENUE
Neighborhood	EAST VILLAGE	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	105	114	134
Year Built	1929	1928	1929
Gross SqFt	120,605	122,813	131,476
Estimated Gross Income	\$3,545,787	\$3,751,523	\$3,805,035
Gross Income per SqFt	\$29.40	\$30.50	\$28.90
Full Market Value	\$16,500,000	\$17,500,000	\$17,700,000
Market Value per SqFt	\$137.00	\$142.00	\$135.00
Distance from Cooperative in miles		2.85	4.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00432-0001	1-01514-0039	1-01616-0001
Address	66 1 AVENUE	1524 3 AVENUE	1307 5 AVENUE
Neighborhood	EAST VILLAGE	UPPER EAST SIDE (79-96)	HARLEM-EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	877	460	608
Year Built	1962	1967	1974
Gross SqFt	780,062	651,162	680,000
Estimated Gross Income	\$15,991,271	\$14,758,416	\$12,793,063
Gross Income per SqFt	\$20.50	\$22.66	\$18.81
Full Market Value	\$33,900,000	\$61,100,000	\$47,800,000
Market Value per SqFt	\$43.50	\$94.00	\$70.00
Distance from Cooperative in miles		4.00	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00434-0044	1-00435-0055	1-00434-0017
Address	427 EAST 6 STREET	97 EAST 7 STREET	106 EAST 7 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	22	12
Year Built	1900	1920	1900
Gross SqFt	7,980	9,245	8,870
Estimated Gross Income	\$268,527	\$321,000	\$288,000
Gross Income per SqFt	\$33.70	\$34.70	\$32.50
Full Market Value	\$1,250,000	\$1,500,000	\$1,340,000
Market Value per SqFt	\$157.00	\$162.00	\$151.00
Distance from Cooperative in miles		0.05	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00436-0057	1-00445-0018	1-00440-0018
Address	87 ST MARK'S PLACE	104 EAST 4 STREET	416 EAST 13 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	25	26	35
Year Built	1940	1900	1900
Gross SqFt	15,000	14,459	16,224
Estimated Gross Income	\$510,000	\$501,000	\$560,000
Gross Income per SqFt	\$34.00	\$34.60	\$34.50
Full Market Value	\$2,380,000	\$2,330,000	\$2,610,000
Market Value per SqFt	\$159.00	\$161.00	\$161.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00440-0031	1-00448-0034	1-00438-0028
Address	446 EAST 13 STREET	99 1 AVENUE	171 AVENUE A
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	22	19
Year Built	1900	1900	1900
Gross SqFt	10,400	10,488	10,571
Estimated Gross Income	\$325,000	\$352,000	\$341,000
Gross Income per SqFt	\$31.30	\$33.60	\$32.30
Full Market Value	\$689,000	\$1,640,000	\$1,590,000
Market Value per SqFt	\$66.00	\$156.00	\$150.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00440-0052	1-00445-0044	1-00465-0046
Address	415 EAST 12 STREET	85 EAST 3 STREET	48 STUYVESANT STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	22	14
Year Built	1900	1910	1900
Gross SqFt	9,794	9,355	8,827
Estimated Gross Income	\$306,062	\$305,000	\$272,000
Gross Income per SqFt	\$31.20	\$32.60	\$30.80
Full Market Value	\$649,000	\$1,420,000	\$1,270,000
Market Value per SqFt	\$66.00	\$152.00	\$144.00
Distance from Cooperative in miles		0.45	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00442-0013	1-00437-0035	1-00435-0011
Address	35 EAST 1 STREET	435 EAST 9 STREET	94 ST MARK'S PLACE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	16	12
Year Built	1900	1900	1900
Gross SqFt	6,605	7,412	7,020
Estimated Gross Income	\$259,246	\$301,000	\$233,000
Gross Income per SqFt	\$39.20	\$40.60	\$33.20
Full Market Value	\$1,270,000	\$1,480,000	\$1,090,000
Market Value per SqFt	\$192.00	\$200.00	\$155.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00442-0021	1-00468-0023	1-00445-0018
Address	49 EAST 1 STREET	226 EAST 13 STREET	104 EAST 4 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	14	28	26
Year Built	1920	1930	1900
Gross SqFt	14,897	13,176	14,459
Estimated Gross Income	\$552,678	\$521,000	\$501,000
Gross Income per SqFt	\$37.10	\$39.50	\$34.60
Full Market Value	\$2,570,000	\$2,560,000	\$2,330,000
Market Value per SqFt	\$173.00	\$194.00	\$161.00
Distance from Cooperative in miles		0.60	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00443-0030	1-00447-0051	1-00445-0055
Address	29 1 AVENUE	313 EAST 5 STREET	59 EAST 3 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	47	82
Year Built	1910	1940	1910
Gross SqFt	22,625	20,600	28,314
Estimated Gross Income	\$746,625	\$764,000	\$870,000
Gross Income per SqFt	\$33.00	\$37.10	\$30.70
Full Market Value	\$3,480,000	\$3,560,000	\$4,050,000
Market Value per SqFt	\$154.00	\$173.00	\$143.00
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00443-0041	1-00452-0044	1-00402-0057
Address	68 EAST 1 STREET	225 EAST 10 STREET	515 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	39	39
Year Built	1920	1920	1923
Gross SqFt	13,950	14,265	16,960
Estimated Gross Income	\$544,050	\$601,000	\$606,000
Gross Income per SqFt	\$39.00	\$42.10	\$35.70
Full Market Value	\$2,670,000	\$2,950,000	\$2,820,000
Market Value per SqFt	\$191.00	\$207.00	\$166.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00443-0050	1-00450-0012	1-00452-0022
Address	54 EAST 1 STREET	314 EAST 9 STREET	328 EAST 11 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	18	16
Year Built	1910	1910	1900
Gross SqFt	10,083	10,410	9,012
Estimated Gross Income	\$291,398	\$320,000	\$249,000
Gross Income per SqFt	\$28.90	\$30.70	\$27.60
Full Market Value	\$1,210,000	\$1,490,000	\$1,030,000
Market Value per SqFt	\$120.00	\$143.00	\$114.00
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00443-0052	1-00448-0037	1-00438-0047
Address	50 EAST 1 STREET	337 EAST 6 STREET	261 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	22	20	20
Year Built	1910	1900	1920
Gross SqFt	8,536	9,438	9,736
Estimated Gross Income	\$302,174	\$338,000	\$340,000
Gross Income per SqFt	\$35.40	\$35.80	\$34.90
Full Market Value	\$1,410,000	\$1,570,000	\$1,580,000
Market Value per SqFt	\$165.00	\$166.00	\$162.00
Distance from Cooperative in miles		0.25	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00443-0056	1-00451-0006	1-00402-0015
Address	38 EAST 1 STREET	156 2 AVENUE	142 EAST 7 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	36	79
Year Built	1920	1920	1925
Gross SqFt	41,236	39,395	36,705
Estimated Gross Income	\$1,571,091	\$1,903,000	\$1,251,000
Gross Income per SqFt	\$38.10	\$48.30	\$34.10
Full Market Value	\$7,710,000	\$9,340,000	\$5,830,000
Market Value per SqFt	\$187.00	\$237.00	\$159.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00444-0033	1-00434-0017	1-00440-0027
Address	88 EAST 3 STREET	106 EAST 7 STREET	438 EAST 13 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	12	20
Year Built	1900	1900	1900
Gross SqFt	8,845	8,870	9,135
Estimated Gross Income	\$263,581	\$288,000	\$248,000
Gross Income per SqFt	\$29.80	\$32.50	\$27.10
Full Market Value	\$1,230,000	\$1,340,000	\$1,030,000
Market Value per SqFt	\$139.00	\$151.00	\$113.00
Distance from Cooperative in miles		0.25	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00445-0051	1-00465-0030	1-00434-0049
Address	71 EAST 3 STREET	19 STUYVESANT STREET	417 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	23	24
Year Built	1900	1900	1900
Gross SqFt	11,046	10,850	10,386
Estimated Gross Income	\$398,760	\$411,000	\$356,000
Gross Income per SqFt	\$36.10	\$37.90	\$34.30
Full Market Value	\$1,860,000	\$1,910,000	\$1,660,000
Market Value per SqFt	\$168.00	\$176.00	\$160.00
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00446-0025	1-00440-0048	1-00468-0051
Address	334 EAST 5 STREET	423 EAST 12 STREET	221 EAST 12 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	12	12	13
Year Built	1900	1910	1920
Gross SqFt	7,001	7,039	7,530
Estimated Gross Income	\$259,037	\$265,000	\$273,000
Gross Income per SqFt	\$37.00	\$37.60	\$36.30
Full Market Value	\$1,210,000	\$1,230,000	\$1,270,000
Market Value per SqFt	\$173.00	\$175.00	\$169.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00447-0024	1-00438-0044	1-00429-0016
Address	336 EAST 6 STREET	267 EAST 10 STREET	107 EAST 2 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	21	20	20
Year Built	1929	1920	1900
Gross SqFt	8,370	8,100	8,924
Estimated Gross Income	\$314,293	\$313,000	\$325,000
Gross Income per SqFt	\$37.50	\$38.60	\$36.40
Full Market Value	\$1,460,000	\$1,540,000	\$1,510,000
Market Value per SqFt	\$174.00	\$190.00	\$169.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00449-0002	1-00436-0050	1-00435-0019
Address	120 2 AVENUE	101 ST MARK'S PLACE	110 ST MARK'S PLACE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	34	24
Year Built	1920	1920	1920
Gross SqFt	16,251	15,615	15,949
Estimated Gross Income	\$609,412	\$598,000	\$598,000
Gross Income per SqFt	\$37.50	\$38.30	\$37.50
Full Market Value	\$2,840,000	\$2,940,000	\$2,790,000
Market Value per SqFt	\$175.00	\$188.00	\$175.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00449-0015	1-00452-0039	1-00466-0016
Address	52 ST MARK'S PLACE	237 EAST 10 STREET	214 EAST 11 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	19	28	23
Year Built	1920	1920	1920
Gross SqFt	9,585	11,214	13,764
Estimated Gross Income	\$345,060	\$485,000	\$477,000
Gross Income per SqFt	\$36.00	\$43.20	\$34.70
Full Market Value	\$1,610,000	\$2,380,000	\$2,220,000
Market Value per SqFt	\$168.00	\$212.00	\$161.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00451-0021	1-00435-0037	1-00429-0042
Address	220 EAST 10 STREET	111 AVENUE A	5 AVENUE A
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	20	13
Year Built	1900	1900	1900
Gross SqFt	10,512	11,455	9,280
Estimated Gross Income	\$388,944	\$438,000	\$338,000
Gross Income per SqFt	\$37.00	\$38.20	\$36.40
Full Market Value	\$825,000	\$2,150,000	\$1,570,000
Market Value per SqFt	\$78.00	\$188.00	\$169.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00452-0006	1-00468-0001	1-00452-0002
Address	170 2 AVENUE	87 3 AVENUE	162 2 AVENUE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	77	121	166
Year Built	1928	1930	1929
Gross SqFt	97,896	92,304	121,503
Estimated Gross Income	\$3,729,837	\$4,628,000	\$4,492,000
Gross Income per SqFt	\$38.10	\$50.00	\$37.00
Full Market Value	\$18,300,000	\$22,700,000	\$20,900,000
Market Value per SqFt	\$187.00	\$246.00	\$172.00
Distance from Cooperative in miles		0.15	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00452-0019	1-00448-0019	1-00438-0029
Address	322 EAST 11 STREET	70 EAST 7 STREET	169 AVENUE A
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	25	24	17
Year Built	1900	1910	1900
Gross SqFt	10,794	10,092	9,181
Estimated Gross Income	\$380,488	\$364,000	\$321,000
Gross Income per SqFt	\$35.20	\$36.10	\$35.00
Full Market Value	\$1,770,000	\$1,700,000	\$1,500,000
Market Value per SqFt	\$164.00	\$168.00	\$163.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00452-0042	1-00438-0014	1-00445-0043
Address	231 EAST 10 STREET	412 EAST 11 STREET	87 EAST 3 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	14	20
Year Built	1900	1900	1900
Gross SqFt	9,365	9,035	8,847
Estimated Gross Income	\$299,680	\$310,000	\$267,000
Gross Income per SqFt	\$32.00	\$34.30	\$30.20
Full Market Value	\$635,000	\$1,440,000	\$1,240,000
Market Value per SqFt	\$68.00	\$159.00	\$140.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00452-0054	1-00436-0044	1-00402-0015
Address	205 EAST 10 STREET	107 ST MARK'S PLACE	142 EAST 7 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	31	48	79
Year Built	1920	1920	1925
Gross SqFt	25,818	25,610	36,705
Estimated Gross Income	\$894,593	\$903,000	\$1,251,000
Gross Income per SqFt	\$34.60	\$35.30	\$34.10
Full Market Value	\$4,170,000	\$4,210,000	\$5,830,000
Market Value per SqFt	\$162.00	\$164.00	\$159.00
Distance from Cooperative in miles		0.15	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00453-0008	1-00469-0047	1-00437-0021
Address	188 2 AVENUE	231 EAST 13 STREET	280 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	22	26	37
Year Built	1920	1920	1900
Gross SqFt	19,299	18,828	19,464
Estimated Gross Income	\$723,712	\$743,000	\$716,000
Gross Income per SqFt	\$37.50	\$39.50	\$36.80
Full Market Value	\$3,370,000	\$3,650,000	\$3,340,000
Market Value per SqFt	\$175.00	\$194.00	\$172.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00454-0060	1-00455-0050	
Address	321 EAST 12 STREET	329 EAST 13 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	36	24	
Year Built	1920	1910	
Gross SqFt	21,178	18,570	
Estimated Gross Income	\$753,936	\$637,000	
Gross Income per SqFt	\$35.60	\$34.30	
Full Market Value	\$3,510,000	\$2,970,000	
Market Value per SqFt	\$166.00	\$160.00	
Distance from Cooperative in miles		0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00454-0063	1-00443-0009	1-00454-0050
Address	313 EAST 12 STREET	51 EAST 2 STREET	339 EAST 12 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	20	37
Year Built	1900	1910	1900
Gross SqFt	21,178	19,565	21,574
Estimated Gross Income	\$679,813	\$626,000	\$695,000
Gross Income per SqFt	\$32.10	\$32.00	\$32.20
Full Market Value	\$3,170,000	\$2,920,000	\$3,240,000
Market Value per SqFt	\$150.00	\$149.00	\$150.00
Distance from Cooperative in miles		0.55	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00454-0066	1-00468-0045	1-00434-0049
Address	309 EAST 12 STREET	233 EAST 12 STREET	417 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	13	22	24
Year Built	1920	1930	1900
Gross SqFt	11,054	10,746	10,386
Estimated Gross Income	\$400,707	\$411,000	\$356,000
Gross Income per SqFt	\$36.20	\$38.20	\$34.30
Full Market Value	\$1,870,000	\$2,020,000	\$1,660,000
Market Value per SqFt	\$169.00	\$188.00	\$160.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00458-0032	1-00463-0025	1-00438-0028
Address	32 EAST 2 STREET	32 ST MARK'S PLACE	171 AVENUE A
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	30	22	19
Year Built	1900	1900	1900
Gross SqFt	14,376	11,637	10,571
Estimated Gross Income	\$475,126	\$394,000	\$341,000
Gross Income per SqFt	\$33.00	\$33.90	\$32.30
Full Market Value	\$1,010,000	\$1,840,000	\$1,590,000
Market Value per SqFt	\$70.00	\$158.00	\$150.00
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00459-0046	1-00452-0050	1-00429-0042
Address	7 EAST 3 STREET	215 EAST 10 STREET	5 AVENUE A
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	25	13
Year Built	1920	1900	1900
Gross SqFt	10,000	10,728	9,280
Estimated Gross Income	\$365,000	\$416,000	\$338,000
Gross Income per SqFt	\$36.50	\$38.80	\$36.40
Full Market Value	\$774,000	\$2,040,000	\$1,570,000
Market Value per SqFt	\$77.00	\$190.00	\$169.00
Distance from Cooperative in miles		0.35	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00461-0024	1-00447-0051	1-00436-0044
Address	232 EAST 6 STREET	313 EAST 5 STREET	107 ST MARK'S PLACE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	31	47	48
Year Built	1920	1940	1920
Gross SqFt	22,266	20,600	25,610
Estimated Gross Income	\$801,576	\$764,000	\$903,000
Gross Income per SqFt	\$36.00	\$37.10	\$35.30
Full Market Value	\$3,730,000	\$3,560,000	\$4,210,000
Market Value per SqFt	\$168.00	\$173.00	\$164.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00464-8048	1-00402-0045	1-00436-0044
Address	19 ST MARK'S PLACE	539 EAST 6 STREET	107 ST MARK'S PLACE
Neighborhood	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	30	22	48
Year Built	1920	1900	1920
Gross SqFt	25,068	16,384	25,610
Estimated Gross Income	\$1,002,720	\$763,000	\$903,000
Gross Income per SqFt	\$40.00	\$46.60	\$35.30
Full Market Value	\$4,920,000	\$3,750,000	\$4,210,000
Market Value per SqFt	\$196.00	\$229.00	\$164.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00464-9048	1-00402-0045	1-00886-0041
Address	19 ST MARK'S PLACE	539 EAST 6 STREET	155 EAST 30 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	22	24
Year Built	1920	1900	1925
Gross SqFt	12,300	16,384	13,000
Estimated Gross Income	\$556,575	\$763,000	\$646,000
Gross Income per SqFt	\$45.30	\$46.60	\$49.70
Full Market Value	\$2,730,000	\$3,750,000	\$3,170,000
Market Value per SqFt	\$222.00	\$229.00	\$244.00
Distance from Cooperative in miles		0.40	1.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00466-0021	1-00469-0047	1-00440-0018
Address	224 EAST 11 STREET	231 EAST 13 STREET	416 EAST 13 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	26	26	35
Year Built	1910	1920	1900
Gross SqFt	16,916	18,828	16,224
Estimated Gross Income	\$608,976	\$743,000	\$560,000
Gross Income per SqFt	\$36.00	\$39.50	\$34.50
Full Market Value	\$2,840,000	\$3,650,000	\$2,610,000
Market Value per SqFt	\$168.00	\$194.00	\$161.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00466-0047	1-00452-0044	1-00468-0035
Address	121 EAST 10 STREET	225 EAST 10 STREET	205 2 AVENUE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	25	39	19
Year Built	1950	1920	1950
Gross SqFt	13,000	14,265	10,008
Estimated Gross Income	\$507,000	\$601,000	\$370,000
Gross Income per SqFt	\$39.00	\$42.10	\$37.00
Full Market Value	\$2,490,000	\$2,950,000	\$1,720,000
Market Value per SqFt	\$192.00	\$207.00	\$172.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00466-0048	1-00460-0029	1-00457-0020
Address	115 EAST 10 STREET	236 EAST 5 STREET	21 EAST 2 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	56	30	42
Year Built	1870	1932	1900
Gross SqFt	27,111	25,002	27,600
Estimated Gross Income	\$866,196	\$922,000	\$744,000
Gross Income per SqFt	\$31.90	\$36.90	\$27.00
Full Market Value	\$4,030,000	\$4,290,000	\$3,080,000
Market Value per SqFt	\$149.00	\$172.00	\$112.00
Distance from Cooperative in miles		0.30	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00466-0056	1-00452-0044	1-00402-0057
Address	103 EAST 10 STREET	225 EAST 10 STREET	515 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	22	39	39
Year Built	1920	1920	1923
Gross SqFt	15,600	14,265	16,960
Estimated Gross Income	\$606,840	\$601,000	\$606,000
Gross Income per SqFt	\$38.90	\$42.10	\$35.70
Full Market Value	\$2,980,000	\$2,950,000	\$2,820,000
Market Value per SqFt	\$191.00	\$207.00	\$166.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00467-0022	1-00469-0030	
Address	226 EAST 12 STREET	223 2 AVENUE	
Neighborhood	EAST VILLAGE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	84	75	
Year Built	1928	1925	
Gross SqFt	56,845	63,158	
Estimated Gross Income	\$2,117,476	\$2,489,000	
Gross Income per SqFt	\$37.20	\$39.40	
Full Market Value	\$9,860,000	\$12,200,000	
Market Value per SqFt	\$173.00	\$193.00	
Distance from Cooperative in miles		0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00468-0015	1-00452-0044	1-00466-0016
Address	212 EAST 13 STREET	225 EAST 10 STREET	214 EAST 11 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	23	39	23
Year Built	1930	1920	1920
Gross SqFt	14,022	14,265	13,764
Estimated Gross Income	\$537,743	\$601,000	\$477,000
Gross Income per SqFt	\$38.30	\$42.10	\$34.70
Full Market Value	\$2,640,000	\$2,950,000	\$2,220,000
Market Value per SqFt	\$188.00	\$207.00	\$161.00
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00468-0024	1-00468-0023	1-00445-0018
Address	228 EAST 13 STREET	226 EAST 13 STREET	104 EAST 4 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	28	28	26
Year Built	1900	1930	1900
Gross SqFt	13,110	13,176	14,459
Estimated Gross Income	\$486,381	\$521,000	\$501,000
Gross Income per SqFt	\$37.10	\$39.50	\$34.60
Full Market Value	\$2,270,000	\$2,560,000	\$2,330,000
Market Value per SqFt	\$173.00	\$194.00	\$161.00
Distance from Cooperative in miles		0.00	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00468-0048	1-00442-0015	1-00447-0012
Address	227 EAST 12 STREET	39 EAST 1 STREET	312 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	16	14	22
Year Built	1920	1900	1900
Gross SqFt	6,024	6,895	6,750
Estimated Gross Income	\$222,888	\$274,000	\$243,000
Gross Income per SqFt	\$37.00	\$39.70	\$36.00
Full Market Value	\$1,040,000	\$1,350,000	\$1,130,000
Market Value per SqFt	\$173.00	\$196.00	\$167.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00469-0025	1-00447-0051	1-00402-0019
Address	234 EAST 14 STREET	313 EAST 5 STREET	150 EAST 7 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	47	39
Year Built	1920	1940	1925
Gross SqFt	19,408	20,600	17,750
Estimated Gross Income	\$693,836	\$764,000	\$610,000
Gross Income per SqFt	\$35.80	\$37.10	\$34.40
Full Market Value	\$3,230,000	\$3,560,000	\$2,840,000
Market Value per SqFt	\$166.00	\$173.00	\$160.00
Distance from Cooperative in miles		0.40	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00473-0051	1-00504-0036	1-00477-0001
Address	134 GRAND STREET	100 SULLIVAN STREET	80 VARICK STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	19	70	64
Year Built	1900	1920	1920
Gross SqFt	69,928	53,200	125,235
Estimated Gross Income	\$2,097,840	\$1,243,778	\$2,356,368
Gross Income per SqFt	\$30.00	\$23.38	\$18.82
Full Market Value	\$9,770,000	\$5,150,000	\$8,810,000
Market Value per SqFt	\$140.00	\$97.00	\$70.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00474-0029	1-00495-0033	1-00494-0015
Address	487 BROADWAY	229 MULBERRY STREET	40 PRINCE STREET
Neighborhood	SOHO	LITTLE ITALY	LITTLE ITALY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	28	62	41
Year Built	1900	1999	1900
Gross SqFt	70,759	67,300	45,990
Estimated Gross Income	\$2,830,360	\$2,809,478	\$2,107,819
Gross Income per SqFt	\$40.00	\$41.70	\$45.80
Full Market Value	\$13,900,000	\$13,800,000	\$10,300,000
Market Value per SqFt	\$196.00	\$205.00	\$224.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00475-0007	1-00519-0024	1-00503-0045
Address	349 WEST BROADWAY	28 KING STREET	195 SPRING STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	25	24	26
Year Built	1900	1920	1900
Gross SqFt	13,758	11,826	17,494
Estimated Gross Income	\$481,530	\$420,564	\$674,908
Gross Income per SqFt	\$35.00	\$35.60	\$38.60
Full Market Value	\$2,240,000	\$1,960,000	\$3,310,000
Market Value per SqFt	\$163.00	\$166.00	\$189.00
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00475-0028	1-00504-0036	1-00477-0001
Address	66 GRAND STREET	100 SULLIVAN STREET	80 VARICK STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	19	70	64
Year Built	1900	1920	1920
Gross SqFt	46,741	53,200	125,235
Estimated Gross Income	\$1,402,230	\$1,243,778	\$2,356,368
Gross Income per SqFt	\$30.00	\$23.38	\$18.82
Full Market Value	\$6,530,000	\$5,150,000	\$8,810,000
Market Value per SqFt	\$140.00	\$97.00	\$70.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00475-0046	1-00506-0016	1-00504-0031
Address	469 BROOME STREET	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	86	60
Year Built	1900	1920	1920
Gross SqFt	34,944	44,256	38,880
Estimated Gross Income	\$1,048,320	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$30.00	\$36.20	\$30.40
Full Market Value	\$4,880,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$140.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00476-0015	1-00519-0024	1-00503-0045
Address	110 AVENUE OF THE AMERICA	28 KING STREET	195 SPRING STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	34	24	26
Year Built	1900	1920	1900
Gross SqFt	18,056	11,826	17,494
Estimated Gross Income	\$631,960	\$420,564	\$674,908
Gross Income per SqFt	\$35.00	\$35.60	\$38.60
Full Market Value	\$2,940,000	\$1,960,000	\$3,310,000
Market Value per SqFt	\$163.00	\$166.00	\$189.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00482-0001	1-00504-0019	1-00504-0031
Address	41 CROSBY STREET	202 AVENUE OF THE AMERICA	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	14	37	60
Year Built	1900	1910	1920
Gross SqFt	31,365	21,740	38,880
Estimated Gross Income	\$1,066,410	\$844,190	\$1,182,870
Gross Income per SqFt	\$34.00	\$38.80	\$30.40
Full Market Value	\$4,970,000	\$4,140,000	\$5,510,000
Market Value per SqFt	\$158.00	\$190.00	\$142.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00482-0003	1-00504-0019	1-00504-0031
Address	45 CROSBY STREET	202 AVENUE OF THE AMERICA	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	13	37	60
Year Built	1920	1910	1920
Gross SqFt	32,028	21,740	38,880
Estimated Gross Income	\$1,088,952	\$844,190	\$1,182,870
Gross Income per SqFt	\$34.00	\$38.80	\$30.40
Full Market Value	\$5,070,000	\$4,140,000	\$5,510,000
Market Value per SqFt	\$158.00	\$190.00	\$142.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00482-0022	1-00501-0006	1-00488-0037
Address	226 LAFAYETTE STREET	423 WEST BROADWAY	508 BROOME STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	13	28	14
Year Built	1920	1910	1900
Gross SqFt	22,104	20,670	21,598
Estimated Gross Income	\$884,160	\$1,036,032	\$882,728
Gross Income per SqFt	\$40.00	\$50.00	\$40.90
Full Market Value	\$4,340,000	\$5,090,000	\$4,330,000
Market Value per SqFt	\$196.00	\$246.00	\$200.00
Distance from Cooperative in miles		0.25	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00483-0013	1-00506-0016	1-00504-0036
Address	514 BROADWAY	30 CHARLTON STREET	100 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	86	70
Year Built	1900	1920	1920
Gross SqFt	76,550	44,256	53,200
Estimated Gross Income	\$2,755,800	\$1,604,052	\$1,243,778
Gross Income per SqFt	\$36.00	\$36.20	\$23.38
Full Market Value	\$12,800,000	\$7,470,000	\$5,150,000
Market Value per SqFt	\$167.00	\$169.00	\$97.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00484-0001	1-00494-0015	1-00504-0019
Address	84 MERCER STREET	40 PRINCE STREET	202 AVENUE OF THE AMERICA
Neighborhood	SOHO	LITTLE ITALY	SOHO
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	26	41	37
Year Built	1880	1900	1910
Gross SqFt	125,590	45,990	21,740
Estimated Gross Income	\$4,521,240	\$2,107,819	\$844,190
Gross Income per SqFt	\$36.00	\$45.80	\$38.80
Full Market Value	\$21,100,000	\$10,300,000	\$4,140,000
Market Value per SqFt	\$168.00	\$224.00	\$190.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00484-0026	1-00495-0033	1-00494-0015
Address	491 BROADWAY	229 MULBERRY STREET	40 PRINCE STREET
Neighborhood	SOHO	LITTLE ITALY	LITTLE ITALY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	15	62	41
Year Built	1920	1999	1900
Gross SqFt	57,486	67,300	45,990
Estimated Gross Income	\$2,299,440	\$2,809,478	\$2,107,819
Gross Income per SqFt	\$40.00	\$41.70	\$45.80
Full Market Value	\$10,700,000	\$13,800,000	\$10,300,000
Market Value per SqFt	\$186.00	\$205.00	\$224.00
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00485-0014	1-00489-0036	1-00520-0051
Address	122 SPRING STREET	59 THOMPSON STREET	37 KING STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	36	40
Year Built	1910	1900	1937
Gross SqFt	19,302	15,918	20,035
Estimated Gross Income	\$482,550	\$351,259	\$436,668
Gross Income per SqFt	\$25.00	\$22.07	\$21.80
Full Market Value	\$2,000,000	\$1,450,000	\$1,810,000
Market Value per SqFt	\$104.00	\$91.00	\$90.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00485-0021	1-00504-0031	1-00509-0026
Address	106 SPRING STREET	112 SULLIVAN STREET	53 EAST HOUSTON STREET
Neighborhood	SOHO	SOHO	LITTLE ITALY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	11	60	32
Year Built	1900	1920	1910
Gross SqFt	32,088	38,880	25,480
Estimated Gross Income	\$834,288	\$1,182,870	\$580,452
Gross Income per SqFt	\$26.00	\$30.40	\$22.78
Full Market Value	\$3,460,000	\$5,510,000	\$2,400,000
Market Value per SqFt	\$108.00	\$142.00	\$94.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00485-0022	1-00506-0016	1-00504-0031
Address	91 MERCER STREET	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	86	60
Year Built	1900	1920	1920
Gross SqFt	27,500	44,256	38,880
Estimated Gross Income	\$962,500	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$35.00	\$36.20	\$30.40
Full Market Value	\$4,480,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$163.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00485-0025	1-00504-0019	1-00504-0031
Address	85 MERCER STREET	202 AVENUE OF THE AMERICA	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	19	37	60
Year Built	1920	1910	1920
Gross SqFt	24,900	21,740	38,880
Estimated Gross Income	\$747,000	\$844,190	\$1,182,870
Gross Income per SqFt	\$30.00	\$38.80	\$30.40
Full Market Value	\$3,480,000	\$4,140,000	\$5,510,000
Market Value per SqFt	\$140.00	\$190.00	\$142.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00486-0009	1-00504-0019	1-00504-0031
Address	80 WOOSTER STREET	202 AVENUE OF THE AMERICA	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	11	37	60
Year Built	1900	1910	1920
Gross SqFt	33,250	21,740	38,880
Estimated Gross Income	\$997,500	\$844,190	\$1,182,870
Gross Income per SqFt	\$30.00	\$38.80	\$30.40
Full Market Value	\$4,650,000	\$4,140,000	\$5,510,000
Market Value per SqFt	\$140.00	\$190.00	\$142.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00487-0001	1-00506-0016	1-00504-0031
Address	484 BROOME STREET	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	86	60
Year Built	1918	1920	1920
Gross SqFt	43,500	44,256	38,880
Estimated Gross Income	\$1,566,000	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$36.00	\$36.20	\$30.40
Full Market Value	\$7,290,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$168.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00489-0008	1-00519-0024	1-00503-0045
Address	71 SULLIVAN STREET	28 KING STREET	195 SPRING STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	24	24	26
Year Built	1900	1920	1900
Gross SqFt	11,628	11,826	17,494
Estimated Gross Income	\$406,980	\$420,564	\$674,908
Gross Income per SqFt	\$35.00	\$35.60	\$38.60
Full Market Value	\$1,900,000	\$1,960,000	\$3,310,000
Market Value per SqFt	\$163.00	\$166.00	\$189.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00489-0037	1-00519-0024	1-00503-0045
Address	57 THOMPSON STREET	28 KING STREET	195 SPRING STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	40	24	26
Year Built	1920	1920	1900
Gross SqFt	15,138	11,826	17,494
Estimated Gross Income	\$529,830	\$420,564	\$674,908
Gross Income per SqFt	\$35.00	\$35.60	\$38.60
Full Market Value	\$2,470,000	\$1,960,000	\$3,310,000
Market Value per SqFt	\$163.00	\$166.00	\$189.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00494-0032	1-00494-0039	1-00470-0019
Address	215 MOTT STREET	37 SPRING STREET	125 ELIZABETH STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	16	12
Year Built	1900	1900	1900
Gross SqFt	7,632	7,330	7,500
Estimated Gross Income	\$198,432	\$223,918	\$199,248
Gross Income per SqFt	\$26.00	\$30.50	\$26.60
Full Market Value	\$421,000	\$1,040,000	\$825,000
Market Value per SqFt	\$55.00	\$142.00	\$110.00
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00494-0033	1-00470-0019	1-00494-0039
Address	213 MOTT STREET	125 ELIZABETH STREET	37 SPRING STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	12	12	16
Year Built	1900	1900	1900
Gross SqFt	7,779	7,500	7,330
Estimated Gross Income	\$202,254	\$199,248	\$223,918
Gross Income per SqFt	\$26.00	\$26.60	\$30.50
Full Market Value	\$429,000	\$825,000	\$1,040,000
Market Value per SqFt	\$55.00	\$110.00	\$142.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00495-0002	1-00615-0036	1-00494-0015
Address	237 LAFAYETTE STREET	87 GREENWICH AVENUE	40 PRINCE STREET
Neighborhood	LITTLE ITALY	GREENWICH VILLAGE-WEST	LITTLE ITALY
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	21	81	41
Year Built	1911	1930	1900
Gross SqFt	54,431	64,840	45,990
Estimated Gross Income	\$2,449,395	\$2,908,000	\$2,107,819
Gross Income per SqFt	\$45.00	\$44.80	\$45.80
Full Market Value	\$12,000,000	\$14,300,000	\$10,300,000
Market Value per SqFt	\$220.00	\$221.00	\$224.00
Distance from Cooperative in miles		1.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00497-0007	1-00504-0019	1-00477-0001
Address	542 BROADWAY	202 AVENUE OF THE AMERICA	80 VARICK STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	11	37	64
Year Built	1900	1910	1920
Gross SqFt	20,700	21,740	125,235
Estimated Gross Income	\$703,800	\$844,190	\$2,356,368
Gross Income per SqFt	\$34.00	\$38.80	\$18.82
Full Market Value	\$3,280,000	\$4,140,000	\$8,810,000
Market Value per SqFt	\$158.00	\$190.00	\$70.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00498-0005	1-00506-0016	1-00504-0031
Address	565 BROADWAY	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	86	60
Year Built	1900	1920	1920
Gross SqFt	51,180	44,256	38,880
Estimated Gross Income	\$2,047,200	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$40.00	\$36.20	\$30.40
Full Market Value	\$10,000,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$195.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00498-0015	1-00503-0021	1-00502-0002
Address	547 BROADWAY	115 THOMPSON STREET	90 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C8-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	30	29
Year Built	1920	1900	1900
Gross SqFt	26,058	20,034	20,196
Estimated Gross Income	\$1,172,610	\$1,077,543	\$803,873
Gross Income per SqFt	\$45.00	\$54.00	\$39.80
Full Market Value	\$5,760,000	\$5,290,000	\$3,950,000
Market Value per SqFt	\$221.00	\$264.00	\$196.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00498-0017	1-00506-0016	1-00504-0031
Address	543 BROADWAY	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	86	60
Year Built	1903	1920	1920
Gross SqFt	60,000	44,256	38,880
Estimated Gross Income	\$2,160,000	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$36.00	\$36.20	\$30.40
Full Market Value	\$10,100,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$168.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00498-0018	1-00504-0019	1-00504-0031
Address	541 BROADWAY	202 AVENUE OF THE AMERICA	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	13	37	60
Year Built	1909	1910	1920
Gross SqFt	35,735	21,740	38,880
Estimated Gross Income	\$1,214,990	\$844,190	\$1,182,870
Gross Income per SqFt	\$34.00	\$38.80	\$30.40
Full Market Value	\$5,660,000	\$4,140,000	\$5,510,000
Market Value per SqFt	\$158.00	\$190.00	\$142.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00500-0005	1-00506-0016	1-00504-0031
Address	108 WOOSTER STREET	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	86	60
Year Built	1900	1920	1920
Gross SqFt	27,150	44,256	38,880
Estimated Gross Income	\$950,250	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$35.00	\$36.20	\$30.40
Full Market Value	\$4,430,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$163.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00500-0007	1-00506-0016	1-00504-0031
Address	112 WOOSTER STREET	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	86	60
Year Built	1900	1920	1920
Gross SqFt	27,150	44,256	38,880
Estimated Gross Income	\$950,250	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$35.00	\$36.20	\$30.40
Full Market Value	\$4,430,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$163.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00501-0012	1-00567-0005	
Address	140 PRINCE STREET	29 5 AVENUE	
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	
Total Units	13	17	
Year Built	1910	1920	
Gross SqFt	40,000	16,247	
Estimated Gross Income	\$1,178,670	\$574,000	
Gross Income per SqFt	\$29.50	\$35.30	
Full Market Value	\$7,556,251	\$2,670,000	
Market Value per SqFt	\$189.00	\$164.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00501-0028	1-00504-0031	1-00509-0026
Address	101 WOOSTER STREET	112 SULLIVAN STREET	53 EAST HOUSTON STREET
Neighborhood	SOHO	SOHO	LITTLE ITALY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	13	60	32
Year Built	1900	1920	1910
Gross SqFt	30,500	38,880	25,480
Estimated Gross Income	\$823,500	\$1,182,870	\$580,452
Gross Income per SqFt	\$27.00	\$30.40	\$22.78
Full Market Value	\$3,410,000	\$5,510,000	\$2,400,000
Market Value per SqFt	\$112.00	\$142.00	\$94.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00502-0012	1-00519-0024	1-00503-0045
Address	110 THOMPSON STREET	28 KING STREET	195 SPRING STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	32	24	26
Year Built	1900	1920	1900
Gross SqFt	12,750	11,826	17,494
Estimated Gross Income	\$446,250	\$420,564	\$674,908
Gross Income per SqFt	\$35.00	\$35.60	\$38.60
Full Market Value	\$2,080,000	\$1,960,000	\$3,310,000
Market Value per SqFt	\$163.00	\$166.00	\$189.00
Distance from Cooperative in miles		0.20	0.04

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00502-0038	1-00504-0019	1-00504-0031
Address	165 SPRING STREET	202 AVENUE OF THE AMERICA	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	13	37	60
Year Built	1910	1910	1920
Gross SqFt	37,050	21,740	38,880
Estimated Gross Income	\$1,259,700	\$844,190	\$1,182,870
Gross Income per SqFt	\$34.00	\$38.80	\$30.40
Full Market Value	\$5,870,000	\$4,140,000	\$5,510,000
Market Value per SqFt	\$158.00	\$190.00	\$142.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00503-0027	1-00503-0045	1-00519-0024
Address	105 THOMPSON STREET	195 SPRING STREET	28 KING STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	26	26	24
Year Built	1920	1900	1920
Gross SqFt	11,070	17,494	11,826
Estimated Gross Income	\$387,450	\$674,908	\$420,564
Gross Income per SqFt	\$35.00	\$38.60	\$35.60
Full Market Value	\$1,800,000	\$3,310,000	\$1,960,000
Market Value per SqFt	\$163.00	\$189.00	\$166.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00503-0028	1-00503-0006	1-00503-0026
Address	101 THOMPSON STREET	107 SULLIVAN STREET	107 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	41	24
Year Built	1900	1900	1900
Gross SqFt	21,360	22,517	11,070
Estimated Gross Income	\$897,120	\$947,008	\$539,084
Gross Income per SqFt	\$42.00	\$42.10	\$48.70
Full Market Value	\$4,400,000	\$4,650,000	\$2,650,000
Market Value per SqFt	\$206.00	\$207.00	\$239.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00504-0014	1-00504-0019	1-00504-0031
Address	194 AVENUE OF THE AMERICA	202 AVENUE OF THE AMERICA	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	21	37	60
Year Built	1925	1910	1920
Gross SqFt	32,738	21,740	38,880
Estimated Gross Income	\$1,113,092	\$844,190	\$1,182,870
Gross Income per SqFt	\$34.00	\$38.80	\$30.40
Full Market Value	\$5,180,000	\$4,140,000	\$5,510,000
Market Value per SqFt	\$158.00	\$190.00	\$142.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00504-0039	1-00519-0024	1-00503-0045
Address	203 SPRING STREET	28 KING STREET	195 SPRING STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	24	26
Year Built	1900	1920	1900
Gross SqFt	12,662	11,826	17,494
Estimated Gross Income	\$443,170	\$420,564	\$674,908
Gross Income per SqFt	\$35.00	\$35.60	\$38.60
Full Market Value	\$2,060,000	\$1,960,000	\$3,310,000
Market Value per SqFt	\$163.00	\$166.00	\$189.00
Distance from Cooperative in miles		0.10	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00506-0027	1-00506-0016	1-00504-0031
Address	2 CHARLTON STREET	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	181	86	60
Year Built	1966	1920	1920
Gross SqFt	172,836	44,256	38,880
Estimated Gross Income	\$6,222,096	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$36.00	\$36.20	\$30.40
Full Market Value	\$29,000,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$168.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.00	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00507-0018	1-00470-0019	1-00494-0039
Address	262 ELIZABETH STREET	125 ELIZABETH STREET	37 SPRING STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	13	12	16
Year Built	1920	1900	1900
Gross SqFt	7,545	7,500	7,330
Estimated Gross Income	\$196,170	\$199,248	\$223,918
Gross Income per SqFt	\$26.00	\$26.60	\$30.50
Full Market Value	\$813,000	\$825,000	\$1,040,000
Market Value per SqFt	\$108.00	\$110.00	\$142.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00507-0021	1-00470-0019	1-00494-0039
Address	268 ELIZABETH STREET	125 ELIZABETH STREET	37 SPRING STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	12	12	16
Year Built	1920	1900	1900
Gross SqFt	7,825	7,500	7,330
Estimated Gross Income	\$203,450	\$199,248	\$223,918
Gross Income per SqFt	\$26.00	\$26.60	\$30.50
Full Market Value	\$843,000	\$825,000	\$1,040,000
Market Value per SqFt	\$108.00	\$110.00	\$142.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00510-0006	1-00495-0033	1-00481-0001
Address	115 CROSBY STREET	229 MULBERRY STREET	400 CLEVELAND PLACE
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	53	62	113
Year Built	1900	1999	1913
Gross SqFt	73,332	67,300	173,838
Estimated Gross Income	\$2,933,280	\$2,809,478	\$4,819,853
Gross Income per SqFt	\$40.00	\$41.70	\$27.70
Full Market Value	\$14,400,000	\$13,800,000	\$20,000,000
Market Value per SqFt	\$196.00	\$205.00	\$115.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00510-0037	1-00509-0026	1-00488-0037
Address	129 CROSBY STREET	53 EAST HOUSTON STREET	508 BROOME STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	SOHO
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	14	32	14
Year Built	1910	1910	1900
Gross SqFt	25,244	25,480	21,598
Estimated Gross Income	\$757,320	\$580,452	\$882,728
Gross Income per SqFt	\$30.00	\$22.78	\$40.90
Full Market Value	\$3,530,000	\$2,400,000	\$4,330,000
Market Value per SqFt	\$140.00	\$94.00	\$200.00
Distance from Cooperative in miles		0.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00513-0003	1-00506-0016	1-00504-0031
Address	132 GREENE STREET	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	86	60
Year Built	1885	1920	1920
Gross SqFt	61,999	44,256	38,880
Estimated Gross Income	\$2,045,967	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$33.00	\$36.20	\$30.40
Full Market Value	\$9,530,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$154.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00514-0010	1-00506-0016	1-00504-0031
Address	152 WOOSTER STREET	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	86	60
Year Built	1909	1920	1920
Gross SqFt	40,500	44,256	38,880
Estimated Gross Income	\$1,458,000	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$36.00	\$36.20	\$30.40
Full Market Value	\$6,790,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$168.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00514-0037	1-00506-0016	1-00504-0031
Address	113 PRINCE STREET	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	86	60
Year Built	1895	1920	1920
Gross SqFt	49,170	44,256	38,880
Estimated Gross Income	\$1,770,120	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$36.00	\$36.20	\$30.40
Full Market Value	\$8,250,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$168.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00515-0001	1-00501-0006	1-00488-0037
Address	451 WEST BROADWAY	423 WEST BROADWAY	508 BROOME STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	13	28	14
Year Built	1880	1910	1900
Gross SqFt	26,200	20,670	21,598
Estimated Gross Income	\$1,048,000	\$1,036,032	\$882,728
Gross Income per SqFt	\$40.00	\$50.00	\$40.90
Full Market Value	\$5,140,000	\$5,090,000	\$4,330,000
Market Value per SqFt	\$196.00	\$246.00	\$200.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00515-0004	1-00506-0016	1-00504-0031
Address	459 WEST BROADWAY	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	86	60
Year Built	1920	1920	1920
Gross SqFt	40,180	44,256	38,880
Estimated Gross Income	\$1,366,120	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$34.00	\$36.20	\$30.40
Full Market Value	\$6,360,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$158.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00515-0008	1-00506-0016	1-00504-0031
Address	465 WEST BROADWAY	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	86	60
Year Built	1900	1920	1920
Gross SqFt	40,130	44,256	38,880
Estimated Gross Income	\$1,203,900	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$30.00	\$36.20	\$30.40
Full Market Value	\$5,610,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$140.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00515-0031	1-00504-0031	1-00506-0016
Address	141 WOOSTER STREET	112 SULLIVAN STREET	30 CHARLTON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	60	86
Year Built	1910	1920	1920
Gross SqFt	54,600	38,880	44,256
Estimated Gross Income	\$2,184,000	\$1,182,870	\$1,604,052
Gross Income per SqFt	\$40.00	\$30.40	\$36.20
Full Market Value	\$10,700,000	\$5,510,000	\$7,470,000
Market Value per SqFt	\$196.00	\$142.00	\$169.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00515-0037	1-00506-0016	1-00504-0031
Address	127 PRINCE STREET	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	86	60
Year Built	1900	1920	1920
Gross SqFt	32,921	44,256	38,880
Estimated Gross Income	\$987,630	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$30.00	\$36.20	\$30.40
Full Market Value	\$4,600,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$140.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00516-0001	1-00503-0006	1-00503-0026
Address	163 PRINCE STREET	107 SULLIVAN STREET	107 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	35	41	24
Year Built	1920	1900	1900
Gross SqFt	20,885	22,517	11,070
Estimated Gross Income	\$877,170	\$947,008	\$539,084
Gross Income per SqFt	\$42.00	\$42.10	\$48.70
Full Market Value	\$4,310,000	\$4,650,000	\$2,650,000
Market Value per SqFt	\$206.00	\$207.00	\$239.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00516-0007	1-00504-0031	1-00506-0016
Address	140 THOMPSON STREET	112 SULLIVAN STREET	30 CHARLTON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	60	86
Year Built	1903	1920	1920
Gross SqFt	86,018	38,880	44,256
Estimated Gross Income	\$3,096,648	\$1,182,870	\$1,604,052
Gross Income per SqFt	\$36.00	\$30.40	\$36.20
Full Market Value	\$14,400,000	\$5,510,000	\$7,470,000
Market Value per SqFt	\$167.00	\$142.00	\$169.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00516-0026	1-00504-0031	1-00506-0016
Address	474 WEST BROADWAY	112 SULLIVAN STREET	30 CHARLTON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	60	86
Year Built	1900	1920	1920
Gross SqFt	51,925	38,880	44,256
Estimated Gross Income	\$1,869,300	\$1,182,870	\$1,604,052
Gross Income per SqFt	\$36.00	\$30.40	\$36.20
Full Market Value	\$8,710,000	\$5,510,000	\$7,470,000
Market Value per SqFt	\$168.00	\$142.00	\$169.00
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00517-0005	1-00488-0014	1-00482-0031
Address	141 SULLIVAN STREET	80 THOMPSON STREET	212 LAFAYETTE STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	20	17
Year Built	1900	1903	1900
Gross SqFt	9,392	8,755	8,815
Estimated Gross Income	\$338,112	\$332,537	\$321,447
Gross Income per SqFt	\$36.00	\$38.00	\$36.50
Full Market Value	\$1,570,000	\$1,550,000	\$1,500,000
Market Value per SqFt	\$167.00	\$177.00	\$170.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00517-0006	1-00488-0014	1-00482-0031
Address	143 SULLIVAN STREET	80 THOMPSON STREET	212 LAFAYETTE STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	20	17
Year Built	1900	1903	1900
Gross SqFt	9,398	8,755	8,815
Estimated Gross Income	\$338,328	\$332,537	\$321,447
Gross Income per SqFt	\$36.00	\$38.00	\$36.50
Full Market Value	\$1,580,000	\$1,550,000	\$1,500,000
Market Value per SqFt	\$168.00	\$177.00	\$170.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00517-0007	1-00488-0014	1-00482-0031
Address	145 SULLIVAN STREET	80 THOMPSON STREET	212 LAFAYETTE STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	20	17
Year Built	1910	1903	1900
Gross SqFt	9,398	8,755	8,815
Estimated Gross Income	\$338,328	\$332,537	\$321,447
Gross Income per SqFt	\$36.00	\$38.00	\$36.50
Full Market Value	\$1,580,000	\$1,550,000	\$1,500,000
Market Value per SqFt	\$168.00	\$177.00	\$170.00
Distance from Cooperative in miles		0.20	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00517-0008	1-00488-0014	1-00482-0031
Address	147 SULLIVAN STREET	80 THOMPSON STREET	212 LAFAYETTE STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	20	17
Year Built	1920	1903	1900
Gross SqFt	9,433	8,755	8,815
Estimated Gross Income	\$339,588	\$332,537	\$321,447
Gross Income per SqFt	\$36.00	\$38.00	\$36.50
Full Market Value	\$1,580,000	\$1,550,000	\$1,500,000
Market Value per SqFt	\$167.00	\$177.00	\$170.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00517-0009	1-00503-0006	1-00503-0026
Address	149 SULLIVAN STREET	107 SULLIVAN STREET	107 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	41	24
Year Built	1900	1900	1900
Gross SqFt	22,513	22,517	11,070
Estimated Gross Income	\$945,546	\$947,008	\$539,084
Gross Income per SqFt	\$42.00	\$42.10	\$48.70
Full Market Value	\$4,640,000	\$4,650,000	\$2,650,000
Market Value per SqFt	\$206.00	\$207.00	\$239.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00518-0014	1-00519-0024	1-00503-0045
Address	64 MAC DOUGAL STREET	28 KING STREET	195 SPRING STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	19	24	26
Year Built	1920	1920	1900
Gross SqFt	13,786	11,826	17,494
Estimated Gross Income	\$482,510	\$420,564	\$674,908
Gross Income per SqFt	\$35.00	\$35.60	\$38.60
Full Market Value	\$2,250,000	\$1,960,000	\$3,310,000
Market Value per SqFt	\$163.00	\$166.00	\$189.00
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00518-0032	1-00503-0006	1-00503-0026
Address	150 SULLIVAN STREET	107 SULLIVAN STREET	107 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	41	41	24
Year Built	1900	1900	1900
Gross SqFt	20,190	22,517	11,070
Estimated Gross Income	\$847,980	\$947,008	\$539,084
Gross Income per SqFt	\$42.00	\$42.10	\$48.70
Full Market Value	\$4,160,000	\$4,650,000	\$2,650,000
Market Value per SqFt	\$206.00	\$207.00	\$239.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00519-0014	1-00506-0016	1-00504-0031
Address	46 KING STREET	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	86	60
Year Built	1959	1920	1920
Gross SqFt	43,346	44,256	38,880
Estimated Gross Income	\$1,560,456	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$36.00	\$36.20	\$30.40
Full Market Value	\$7,270,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$168.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00519-0036	1-00521-0075	1-00495-0022
Address	2 KING STREET	312 BOWERY	249 MULBERRY STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	41	17	76
Year Built	1963	1920	1986
Gross SqFt	33,100	23,000	41,182
Estimated Gross Income	\$1,324,000	\$998,230	\$2,512,074
Gross Income per SqFt	\$40.00	\$43.40	\$61.00
Full Market Value	\$6,500,000	\$4,900,000	\$12,300,000
Market Value per SqFt	\$196.00	\$213.00	\$299.00
Distance from Cooperative in miles		0.55	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00519-0044	1-00494-0015	1-00504-0031
Address	208 AVENUE OF THE AMERICA	40 PRINCE STREET	112 SULLIVAN STREET
Neighborhood	SOHO	LITTLE ITALY	SOHO
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	49	41	60
Year Built	1930	1900	1920
Gross SqFt	33,204	45,990	38,880
Estimated Gross Income	\$1,128,936	\$2,107,819	\$1,182,870
Gross Income per SqFt	\$34.00	\$45.80	\$30.40
Full Market Value	\$5,260,000	\$10,300,000	\$5,510,000
Market Value per SqFt	\$158.00	\$224.00	\$142.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00519-0051	1-00470-0005	1-00502-0014
Address	11 CHARLTON STREET	160 MOTT STREET	114 THOMPSON STREET
Neighborhood	SOHO	LITTLE ITALY	SOHO
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	36	20
Year Built	1910	1910	1920
Gross SqFt	14,700	11,967	9,332
Estimated Gross Income	\$558,600	\$401,014	\$422,178
Gross Income per SqFt	\$38.00	\$33.50	\$45.20
Full Market Value	\$2,600,000	\$1,870,000	\$2,070,000
Market Value per SqFt	\$177.00	\$156.00	\$222.00
Distance from Cooperative in miles		0.70	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00520-0029	1-00506-0016	1-00504-0031
Address	185 WEST HOUSTON STREET	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	86	60
Year Built	1962	1920	1920
Gross SqFt	47,100	44,256	38,880
Estimated Gross Income	\$1,695,600	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$36.00	\$36.20	\$30.40
Full Market Value	\$7,900,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$168.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.10	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00520-0056	1-00470-0005	1-00502-0014
Address	47 KING STREET	160 MOTT STREET	114 THOMPSON STREET
Neighborhood	SOHO	LITTLE ITALY	SOHO
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	36	20
Year Built	1900	1910	1920
Gross SqFt	9,924	11,967	9,332
Estimated Gross Income	\$377,112	\$401,014	\$422,178
Gross Income per SqFt	\$38.00	\$33.50	\$45.20
Full Market Value	\$1,760,000	\$1,870,000	\$2,070,000
Market Value per SqFt	\$177.00	\$156.00	\$222.00
Distance from Cooperative in miles		0.75	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00520-0085	1-00488-0014	1-00482-0031
Address	5 KING STREET	80 THOMPSON STREET	212 LAFAYETTE STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	20	17
Year Built	1925	1903	1900
Gross SqFt	7,283	8,755	8,815
Estimated Gross Income	\$262,188	\$332,537	\$321,447
Gross Income per SqFt	\$36.00	\$38.00	\$36.50
Full Market Value	\$1,220,000	\$1,550,000	\$1,500,000
Market Value per SqFt	\$168.00	\$177.00	\$170.00
Distance from Cooperative in miles		0.25	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00521-0030	1-00526-0026	1-00526-0064
Address	308 MOTT STREET	83 MAC DOUGAL STREET	170 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	40	40	21
Year Built	1900	1910	1900
Gross SqFt	17,626	18,634	19,519
Estimated Gross Income	\$687,414	\$726,734	\$681,666
Gross Income per SqFt	\$39.00	\$39.00	\$34.90
Full Market Value	\$3,370,000	\$3,570,000	\$3,180,000
Market Value per SqFt	\$191.00	\$192.00	\$163.00
Distance from Cooperative in miles		0.50	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00521-0034	1-00526-0026	1-00526-0064
Address	316 MOTT STREET	83 MAC DOUGAL STREET	170 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	40	21
Year Built	1900	1910	1900
Gross SqFt	10,985	18,634	19,519
Estimated Gross Income	\$428,415	\$726,734	\$681,666
Gross Income per SqFt	\$39.00	\$39.00	\$34.90
Full Market Value	\$2,100,000	\$3,570,000	\$3,180,000
Market Value per SqFt	\$191.00	\$192.00	\$163.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00521-0071	1-00558-0044	1-00643-0027
Address	10 BLEECKER STREET	115 EAST 12 STREET	99 HORATIO STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	25	69	53
Year Built	1900	1900	1925
Gross SqFt	40,607	41,750	44,900
Estimated Gross Income	\$1,421,245	\$2,120,000	\$2,065,000
Gross Income per SqFt	\$35.00	\$51.00	\$46.00
Full Market Value	\$6,620,000	\$10,400,000	\$10,100,000
Market Value per SqFt	\$163.00	\$249.00	\$225.00
Distance from Cooperative in miles		0.55	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00522-0004	1-00506-0016	1-00504-0031
Address	620 BROADWAY	30 CHARLTON STREET	112 SULLIVAN STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	SOHO	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	86	60
Year Built	1900	1920	1920
Gross SqFt	32,440	44,256	38,880
Estimated Gross Income	\$973,200	\$1,604,052	\$1,182,870
Gross Income per SqFt	\$30.00	\$36.20	\$30.40
Full Market Value	\$4,530,000	\$7,470,000	\$5,510,000
Market Value per SqFt	\$140.00	\$169.00	\$142.00
Distance from Cooperative in miles		0.45	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00523-0032	1-00521-0075	1-00527-0027
Address	200 MERCER STREET	312 BOWERY	10 DOWNING STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	28	17	137
Year Built	1940	1920	1940
Gross SqFt	52,000	23,000	118,467
Estimated Gross Income	\$2,080,000	\$998,230	\$4,102,063
Gross Income per SqFt	\$40.00	\$43.40	\$34.60
Full Market Value	\$10,200,000	\$4,900,000	\$19,100,000
Market Value per SqFt	\$196.00	\$213.00	\$161.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00523-0038	1-00527-0027	1-00528-0063
Address	50 WEST 17 STREET	10 DOWNING STREET	76 CARMINE STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	115	137	21
Year Built	1961	1940	1910
Gross SqFt	82,483	118,467	12,690
Estimated Gross Income	\$2,886,905	\$4,102,063	\$541,426
Gross Income per SqFt	\$35.00	\$34.60	\$42.70
Full Market Value	\$13,400,000	\$19,100,000	\$2,660,000
Market Value per SqFt	\$162.00	\$161.00	\$210.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00524-0001	1-00527-0027	1-00528-0063
Address	501 LA GUARDIA PLACE	10 DOWNING STREET	76 CARMINE STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	174	137	21
Year Built	1966	1940	1910
Gross SqFt	212,832	118,467	12,690
Estimated Gross Income	\$7,449,120	\$4,102,063	\$541,426
Gross Income per SqFt	\$35.00	\$34.60	\$42.70
Full Market Value	\$15,800,000	\$19,100,000	\$2,660,000
Market Value per SqFt	\$74.00	\$161.00	\$210.00
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00525-0040	1-00527-0027	1-00528-0063
Address	180 THOMPSON STREET	10 DOWNING STREET	76 CARMINE STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	64	137	21
Year Built	1920	1940	1910
Gross SqFt	27,000	118,467	12,690
Estimated Gross Income	\$945,000	\$4,102,063	\$541,426
Gross Income per SqFt	\$35.00	\$34.60	\$42.70
Full Market Value	\$4,400,000	\$19,100,000	\$2,660,000
Market Value per SqFt	\$163.00	\$161.00	\$210.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00526-0022	1-00526-0026	1-00526-0064
Address	194 BLEECKER STREET	83 MAC DOUGAL STREET	170 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	40	21
Year Built	1900	1910	1900
Gross SqFt	11,210	18,634	19,519
Estimated Gross Income	\$437,190	\$726,734	\$681,666
Gross Income per SqFt	\$39.00	\$39.00	\$34.90
Full Market Value	\$2,150,000	\$3,570,000	\$3,180,000
Market Value per SqFt	\$192.00	\$192.00	\$163.00
Distance from Cooperative in miles		0.00	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00526-0023	1-00526-0026	1-00526-0064
Address	192 BLEECKER STREET	83 MAC DOUGAL STREET	170 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	23	40	21
Year Built	1900	1910	1900
Gross SqFt	11,343	18,634	19,519
Estimated Gross Income	\$442,377	\$726,734	\$681,666
Gross Income per SqFt	\$39.00	\$39.00	\$34.90
Full Market Value	\$2,170,000	\$3,570,000	\$3,180,000
Market Value per SqFt	\$191.00	\$192.00	\$163.00
Distance from Cooperative in miles		0.00	0.04

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00527-0010	1-00527-0027	1-00528-0063
Address	32 BEDFORD STREET	10 DOWNING STREET	76 CARMINE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	20	137	21
Year Built	1910	1940	1910
Gross SqFt	10,000	118,467	12,690
Estimated Gross Income	\$350,000	\$4,102,063	\$541,426
Gross Income per SqFt	\$35.00	\$34.60	\$42.70
Full Market Value	\$1,630,000	\$19,100,000	\$2,660,000
Market Value per SqFt	\$163.00	\$161.00	\$210.00
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00527-0084	1-00528-0065	1-00528-0091
Address	13 DOWNING STREET	72 CARMINE STREET	65 DOWNING STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	16	16	23
Year Built	1920	1910	1910
Gross SqFt	8,656	6,954	11,460
Estimated Gross Income	\$294,304	\$254,424	\$445,249
Gross Income per SqFt	\$34.00	\$36.60	\$38.90
Full Market Value	\$1,370,000	\$1,190,000	\$2,190,000
Market Value per SqFt	\$158.00	\$171.00	\$191.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00527-0094	1-00528-0091	1-00528-0065
Address	26 BEDFORD STREET	65 DOWNING STREET	72 CARMINE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	16	23	16
Year Built	1900	1910	1910
Gross SqFt	7,000	11,460	6,954
Estimated Gross Income	\$238,000	\$445,249	\$254,424
Gross Income per SqFt	\$34.00	\$38.90	\$36.60
Full Market Value	\$1,110,000	\$2,190,000	\$1,190,000
Market Value per SqFt	\$159.00	\$191.00	\$171.00
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-0001	1-00527-0027	1-00528-0063
Address	182 WEST HOUSTON STREET	10 DOWNING STREET	76 CARMINE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	115	137	21
Year Built	1952	1940	1910
Gross SqFt	71,490	118,467	12,690
Estimated Gross Income	\$2,502,150	\$4,102,063	\$541,426
Gross Income per SqFt	\$35.00	\$34.60	\$42.70
Full Market Value	\$11,700,000	\$19,100,000	\$2,660,000
Market Value per SqFt	\$164.00	\$161.00	\$210.00
Distance from Cooperative in miles		0.05	0.03

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-0008	1-00576-0076	1-00622-0056
Address	204 WEST HOUSTON STREET	71 WEST 12 STREET	53 PERRY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	46	72
Year Built	1900	1922	1930
Gross SqFt	37,968	37,824	34,140
Estimated Gross Income	\$1,328,880	\$1,124,000	\$1,362,000
Gross Income per SqFt	\$35.00	\$29.70	\$39.90
Full Market Value	\$6,190,000	\$5,240,000	\$6,690,000
Market Value per SqFt	\$163.00	\$139.00	\$196.00
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-0033	1-00528-0065	1-00528-0091
Address	44 DOWNING STREET	72 CARMINE STREET	65 DOWNING STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	20	16	23
Year Built	1900	1910	1910
Gross SqFt	14,227	6,954	11,460
Estimated Gross Income	\$483,718	\$254,424	\$445,249
Gross Income per SqFt	\$34.00	\$36.60	\$38.90
Full Market Value	\$1,030,000	\$1,190,000	\$2,190,000
Market Value per SqFt	\$72.00	\$171.00	\$191.00
Distance from Cooperative in miles		0.03	0.03

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-0035	1-00528-0065	1-00528-0091
Address	40 DOWNING STREET	72 CARMINE STREET	65 DOWNING STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	20	16	23
Year Built	1900	1910	1910
Gross SqFt	36,850	6,954	11,460
Estimated Gross Income	\$1,252,900	\$254,424	\$445,249
Gross Income per SqFt	\$34.00	\$36.60	\$38.90
Full Market Value	\$2,660,000	\$1,190,000	\$2,190,000
Market Value per SqFt	\$72.00	\$171.00	\$191.00
Distance from Cooperative in miles		0.03	0.03

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-0036	1-00528-0065	1-00528-0091
Address	38 DOWNING STREET	72 CARMINE STREET	65 DOWNING STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	20	16	23
Year Built	1900	1910	1910
Gross SqFt	8,375	6,954	11,460
Estimated Gross Income	\$284,750	\$254,424	\$445,249
Gross Income per SqFt	\$34.00	\$36.60	\$38.90
Full Market Value	\$604,000	\$1,190,000	\$2,190,000
Market Value per SqFt	\$72.00	\$171.00	\$191.00
Distance from Cooperative in miles		0.03	0.03

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-0037	1-00528-0065	1-00528-0091
Address	29 BEDFORD STREET	72 CARMINE STREET	65 DOWNING STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	14	16	23
Year Built	1910	1910	1910
Gross SqFt	8,735	6,954	11,460
Estimated Gross Income	\$296,990	\$254,424	\$445,249
Gross Income per SqFt	\$34.00	\$36.60	\$38.90
Full Market Value	\$1,380,000	\$1,190,000	\$2,190,000
Market Value per SqFt	\$158.00	\$171.00	\$191.00
Distance from Cooperative in miles		0.03	0.03

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-0086	1-00528-0065	1-00528-0091
Address	55 1/2 DOWNING STREET	72 CARMINE STREET	65 DOWNING STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	20	16	23
Year Built	1900	1910	1910
Gross SqFt	12,750	6,954	11,460
Estimated Gross Income	\$433,500	\$254,424	\$445,249
Gross Income per SqFt	\$34.00	\$36.60	\$38.90
Full Market Value	\$919,000	\$1,190,000	\$2,190,000
Market Value per SqFt	\$72.00	\$171.00	\$191.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00529-0001	1-00585-0001	1-00590-0016
Address	644 BROADWAY	464 HUDSON STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	16	137	38
Year Built	1900	1900	1940
Gross SqFt	55,065	97,290	28,656
Estimated Gross Income	\$1,800,000	\$3,471,000	\$1,494,000
Gross Income per SqFt	\$32.70	\$35.70	\$52.00
Full Market Value	\$8,380,000	\$16,200,000	\$7,330,000
Market Value per SqFt	\$152.00	\$167.00	\$256.00
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00529-0005	1-00585-0001	1-00590-0016
Address	652 BROADWAY	464 HUDSON STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	18	137	38
Year Built	1908	1900	1940
Gross SqFt	45,240	97,290	28,656
Estimated Gross Income	\$1,450,000	\$3,471,000	\$1,494,000
Gross Income per SqFt	\$32.10	\$35.70	\$52.00
Full Market Value	\$6,750,000	\$16,200,000	\$7,330,000
Market Value per SqFt	\$149.00	\$167.00	\$256.00
Distance from Cooperative in miles		0.65	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00529-0027	1-00608-0024	1-00798-0054
Address	35 BOND STREET	128 WEST 13 STREET	118 WEST 23 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	15	44	44
Year Built	1910	1910	1987
Gross SqFt	43,020	18,570	48,539
Estimated Gross Income	\$1,770,000	\$829,000	\$2,300,000
Gross Income per SqFt	\$41.10	\$44.60	\$47.40
Full Market Value	\$8,690,000	\$4,070,000	\$11,300,000
Market Value per SqFt	\$202.00	\$219.00	\$233.00
Distance from Cooperative in miles		0.75	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00529-0055	1-00617-0021	1-00591-0040
Address	27 BLEECKER STREET	221 WEST 12 STREET	317 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	16	53	56
Year Built	1910	1930	1900
Gross SqFt	29,600	43,280	41,748
Estimated Gross Income	\$1,050,000	\$1,612,000	\$1,866,000
Gross Income per SqFt	\$35.50	\$37.20	\$44.70
Full Market Value	\$4,890,000	\$7,510,000	\$9,160,000
Market Value per SqFt	\$165.00	\$174.00	\$219.00
Distance from Cooperative in miles		0.85	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00529-0057	1-00592-0046	1-00572-0049
Address	33 BLEECKER STREET	92 GROVE STREET	11 WEST 8 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	13	28	36
Year Built	1900	1900	1920
Gross SqFt	25,132	16,500	30,858
Estimated Gross Income	\$820,000	\$671,000	\$1,224,000
Gross Income per SqFt	\$32.60	\$40.70	\$39.70
Full Market Value	\$3,820,000	\$3,290,000	\$6,010,000
Market Value per SqFt	\$152.00	\$199.00	\$195.00
Distance from Cooperative in miles		0.55	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00530-0007	1-00562-0044	1-00617-0021
Address	682 BROADWAY	25 EAST 10 STREET	221 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	17	62	53
Year Built	1903	1929	1930
Gross SqFt	37,380	45,496	43,280
Estimated Gross Income	\$1,350,000	\$1,838,000	\$1,612,000
Gross Income per SqFt	\$36.10	\$40.40	\$37.20
Full Market Value	\$6,290,000	\$9,020,000	\$7,510,000
Market Value per SqFt	\$168.00	\$198.00	\$174.00
Distance from Cooperative in miles		0.40	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00530-0044	1-00593-0036	1-00611-0054
Address	48 BOND STREET	24 CHRISTOPHER STREET	6 CHARLES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	69	27
Year Built	2006	1930	1910
Gross SqFt	45,000	48,531	15,168
Estimated Gross Income	\$2,100,000	\$2,278,000	\$749,000
Gross Income per SqFt	\$46.70	\$46.90	\$49.40
Full Market Value	\$10,300,000	\$11,200,000	\$3,680,000
Market Value per SqFt	\$229.00	\$231.00	\$243.00
Distance from Cooperative in miles		0.65	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00531-0001	1-00585-0001	1-00590-0016
Address	684 BROADWAY	464 HUDSON STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	24	137	38
Year Built	1905	1900	1940
Gross SqFt	59,248	97,290	28,656
Estimated Gross Income	\$1,900,000	\$3,471,000	\$1,494,000
Gross Income per SqFt	\$32.10	\$35.70	\$52.00
Full Market Value	\$8,850,000	\$16,200,000	\$7,330,000
Market Value per SqFt	\$149.00	\$167.00	\$256.00
Distance from Cooperative in miles		0.65	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00531-0027	1-00557-0039	1-00875-0040
Address	28 EAST 4 STREET	80 4 AVENUE	226 3 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	15	12	22
Year Built	1902	1928	1912
Gross SqFt	31,756	33,450	12,816
Estimated Gross Income	\$1,180,000	\$1,464,000	\$534,000
Gross Income per SqFt	\$37.20	\$43.80	\$41.70
Full Market Value	\$5,500,000	\$7,190,000	\$2,620,000
Market Value per SqFt	\$173.00	\$215.00	\$204.00
Distance from Cooperative in miles		0.35	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00531-0045	1-00562-0044	1-00617-0021
Address	48 GREAT JONES STREET	25 EAST 10 STREET	221 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	13	62	53
Year Built	1920	1929	1930
Gross SqFt	36,389	45,496	43,280
Estimated Gross Income	\$1,260,000	\$1,838,000	\$1,612,000
Gross Income per SqFt	\$34.60	\$40.40	\$37.20
Full Market Value	\$5,870,000	\$9,020,000	\$7,510,000
Market Value per SqFt	\$161.00	\$198.00	\$174.00
Distance from Cooperative in miles		0.35	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00532-0020	1-00610-0060	1-00720-0045
Address	77 BLEECKER STREET	1 CHRISTOPHER STREET	401 WEST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	251	134	59
Year Built	1930	1931	1999
Gross SqFt	196,920	102,354	58,394
Estimated Gross Income	\$7,750,000	\$4,640,000	\$2,357,500
Gross Income per SqFt	\$39.40	\$45.30	\$40.40
Full Market Value	\$38,100,000	\$22,800,000	\$11,600,000
Market Value per SqFt	\$193.00	\$223.00	\$199.00
Distance from Cooperative in miles		0.55	1.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00537-0001	1-00540-0011	1-00537-0008
Address	208 THOMPSON STREET	124 MAC DOUGAL STREET	222 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	86	22	34
Year Built	1909	1910	1900
Gross SqFt	44,249	11,170	18,360
Estimated Gross Income	\$1,900,000	\$499,000	\$801,000
Gross Income per SqFt	\$42.90	\$44.70	\$43.60
Full Market Value	\$9,330,000	\$2,450,000	\$3,930,000
Market Value per SqFt	\$211.00	\$219.00	\$214.00
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00537-0026	1-00591-0040	1-00617-0036
Address	534 LA GUARDIA PLACE	317 BLEECKER STREET	234 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	16	56	42
Year Built	1912	1900	1890
Gross SqFt	41,384	41,748	26,377
Estimated Gross Income	\$1,500,000	\$1,866,000	\$1,079,000
Gross Income per SqFt	\$36.20	\$44.70	\$40.90
Full Market Value	\$6,990,000	\$9,160,000	\$5,300,000
Market Value per SqFt	\$169.00	\$219.00	\$201.00
Distance from Cooperative in miles		0.40	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00537-0033	1-00593-0036	1-00611-0054
Address	520 LA GUARDIA PLACE	24 CHRISTOPHER STREET	6 CHARLES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	69	27
Year Built	1900	1930	1910
Gross SqFt	22,390	48,531	15,168
Estimated Gross Income	\$1,040,000	\$2,278,000	\$749,000
Gross Income per SqFt	\$46.40	\$46.90	\$49.40
Full Market Value	\$5,110,000	\$11,200,000	\$3,680,000
Market Value per SqFt	\$228.00	\$231.00	\$243.00
Distance from Cooperative in miles		0.35	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00539-0008	1-00540-0001	1-00539-0030
Address	223 SULLIVAN STREET	104 MAC DOUGAL STREET	215 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	24	24
Year Built	1900	1900	1900
Gross SqFt	9,580	11,400	11,790
Estimated Gross Income	\$400,000	\$484,000	\$494,000
Gross Income per SqFt	\$41.80	\$42.50	\$41.90
Full Market Value	\$1,960,000	\$2,380,000	\$2,430,000
Market Value per SqFt	\$205.00	\$209.00	\$206.00
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00539-0031	1-00593-0036	1-00611-0054
Address	211 THOMPSON STREET	24 CHRISTOPHER STREET	6 CHARLES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	97	69	27
Year Built	1930	1930	1910
Gross SqFt	55,800	48,531	15,168
Estimated Gross Income	\$2,510,000	\$2,278,000	\$749,000
Gross Income per SqFt	\$45.00	\$46.90	\$49.40
Full Market Value	\$12,300,000	\$11,200,000	\$3,680,000
Market Value per SqFt	\$220.00	\$231.00	\$243.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00542-0011	1-00620-0078	1-00629-0044
Address	25 MINETTA LANE	203 WEST 10 STREET	305 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	30	77
Year Built	1940	1920	1964
Gross SqFt	45,720	15,084	56,508
Estimated Gross Income	\$1,885,000	\$679,000	\$2,400,000
Gross Income per SqFt	\$41.20	\$45.00	\$42.50
Full Market Value	\$9,260,000	\$3,330,000	\$11,800,000
Market Value per SqFt	\$203.00	\$221.00	\$209.00
Distance from Cooperative in miles		0.35	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00542-0025	1-00562-0044	1-00617-0021
Address	290 AVENUE OF THE AMERICA	25 EAST 10 STREET	221 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	65	62	53
Year Built	1941	1929	1930
Gross SqFt	54,924	45,496	43,280
Estimated Gross Income	\$1,925,000	\$1,838,000	\$1,612,000
Gross Income per SqFt	\$35.00	\$40.40	\$37.20
Full Market Value	\$8,970,000	\$9,020,000	\$7,510,000
Market Value per SqFt	\$163.00	\$198.00	\$174.00
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00543-0052	1-00540-0001	1-00539-0030
Address	141 MAC DOUGAL STREET	104 MAC DOUGAL STREET	215 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	24	24
Year Built	1900	1900	1900
Gross SqFt	13,070	11,400	11,790
Estimated Gross Income	\$550,000	\$484,000	\$494,000
Gross Income per SqFt	\$42.10	\$42.50	\$41.90
Full Market Value	\$2,700,000	\$2,380,000	\$2,430,000
Market Value per SqFt	\$207.00	\$209.00	\$206.00
Distance from Cooperative in miles		0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00545-0007	1-00592-0046	1-00572-0049
Address	710 BROADWAY	92 GROVE STREET	11 WEST 8 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	28	36
Year Built	1900	1900	1920
Gross SqFt	29,351	16,500	30,858
Estimated Gross Income	\$960,000	\$671,000	\$1,224,000
Gross Income per SqFt	\$32.70	\$40.70	\$39.70
Full Market Value	\$4,470,000	\$3,290,000	\$6,010,000
Market Value per SqFt	\$152.00	\$199.00	\$195.00
Distance from Cooperative in miles		0.50	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00545-0008	1-00767-0043	1-00797-0007
Address	712 BROADWAY	128 7 AVENUE	163 WEST 21 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	20	65	109
Year Built	1895	1959	2005
Gross SqFt	64,326	46,812	128,163
Estimated Gross Income	\$2,120,000	\$1,824,000	\$5,317,000
Gross Income per SqFt	\$33.00	\$39.00	\$41.50
Full Market Value	\$9,880,000	\$8,950,000	\$26,100,000
Market Value per SqFt	\$154.00	\$191.00	\$204.00
Distance from Cooperative in miles		0.90	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00545-0011	1-00585-0001	1-00797-0007
Address	718 BROADWAY	464 HUDSON STREET	163 WEST 21 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	42	137	109
Year Built	1908	1900	2005
Gross SqFt	75,165	97,290	128,163
Estimated Gross Income	\$2,420,000	\$3,471,000	\$5,317,000
Gross Income per SqFt	\$32.20	\$35.70	\$41.50
Full Market Value	\$11,300,000	\$16,200,000	\$26,100,000
Market Value per SqFt	\$150.00	\$167.00	\$204.00
Distance from Cooperative in miles		0.70	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00548-0024	1-00640-0021	1-00629-0044
Address	303 MERCER STREET	756 WASHINGTON STREET	305 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	67	77
Year Built	1900	2003	1964
Gross SqFt	86,332	76,549	56,508
Estimated Gross Income	\$3,600,000	\$3,321,000	\$2,400,000
Gross Income per SqFt	\$41.70	\$43.40	\$42.50
Full Market Value	\$17,700,000	\$16,300,000	\$11,800,000
Market Value per SqFt	\$205.00	\$213.00	\$209.00
Distance from Cooperative in miles		0.90	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00548-0028	1-00590-0022	1-00631-0001
Address	50 EAST 8 STREET	12 JONES STREET	669 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	128	59	144
Year Built	1952	1920	1930
Gross SqFt	100,591	56,700	137,589
Estimated Gross Income	\$3,450,000	\$2,033,000	\$4,987,000
Gross Income per SqFt	\$34.30	\$35.90	\$36.20
Full Market Value	\$16,100,000	\$9,470,000	\$23,200,000
Market Value per SqFt	\$160.00	\$167.00	\$169.00
Distance from Cooperative in miles		0.45	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00548-0045	1-00570-0008	1-00643-0001
Address	15 WAVERLY PLACE	6 EAST 13 STREET	521 WEST STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	127	54	279
Year Built	1930	1900	1930
Gross SqFt	102,024	49,408	389,376
Estimated Gross Income	\$4,000,000	\$2,048,000	\$16,470,000
Gross Income per SqFt	\$39.20	\$41.50	\$42.30
Full Market Value	\$19,600,000	\$10,100,000	\$80,900,000
Market Value per SqFt	\$192.00	\$204.00	\$208.00
Distance from Cooperative in miles		0.30	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00550-0022	1-00695-0015	1-00641-0017
Address	15 AVENUE	527 WEST 23 STREET	379 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	200	325	148
Year Built	1927	2001	1996
Gross SqFt	238,923	300,000	123,646
Estimated Gross Income	\$10,300,000	\$13,642,000	\$5,336,000
Gross Income per SqFt	\$43.10	\$45.50	\$43.20
Full Market Value	\$50,600,000	\$67,000,000	\$26,200,000
Market Value per SqFt	\$212.00	\$223.00	\$212.00
Distance from Cooperative in miles		1.30	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00550-0023	1-00542-0049	1-00558-0048
Address	4 EAST 8 STREET	103 MAC DOUGAL STREET	111 EAST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	37	11
Year Built	1930	1900	1900
Gross SqFt	11,472	19,824	8,322
Estimated Gross Income	\$380,000	\$688,200	\$335,000
Gross Income per SqFt	\$33.10	\$34.70	\$40.30
Full Market Value	\$1,770,000	\$3,210,000	\$1,640,000
Market Value per SqFt	\$154.00	\$162.00	\$197.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00551-0001	1-00585-0001	1-00548-0001
Address	2 5 AVENUE	464 HUDSON STREET	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	350	137	272
Year Built	1952	1900	1930
Gross SqFt	469,263	97,290	218,985
Estimated Gross Income	\$15,500,000	\$3,471,000	\$7,882,000
Gross Income per SqFt	\$33.00	\$35.70	\$36.00
Full Market Value	\$72,200,000	\$16,200,000	\$36,700,000
Market Value per SqFt	\$154.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00552-0062	1-00585-0001	1-00590-0016
Address	32 WASHINGTON SQUARE WEST	464 HUDSON STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	31	137	38
Year Built	1925	1900	1940
Gross SqFt	60,583	97,290	28,656
Estimated Gross Income	\$1,950,000	\$3,471,000	\$1,494,000
Gross Income per SqFt	\$32.20	\$35.70	\$52.00
Full Market Value	\$9,080,000	\$16,200,000	\$7,330,000
Market Value per SqFt	\$150.00	\$167.00	\$256.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00552-0068	1-00553-0041	1-00592-0042
Address	79 WEST WASHINGTON PLACE	123 WAVERLY PLACE	84 GROVE STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	15	47	20
Year Built	1916	1917	1885
Gross SqFt	22,170	37,939	16,400
Estimated Gross Income	\$520,000	\$919,000	\$383,000
Gross Income per SqFt	\$23.46	\$24.22	\$23.35
Full Market Value	\$2,150,000	\$3,810,000	\$1,590,000
Market Value per SqFt	\$97.00	\$100.00	\$97.00
Distance from Cooperative in miles		0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00555-0001	1-00548-0001	1-00734-0037
Address	772 BROADWAY	1 UNIVERSITY PLACE	400 WEST 37 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	JAVITS CENTER
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	372	272	261
Year Built	1960	1930	2002
Gross SqFt	651,391	218,985	214,594
Estimated Gross Income	\$22,700,000	\$7,882,000	\$8,453,000
Gross Income per SqFt	\$34.80	\$36.00	\$39.40
Full Market Value	\$106,000,000	\$36,700,000	\$41,500,000
Market Value per SqFt	\$163.00	\$168.00	\$193.00
Distance from Cooperative in miles		0.20	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00555-0011	1-00562-0044	1-00617-0021
Address	59 PARK AVENUE SOUTH	25 EAST 10 STREET	221 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	15	62	53
Year Built	1900	1929	1930
Gross SqFt	36,016	45,496	43,280
Estimated Gross Income	\$1,250,000	\$1,838,000	\$1,612,000
Gross Income per SqFt	\$34.70	\$40.40	\$37.20
Full Market Value	\$5,820,000	\$9,020,000	\$7,510,000
Market Value per SqFt	\$162.00	\$198.00	\$174.00
Distance from Cooperative in miles		0.20	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00555-0028	1-00548-0001	1-00734-0037
Address	30 3 AVENUE	1 UNIVERSITY PLACE	400 WEST 37 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	JAVITS CENTER
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	269	272	261
Year Built	1965	1930	2002
Gross SqFt	261,940	218,985	214,594
Estimated Gross Income	\$9,100,000	\$7,882,000	\$8,453,000
Gross Income per SqFt	\$34.70	\$36.00	\$39.40
Full Market Value	\$42,400,000	\$36,700,000	\$41,500,000
Market Value per SqFt	\$162.00	\$168.00	\$193.00
Distance from Cooperative in miles		0.25	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00556-0044	1-00570-0008	1-00643-0001
Address	111 4 AVENUE	6 EAST 13 STREET	521 WEST STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	177	54	279
Year Built	1921	1900	1930
Gross SqFt	156,650	49,408	389,376
Estimated Gross Income	\$6,300,000	\$2,048,000	\$16,470,000
Gross Income per SqFt	\$40.20	\$41.50	\$42.30
Full Market Value	\$30,900,000	\$10,100,000	\$80,900,000
Market Value per SqFt	\$197.00	\$204.00	\$208.00
Distance from Cooperative in miles		0.30	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00556-0052	1-00540-0001	1-00539-0030
Address	126 EAST 12 STREET	104 MAC DOUGAL STREET	215 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	24	24
Year Built	1900	1900	1900
Gross SqFt	23,316	11,400	11,790
Estimated Gross Income	\$980,000	\$484,000	\$494,000
Gross Income per SqFt	\$42.00	\$42.50	\$41.90
Full Market Value	\$4,810,000	\$2,380,000	\$2,430,000
Market Value per SqFt	\$206.00	\$209.00	\$206.00
Distance from Cooperative in miles		0.60	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00561-0001	1-00572-0049	1-00562-0044
Address	41 UNIVERSITY PLACE	11 WEST 8 STREET	25 EAST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	26	36	62
Year Built	1923	1920	1929
Gross SqFt	38,915	30,858	45,496
Estimated Gross Income	\$1,485,000	\$1,224,000	\$1,838,000
Gross Income per SqFt	\$38.20	\$39.70	\$40.40
Full Market Value	\$7,290,000	\$6,010,000	\$9,020,000
Market Value per SqFt	\$187.00	\$195.00	\$198.00
Distance from Cooperative in miles		0.25	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00561-0009	1-00562-0044	1-00617-0021
Address	30 EAST 10 STREET	25 EAST 10 STREET	221 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	24	62	53
Year Built	1909	1929	1930
Gross SqFt	43,010	45,496	43,280
Estimated Gross Income	\$1,510,000	\$1,838,000	\$1,612,000
Gross Income per SqFt	\$35.10	\$40.40	\$37.20
Full Market Value	\$7,030,000	\$9,020,000	\$7,510,000
Market Value per SqFt	\$163.00	\$198.00	\$174.00
Distance from Cooperative in miles		0.04	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00561-0012	1-00618-0042	1-00582-0032
Address	34 EAST 10 STREET	205 WEST 13 STREET	41 BEDFORD STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	55	25
Year Built	1903	1962	1929
Gross SqFt	38,372	26,700	11,740
Estimated Gross Income	\$1,370,000	\$1,040,000	\$470,000
Gross Income per SqFt	\$35.70	\$39.00	\$40.00
Full Market Value	\$6,380,000	\$5,110,000	\$2,310,000
Market Value per SqFt	\$166.00	\$191.00	\$197.00
Distance from Cooperative in miles		0.65	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00561-0014	1-00585-0001	1-00548-0001
Address	38 EAST 10 STREET	464 HUDSON STREET	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	114	137	272
Year Built	1929	1900	1930
Gross SqFt	160,896	97,290	218,985
Estimated Gross Income	\$5,300,000	\$3,471,000	\$7,882,000
Gross Income per SqFt	\$32.90	\$35.70	\$36.00
Full Market Value	\$24,700,000	\$16,200,000	\$36,700,000
Market Value per SqFt	\$154.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.65	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00561-0037	1-00591-0040	1-00617-0036
Address	47 EAST 9 STREET	317 BLEECKER STREET	234 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	173	56	42
Year Built	1964	1900	1890
Gross SqFt	139,566	41,748	26,377
Estimated Gross Income	\$5,000,000	\$1,866,000	\$1,079,000
Gross Income per SqFt	\$35.80	\$44.70	\$40.90
Full Market Value	\$23,300,000	\$9,160,000	\$5,300,000
Market Value per SqFt	\$167.00	\$219.00	\$201.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00561-0045	1-00590-0022	1-00588-0079
Address	35 EAST 9 STREET	12 JONES STREET	19 GROVE STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	59	27
Year Built	1925	1920	1900
Gross SqFt	98,609	56,700	12,168
Estimated Gross Income	\$3,350,000	\$2,033,000	\$438,000
Gross Income per SqFt	\$34.00	\$35.90	\$36.00
Full Market Value	\$15,600,000	\$9,470,000	\$2,040,000
Market Value per SqFt	\$158.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.50	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00562-0001	1-00585-0001	1-00548-0001
Address	63 UNIVERSITY PLACE	464 HUDSON STREET	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	215	137	272
Year Built	1923	1900	1930
Gross SqFt	182,200	97,290	218,985
Estimated Gross Income	\$5,800,000	\$3,471,000	\$7,882,000
Gross Income per SqFt	\$31.80	\$35.70	\$36.00
Full Market Value	\$27,000,000	\$16,200,000	\$36,700,000
Market Value per SqFt	\$148.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.70	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00562-0011	1-00591-0040	1-00617-0036
Address	54 EAST 11 STREET	317 BLEECKER STREET	234 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	56	42
Year Built	1902	1900	1890
Gross SqFt	24,880	41,748	26,377
Estimated Gross Income	\$890,000	\$1,866,000	\$1,079,000
Gross Income per SqFt	\$35.80	\$44.70	\$40.90
Full Market Value	\$4,150,000	\$9,160,000	\$5,300,000
Market Value per SqFt	\$167.00	\$219.00	\$201.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00562-0036	1-00909-0043	1-00506-0016
Address	43 EAST 10 STREET	220 EAST 29 STREET	30 CHARLTON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	SOHO
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	51	82	86
Year Built	1900	1910	1920
Gross SqFt	40,061	41,094	44,256
Estimated Gross Income	\$1,400,000	\$1,542,322	\$1,604,052
Gross Income per SqFt	\$34.90	\$37.50	\$36.20
Full Market Value	\$6,520,000	\$7,180,000	\$7,470,000
Market Value per SqFt	\$163.00	\$175.00	\$169.00
Distance from Cooperative in miles		0.90	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00562-0040	1-00590-0022	1-00716-0062
Address	35 EAST 10 STREET	12 JONES STREET	448 WEST 19 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	59	40
Year Built	1900	1920	1910
Gross SqFt	38,981	56,700	19,100
Estimated Gross Income	\$1,350,000	\$2,033,000	\$692,000
Gross Income per SqFt	\$34.60	\$35.90	\$36.20
Full Market Value	\$6,290,000	\$9,470,000	\$3,220,000
Market Value per SqFt	\$161.00	\$167.00	\$169.00
Distance from Cooperative in miles		0.50	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00563-0037	1-00610-0060	1-00720-0045
Address	801 BROADWAY	1 CHRISTOPHER STREET	401 WEST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	152	134	59
Year Built	1930	1931	1999
Gross SqFt	115,000	102,354	58,394
Estimated Gross Income	\$4,500,000	\$4,640,000	\$2,357,500
Gross Income per SqFt	\$39.10	\$45.30	\$40.40
Full Market Value	\$22,100,000	\$22,800,000	\$11,600,000
Market Value per SqFt	\$192.00	\$223.00	\$199.00
Distance from Cooperative in miles		0.45	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00563-0048	1-00591-0040	1-00617-0036
Address	55 EAST 11 STREET	317 BLEECKER STREET	234 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	56	42
Year Built	1908	1900	1890
Gross SqFt	30,378	41,748	26,377
Estimated Gross Income	\$1,100,000	\$1,866,000	\$1,079,000
Gross Income per SqFt	\$36.20	\$44.70	\$40.90
Full Market Value	\$5,120,000	\$9,160,000	\$5,300,000
Market Value per SqFt	\$169.00	\$219.00	\$201.00
Distance from Cooperative in miles		0.60	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00564-0001	1-00617-0036	
Address	31 EAST 12 STREET	234 WEST 13 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	86	42	
Year Built	1929	1890	
Gross SqFt	65,926	26,377	
Estimated Gross Income	\$2,375,000	\$1,079,000	
Gross Income per SqFt	\$36.00	\$40.90	
Full Market Value	\$11,100,000	\$5,300,000	
Market Value per SqFt	\$168.00	\$201.00	
Distance from Cooperative in miles		0.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00564-0020	1-00617-0021	
Address	49 EAST 12 STREET	221 WEST 12 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	
Total Units	43	53	
Year Built	1910	1930	
Gross SqFt	33,923	43,280	
Estimated Gross Income	\$1,180,000	\$1,612,000	
Gross Income per SqFt	\$34.80	\$37.20	
Full Market Value	\$5,500,000	\$7,510,000	
Market Value per SqFt	\$162.00	\$174.00	
Distance from Cooperative in miles		0.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00564-0026	1-00590-0022	1-00588-0079
Address	39 EAST 12 STREET	12 JONES STREET	19 GROVE STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	95	59	27
Year Built	1900	1920	1900
Gross SqFt	79,974	56,700	12,168
Estimated Gross Income	\$2,700,000	\$2,033,000	\$438,000
Gross Income per SqFt	\$33.80	\$35.90	\$36.00
Full Market Value	\$12,600,000	\$9,470,000	\$2,040,000
Market Value per SqFt	\$158.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.55	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00564-0031	1-00590-0087	1-00590-0022
Address	35 EAST 12 STREET	29 JONES STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	20	59
Year Built	1900	1890	1920
Gross SqFt	64,377	9,375	56,700
Estimated Gross Income	\$2,125,000	\$316,000	\$2,033,000
Gross Income per SqFt	\$33.00	\$33.70	\$35.90
Full Market Value	\$9,900,000	\$1,470,000	\$9,470,000
Market Value per SqFt	\$154.00	\$157.00	\$167.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00564-0036	1-00767-0043	1-00797-0007
Address	832 BROADWAY	128 7 AVENUE	163 WEST 21 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	21	65	109
Year Built	1896	1959	2005
Gross SqFt	74,859	46,812	128,163
Estimated Gross Income	\$2,450,000	\$1,824,000	\$5,317,000
Gross Income per SqFt	\$32.70	\$39.00	\$41.50
Full Market Value	\$11,400,000	\$8,950,000	\$26,100,000
Market Value per SqFt	\$152.00	\$191.00	\$204.00
Distance from Cooperative in miles		0.70	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00564-0041	1-00591-0040	1-00617-0036
Address	840 BROADWAY	317 BLEECKER STREET	234 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	56	42
Year Built	1901	1900	1890
Gross SqFt	40,572	41,748	26,377
Estimated Gross Income	\$1,475,000	\$1,866,000	\$1,079,000
Gross Income per SqFt	\$36.40	\$44.70	\$40.90
Full Market Value	\$6,870,000	\$9,160,000	\$5,300,000
Market Value per SqFt	\$169.00	\$219.00	\$201.00
Distance from Cooperative in miles		0.70	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00564-0054	1-00562-0044	1-00617-0021
Address	120 4 AVENUE	25 EAST 10 STREET	221 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	182	62	53
Year Built	1963	1929	1930
Gross SqFt	135,315	45,496	43,280
Estimated Gross Income	\$4,950,000	\$1,838,000	\$1,612,000
Gross Income per SqFt	\$36.60	\$40.40	\$37.20
Full Market Value	\$23,100,000	\$9,020,000	\$7,510,000
Market Value per SqFt	\$171.00	\$198.00	\$174.00
Distance from Cooperative in miles		0.10	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00566-0001	1-00570-0008	1-00643-0001
Address	9 5 AVENUE	6 EAST 13 STREET	521 WEST STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	273	54	279
Year Built	1955	1900	1930
Gross SqFt	392,071	49,408	389,376
Estimated Gross Income	\$15,600,000	\$2,048,000	\$16,470,000
Gross Income per SqFt	\$39.80	\$41.50	\$42.30
Full Market Value	\$76,600,000	\$10,100,000	\$80,900,000
Market Value per SqFt	\$195.00	\$204.00	\$208.00
Distance from Cooperative in miles		0.20	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00566-0018	1-00570-0008	1-00643-0001
Address	20 UNIVERSITY PLACE	6 EAST 13 STREET	521 WEST STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	330	54	279
Year Built	1964	1900	1930
Gross SqFt	419,400	49,408	389,376
Estimated Gross Income	\$16,100,000	\$2,048,000	\$16,470,000
Gross Income per SqFt	\$38.40	\$41.50	\$42.30
Full Market Value	\$79,100,000	\$10,100,000	\$80,900,000
Market Value per SqFt	\$189.00	\$204.00	\$208.00
Distance from Cooperative in miles		0.20	0.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00567-0007	1-00585-0001	1-00590-0016
Address	33 5 AVENUE	464 HUDSON STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	63	137	38
Year Built	1924	1900	1940
Gross SqFt	65,028	97,290	28,656
Estimated Gross Income	\$2,170,000	\$3,471,000	\$1,494,000
Gross Income per SqFt	\$33.40	\$35.70	\$52.00
Full Market Value	\$10,100,000	\$16,200,000	\$7,330,000
Market Value per SqFt	\$155.00	\$167.00	\$256.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00567-0019	1-00585-0001	1-00590-0016
Address	40 UNIVERSITY PLACE	464 HUDSON STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	83	137	38
Year Built	1926	1900	1940
Gross SqFt	101,840	97,290	28,656
Estimated Gross Income	\$3,330,000	\$3,471,000	\$1,494,000
Gross Income per SqFt	\$32.70	\$35.70	\$52.00
Full Market Value	\$15,500,000	\$16,200,000	\$7,330,000
Market Value per SqFt	\$152.00	\$167.00	\$256.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00568-0004	1-00572-0049	1-00562-0044
Address	39 5 AVENUE	11 WEST 8 STREET	25 EAST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	60	36	62
Year Built	1922	1920	1929
Gross SqFt	62,409	30,858	45,496
Estimated Gross Income	\$2,380,000	\$1,224,000	\$1,838,000
Gross Income per SqFt	\$38.10	\$39.70	\$40.40
Full Market Value	\$11,700,000	\$6,010,000	\$9,020,000
Market Value per SqFt	\$187.00	\$195.00	\$198.00
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00568-0006	1-00572-0049	1-00562-0044
Address	41 5 AVENUE	11 WEST 8 STREET	25 EAST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	92	36	62
Year Built	1924	1920	1929
Gross SqFt	95,117	30,858	45,496
Estimated Gross Income	\$3,600,000	\$1,224,000	\$1,838,000
Gross Income per SqFt	\$37.80	\$39.70	\$40.40
Full Market Value	\$17,700,000	\$6,010,000	\$9,020,000
Market Value per SqFt	\$186.00	\$195.00	\$198.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00568-0011	1-00635-0042	1-00622-0056
Address	16 EAST 11 STREET	123 BANK STREET	53 PERRY STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	17	49	72
Year Built	1900	1930	1930
Gross SqFt	18,616	37,064	34,140
Estimated Gross Income	\$695,000	\$1,458,000	\$1,362,000
Gross Income per SqFt	\$37.30	\$39.30	\$39.90
Full Market Value	\$3,240,000	\$7,160,000	\$6,690,000
Market Value per SqFt	\$174.00	\$193.00	\$196.00
Distance from Cooperative in miles		0.70	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00568-0024	1-00643-0001	1-00608-0009
Address	60 UNIVERSITY PLACE	521 WEST STREET	37 7 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	62	279	36
Year Built	1926	1930	1910
Gross SqFt	56,252	389,376	22,998
Estimated Gross Income	\$2,345,000	\$16,470,000	\$1,034,000
Gross Income per SqFt	\$41.70	\$42.30	\$45.00
Full Market Value	\$11,500,000	\$80,900,000	\$5,080,000
Market Value per SqFt	\$204.00	\$208.00	\$221.00
Distance from Cooperative in miles		0.85	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00568-0026	1-00585-0001	1-00590-0016
Address	15 EAST 10 STREET	464 HUDSON STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	40	137	38
Year Built	1910	1900	1940
Gross SqFt	36,366	97,290	28,656
Estimated Gross Income	\$1,200,000	\$3,471,000	\$1,494,000
Gross Income per SqFt	\$33.00	\$35.70	\$52.00
Full Market Value	\$5,590,000	\$16,200,000	\$7,330,000
Market Value per SqFt	\$154.00	\$167.00	\$256.00
Distance from Cooperative in miles		0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00569-0001	1-00585-0001	1-00590-0016
Address	43 5 AVENUE	464 HUDSON STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	42	137	38
Year Built	1905	1900	1940
Gross SqFt	64,218	97,290	28,656
Estimated Gross Income	\$2,100,000	\$3,471,000	\$1,494,000
Gross Income per SqFt	\$32.70	\$35.70	\$52.00
Full Market Value	\$9,780,000	\$16,200,000	\$7,330,000
Market Value per SqFt	\$152.00	\$167.00	\$256.00
Distance from Cooperative in miles		0.65	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00569-0003	1-00585-0001	1-00548-0001
Address	45 5 AVENUE	464 HUDSON STREET	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	65	137	272
Year Built	1925	1900	1930
Gross SqFt	45,248	97,290	218,985
Estimated Gross Income	\$1,490,000	\$3,471,000	\$7,882,000
Gross Income per SqFt	\$32.90	\$35.70	\$36.00
Full Market Value	\$6,940,000	\$16,200,000	\$36,700,000
Market Value per SqFt	\$153.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.65	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00569-0005	1-00585-0001	1-00548-0001
Address	49 5 AVENUE	464 HUDSON STREET	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	89	137	272
Year Built	1929	1900	1930
Gross SqFt	121,128	97,290	218,985
Estimated Gross Income	\$4,000,000	\$3,471,000	\$7,882,000
Gross Income per SqFt	\$33.00	\$35.70	\$36.00
Full Market Value	\$18,600,000	\$16,200,000	\$36,700,000
Market Value per SqFt	\$154.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00572-0017	1-00590-0022	1-00588-0079
Address	38 WEST 9 STREET	12 JONES STREET	19 GROVE STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	59	27
Year Built	1900	1920	1900
Gross SqFt	73,098	56,700	12,168
Estimated Gross Income	\$2,600,000	\$2,033,000	\$438,000
Gross Income per SqFt	\$35.60	\$35.90	\$36.00
Full Market Value	\$12,100,000	\$9,470,000	\$2,040,000
Market Value per SqFt	\$166.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00573-0039	1-00643-0001	
Address	28 5 AVENUE	521 WEST STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	
Total Units	153	279	
Year Built	1923	1930	
Gross SqFt	168,806	389,376	
Estimated Gross Income	\$6,900,000	\$16,470,000	
Gross Income per SqFt	\$40.90	\$42.30	
Full Market Value	\$33,900,000	\$80,900,000	
Market Value per SqFt	\$201.00	\$208.00	
Distance from Cooperative in miles		0.70	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00573-0043	1-00775-0046	1-00734-0037
Address	24 5 AVENUE	220 WEST 26 STREET	400 WEST 37 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	JAVITS CENTER
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	426	129	261
Year Built	1926	2000	2002
Gross SqFt	269,119	136,477	214,594
Estimated Gross Income	\$10,400,000	\$5,487,000	\$8,453,000
Gross Income per SqFt	\$38.60	\$40.20	\$39.40
Full Market Value	\$51,100,000	\$26,900,000	\$41,500,000
Market Value per SqFt	\$190.00	\$197.00	\$193.00
Distance from Cooperative in miles		0.85	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00573-0054	1-00540-0001	1-00539-0030
Address	23 WEST 9 STREET	104 MAC DOUGAL STREET	215 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	24	24
Year Built	1870	1900	1900
Gross SqFt	12,632	11,400	11,790
Estimated Gross Income	\$530,000	\$484,000	\$494,000
Gross Income per SqFt	\$42.00	\$42.50	\$41.90
Full Market Value	\$2,600,000	\$2,380,000	\$2,430,000
Market Value per SqFt	\$206.00	\$209.00	\$206.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00573-0062	1-00585-0001	1-00548-0001
Address	35 WEST 9 STREET	464 HUDSON STREET	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	36	137	272
Year Built	1926	1900	1930
Gross SqFt	41,412	97,290	218,985
Estimated Gross Income	\$1,370,000	\$3,471,000	\$7,882,000
Gross Income per SqFt	\$33.10	\$35.70	\$36.00
Full Market Value	\$6,380,000	\$16,200,000	\$36,700,000
Market Value per SqFt	\$154.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.45	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00573-0075	1-00585-0001	1-00548-0001
Address	61 WEST 9 STREET	464 HUDSON STREET	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	61	137	272
Year Built	1926	1900	1930
Gross SqFt	56,527	97,290	218,985
Estimated Gross Income	\$1,920,000	\$3,471,000	\$7,882,000
Gross Income per SqFt	\$34.00	\$35.70	\$36.00
Full Market Value	\$8,940,000	\$16,200,000	\$36,700,000
Market Value per SqFt	\$158.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00574-0011	1-00540-0001	1-00539-0030
Address	64 WEST 11 STREET	104 MAC DOUGAL STREET	215 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	24	24
Year Built	1900	1900	1900
Gross SqFt	14,196	11,400	11,790
Estimated Gross Income	\$600,000	\$484,000	\$494,000
Gross Income per SqFt	\$42.30	\$42.50	\$41.90
Full Market Value	\$2,950,000	\$2,380,000	\$2,430,000
Market Value per SqFt	\$208.00	\$209.00	\$206.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00574-0039	1-00585-0001	1-00548-0001
Address	40 5 AVENUE	464 HUDSON STREET	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	76	137	272
Year Built	1929	1900	1930
Gross SqFt	141,877	97,290	218,985
Estimated Gross Income	\$4,650,000	\$3,471,000	\$7,882,000
Gross Income per SqFt	\$32.80	\$35.70	\$36.00
Full Market Value	\$21,700,000	\$16,200,000	\$36,700,000
Market Value per SqFt	\$153.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.50	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00574-0067	1-00543-0048	1-00582-0020
Address	45 WEST 10 STREET	136 WEST 4 STREET	60 LEROY STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	30	37
Year Built	1957	1929	1941
Gross SqFt	77,829	20,874	22,242
Estimated Gross Income	\$2,300,000	\$663,000	\$687,000
Gross Income per SqFt	\$29.60	\$31.80	\$30.90
Full Market Value	\$10,700,000	\$3,090,000	\$3,200,000
Market Value per SqFt	\$137.00	\$148.00	\$144.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00575-0057	1-00618-0042	
Address	13 WEST 11 STREET	205 WEST 13 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	48	55	
Year Built	1923	1962	
Gross SqFt	51,113	26,700	
Estimated Gross Income	\$1,950,000	\$1,040,000	
Gross Income per SqFt	\$38.20	\$39.00	
Full Market Value	\$9,570,000	\$5,110,000	
Market Value per SqFt	\$187.00	\$191.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00575-0072	1-00583-0024	1-00587-0028
Address	45 WEST 11 STREET	40 MORTON STREET	5 MORTON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	34	15	20
Year Built	1846	1900	1900
Gross SqFt	27,308	9,145	8,125
Estimated Gross Income	\$1,120,000	\$402,000	\$357,000
Gross Income per SqFt	\$41.00	\$44.00	\$43.90
Full Market Value	\$5,500,000	\$1,970,000	\$1,750,000
Market Value per SqFt	\$201.00	\$215.00	\$215.00
Distance from Cooperative in miles		0.55	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-0001	1-00775-0046	1-00734-0037
Address	486 AVENUE OF THE AMERICA	220 WEST 26 STREET	400 WEST 37 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	JAVITS CENTER
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	113	129	261
Year Built	1960	2000	2002
Gross SqFt	131,126	136,477	214,594
Estimated Gross Income	\$5,000,000	\$5,487,000	\$8,453,000
Gross Income per SqFt	\$38.10	\$40.20	\$39.40
Full Market Value	\$24,600,000	\$26,900,000	\$41,500,000
Market Value per SqFt	\$188.00	\$197.00	\$193.00
Distance from Cooperative in miles		0.70	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-0016	1-00629-0044	1-00640-0021
Address	42 WEST 13 STREET	305 WEST 13 STREET	756 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	77	67
Year Built	1960	1964	2003
Gross SqFt	31,540	56,508	76,549
Estimated Gross Income	\$1,310,000	\$2,400,000	\$3,321,000
Gross Income per SqFt	\$41.50	\$42.50	\$43.40
Full Market Value	\$6,430,000	\$11,800,000	\$16,300,000
Market Value per SqFt	\$204.00	\$209.00	\$213.00
Distance from Cooperative in miles		0.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-0022	1-00590-0034	1-00588-0009
Address	30 WEST 13 STREET	7 CORNELIA STREET	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	50	42
Year Built	1900	1900	1926
Gross SqFt	60,692	26,480	22,392
Estimated Gross Income	\$1,940,000	\$880,000	\$724,200
Gross Income per SqFt	\$32.00	\$33.20	\$32.30
Full Market Value	\$9,040,000	\$4,100,000	\$3,370,000
Market Value per SqFt	\$149.00	\$155.00	\$151.00
Distance from Cooperative in miles		0.40	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-0025	1-00734-0037	1-00548-0001
Address	37 WEST 12 STREET	400 WEST 37 STREET	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	JAVITS CENTER	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	106	261	272
Year Built	1961	2002	1930
Gross SqFt	235,875	214,594	218,985
Estimated Gross Income	\$8,500,000	\$8,453,000	\$7,882,000
Gross Income per SqFt	\$36.00	\$39.40	\$36.00
Full Market Value	\$39,600,000	\$41,500,000	\$36,700,000
Market Value per SqFt	\$168.00	\$193.00	\$168.00
Distance from Cooperative in miles		1.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-0049	1-00610-0060	1-00570-0008
Address	13 WEST 12 STREET	1 CHRISTOPHER STREET	6 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	82	134	54
Year Built	1959	1931	1900
Gross SqFt	71,215	102,354	49,408
Estimated Gross Income	\$2,990,000	\$4,640,000	\$2,048,000
Gross Income per SqFt	\$42.00	\$45.30	\$41.50
Full Market Value	\$14,700,000	\$22,800,000	\$10,100,000
Market Value per SqFt	\$206.00	\$223.00	\$204.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-0056	1-00590-0022	1-00716-0062
Address	31 WEST 12 STREET	12 JONES STREET	448 WEST 19 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	23	59	40
Year Built	1900	1920	1910
Gross SqFt	44,586	56,700	19,100
Estimated Gross Income	\$1,500,000	\$2,033,000	\$692,000
Gross Income per SqFt	\$33.60	\$35.90	\$36.20
Full Market Value	\$6,990,000	\$9,470,000	\$3,220,000
Market Value per SqFt	\$157.00	\$167.00	\$169.00
Distance from Cooperative in miles		0.40	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-0066	1-00592-0062	1-00618-0042
Address	49 WEST 12 STREET	140 WAVERLY PLACE	205 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	23	55
Year Built	1952	1930	1962
Gross SqFt	67,421	12,144	26,700
Estimated Gross Income	\$2,440,000	\$457,000	\$1,040,000
Gross Income per SqFt	\$36.20	\$37.60	\$39.00
Full Market Value	\$11,400,000	\$2,130,000	\$5,110,000
Market Value per SqFt	\$169.00	\$175.00	\$191.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00577-0024	1-00775-0046	1-00734-0037
Address	22 WEST 14 STREET	220 WEST 26 STREET	400 WEST 37 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	JAVITS CENTER
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	186	129	261
Year Built	1960	2000	2002
Gross SqFt	151,500	136,477	214,594
Estimated Gross Income	\$5,800,000	\$5,487,000	\$8,453,000
Gross Income per SqFt	\$38.30	\$40.20	\$39.40
Full Market Value	\$28,500,000	\$26,900,000	\$41,500,000
Market Value per SqFt	\$188.00	\$197.00	\$193.00
Distance from Cooperative in miles		0.65	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00577-0030	1-00548-0001	1-00572-0043
Address	18 WEST 14 STREET	1 UNIVERSITY PLACE	12 5 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	86	272	34
Year Built	1962	1930	1910
Gross SqFt	100,315	218,985	19,545
Estimated Gross Income	\$3,400,000	\$7,882,000	\$683,500
Gross Income per SqFt	\$33.90	\$36.00	\$35.00
Full Market Value	\$15,800,000	\$36,700,000	\$3,180,000
Market Value per SqFt	\$158.00	\$168.00	\$163.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00577-0042	1-00557-0039	1-00875-0040
Address	74 5 AVENUE	80 4 AVENUE	226 3 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	38	12	22
Year Built	1910	1928	1912
Gross SqFt	93,396	33,450	12,816
Estimated Gross Income	\$3,400,000	\$1,464,000	\$534,000
Gross Income per SqFt	\$36.40	\$43.80	\$41.70
Full Market Value	\$15,800,000	\$7,190,000	\$2,620,000
Market Value per SqFt	\$169.00	\$215.00	\$204.00
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00577-0066	1-00624-0041	1-00885-0051
Address	43 WEST 13 STREET	300 WEST 12 STREET	150 EAST 30 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	16	54	48
Year Built	1906	1920	1962
Gross SqFt	46,350	34,872	20,660
Estimated Gross Income	\$1,600,000	\$1,263,000	\$758,000
Gross Income per SqFt	\$34.50	\$36.20	\$36.70
Full Market Value	\$7,450,000	\$5,880,000	\$3,530,000
Market Value per SqFt	\$161.00	\$169.00	\$171.00
Distance from Cooperative in miles		0.45	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00583-0029	1-00590-0022	1-00588-0079
Address	59 BEDFORD STREET	12 JONES STREET	19 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	59	27
Year Built	1920	1920	1900
Gross SqFt	47,846	56,700	12,168
Estimated Gross Income	\$1,650,000	\$2,033,000	\$438,000
Gross Income per SqFt	\$34.50	\$35.90	\$36.00
Full Market Value	\$7,690,000	\$9,470,000	\$2,040,000
Market Value per SqFt	\$161.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00584-0018	1-00590-0034	1-00588-0009
Address	79 BARROW STREET	7 CORNELIA STREET	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	50	42
Year Built	1920	1900	1926
Gross SqFt	13,484	26,480	22,392
Estimated Gross Income	\$435,000	\$880,000	\$724,200
Gross Income per SqFt	\$32.30	\$33.20	\$32.30
Full Market Value	\$2,030,000	\$4,100,000	\$3,370,000
Market Value per SqFt	\$151.00	\$155.00	\$151.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00584-0043	1-00590-0034	1-00588-0009
Address	47 MORTON STREET	7 CORNELIA STREET	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	50	42
Year Built	1926	1900	1926
Gross SqFt	13,664	26,480	22,392
Estimated Gross Income	\$440,000	\$880,000	\$724,200
Gross Income per SqFt	\$32.20	\$33.20	\$32.30
Full Market Value	\$2,050,000	\$4,100,000	\$3,370,000
Market Value per SqFt	\$150.00	\$155.00	\$151.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00584-0045	1-00583-0026	1-00585-0025
Address	51 MORTON STREET	36 MORTON STREET	91 BEDFORD STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	21	15	39
Year Built	1900	1925	1900
Gross SqFt	10,105	8,385	19,925
Estimated Gross Income	\$325,000	\$282,000	\$677,000
Gross Income per SqFt	\$32.20	\$33.60	\$34.00
Full Market Value	\$1,510,000	\$1,310,000	\$3,150,000
Market Value per SqFt	\$149.00	\$156.00	\$158.00
Distance from Cooperative in miles		0.05	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00584-0046	1-00543-0048	1-00545-0046
Address	53 MORTON STREET	136 WEST 4 STREET	416 LAFAYETTE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	30	41
Year Built	1900	1929	1910
Gross SqFt	40,180	20,874	27,612
Estimated Gross Income	\$1,240,000	\$663,000	\$918,000
Gross Income per SqFt	\$30.90	\$31.80	\$33.20
Full Market Value	\$5,780,000	\$3,090,000	\$4,280,000
Market Value per SqFt	\$144.00	\$148.00	\$155.00
Distance from Cooperative in miles		0.25	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00584-0059	1-00583-0026	1-00585-0025
Address	71 BARROW STREET	36 MORTON STREET	91 BEDFORD 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	15	39
Year Built	1910	1925	1900
Gross SqFt	13,056	8,385	19,925
Estimated Gross Income	\$425,000	\$282,000	\$677,000
Gross Income per SqFt	\$32.60	\$33.60	\$34.00
Full Market Value	\$1,980,000	\$1,310,000	\$3,150,000
Market Value per SqFt	\$152.00	\$156.00	\$158.00
Distance from Cooperative in miles		0.10	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00584-0061	1-00585-0001	1-00548-0001
Address	79 BEDFORD STREET	464 HUDSON STREET	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	36	137	272
Year Built	1954	1900	1930
Gross SqFt	24,635	97,290	218,985
Estimated Gross Income	\$840,000	\$3,471,000	\$7,882,000
Gross Income per SqFt	\$34.10	\$35.70	\$36.00
Full Market Value	\$3,910,000	\$16,200,000	\$36,700,000
Market Value per SqFt	\$159.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.04	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00585-0012	1-00590-0034	1-00588-0009
Address	482 HUDSON STREET	7 CORNELIA STREET	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	50	42
Year Built	1940	1900	1926
Gross SqFt	24,192	26,480	22,392
Estimated Gross Income	\$775,000	\$880,000	\$724,200
Gross Income per SqFt	\$32.00	\$33.20	\$32.30
Full Market Value	\$3,610,000	\$4,100,000	\$3,370,000
Market Value per SqFt	\$149.00	\$155.00	\$151.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00586-0011	1-00588-0017	1-00589-0011
Address	22 LEROY STREET	40 GROVE STREET	32 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	24	19	26
Year Built	1910	1950	1960
Gross SqFt	14,166	7,050	9,293
Estimated Gross Income	\$535,000	\$284,000	\$361,000
Gross Income per SqFt	\$37.80	\$40.30	\$38.80
Full Market Value	\$2,490,000	\$1,390,000	\$1,770,000
Market Value per SqFt	\$176.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00586-0081	1-00588-0017	1-00589-0011
Address	25 LEROY STREET	40 GROVE STREET	32 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	20	19	26
Year Built	1910	1950	1960
Gross SqFt	9,415	7,050	9,293
Estimated Gross Income	\$360,000	\$284,000	\$361,000
Gross Income per SqFt	\$38.20	\$40.30	\$38.80
Full Market Value	\$1,770,000	\$1,390,000	\$1,770,000
Market Value per SqFt	\$188.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00588-0007	1-00590-0034	1-00588-0009
Address	22 GROVE STREET	7 CORNELIA STREET	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	50	42
Year Built	1930	1900	1926
Gross SqFt	20,370	26,480	22,392
Estimated Gross Income	\$660,000	\$880,000	\$724,200
Gross Income per SqFt	\$32.40	\$33.20	\$32.30
Full Market Value	\$3,070,000	\$4,100,000	\$3,370,000
Market Value per SqFt	\$151.00	\$155.00	\$151.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00588-0043	1-00582-0020	1-00586-0040
Address	104 BEDFORD STREET	60 LEROY STREET	45 CARMINE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	37	34
Year Built	1890	1941	1958
Gross SqFt	14,328	22,242	15,575
Estimated Gross Income	\$420,000	\$687,000	\$496,000
Gross Income per SqFt	\$29.30	\$30.90	\$31.80
Full Market Value	\$1,960,000	\$3,200,000	\$2,310,000
Market Value per SqFt	\$137.00	\$144.00	\$148.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00588-0048	1-00540-0011	1-00537-0008
Address	114 CHRISTOPHER STREET	124 MAC DOUGAL STREET	222 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	22	34
Year Built	1908	1910	1900
Gross SqFt	23,039	11,170	18,360
Estimated Gross Income	\$980,000	\$499,000	\$801,000
Gross Income per SqFt	\$42.50	\$44.70	\$43.60
Full Market Value	\$4,810,000	\$2,450,000	\$3,930,000
Market Value per SqFt	\$209.00	\$219.00	\$214.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00589-0014	1-00592-0052	1-00585-0025
Address	26 CORNELIA STREET	160 WAVERLY PLACE	91 BEDFORD STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	60	26	39
Year Built	1920	1900	1900
Gross SqFt	26,110	17,117	19,925
Estimated Gross Income	\$825,000	\$700,000	\$677,000
Gross Income per SqFt	\$31.60	\$40.90	\$34.00
Full Market Value	\$3,840,000	\$3,440,000	\$3,150,000
Market Value per SqFt	\$147.00	\$201.00	\$158.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00590-0011	1-00583-0042	
Address	277 BLEECKER STREET	55 LEROY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	22	27	
Year Built	1930	1920	
Gross SqFt	11,578	14,175	
Estimated Gross Income	\$450,000	\$593,000	
Gross Income per SqFt	\$38.90	\$41.80	
Full Market Value	\$2,210,000	\$2,910,000	
Market Value per SqFt	\$191.00	\$205.00	
Distance from Cooperative in miles		0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00590-0045	1-00583-0042	
Address	29 CORNELIA STREET	55 LEROY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	30	27	
Year Built	1910	1920	
Gross SqFt	17,217	14,175	
Estimated Gross Income	\$670,000	\$593,000	
Gross Income per SqFt	\$38.90	\$41.80	
Full Market Value	\$3,290,000	\$2,910,000	
Market Value per SqFt	\$191.00	\$205.00	
Distance from Cooperative in miles		0.20	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00590-0079	1-00576-0076	1-00634-0016
Address	13 JONES STREET	71 WEST 12 STREET	110 BANK STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	46	61
Year Built	1930	1922	1957
Gross SqFt	36,760	37,824	42,258
Estimated Gross Income	\$980,000	\$1,124,000	\$1,193,000
Gross Income per SqFt	\$26.70	\$29.70	\$28.20
Full Market Value	\$4,560,000	\$5,240,000	\$4,940,000
Market Value per SqFt	\$124.00	\$139.00	\$117.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00591-0026	1-00543-0048	1-00582-0020
Address	194 WEST 4 STREET	136 WEST 4 STREET	60 LEROY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	30	37
Year Built	1961	1929	1941
Gross SqFt	168,332	20,874	22,242
Estimated Gross Income	\$5,000,000	\$663,000	\$687,000
Gross Income per SqFt	\$29.70	\$31.80	\$30.90
Full Market Value	\$23,300,000	\$3,090,000	\$3,200,000
Market Value per SqFt	\$138.00	\$148.00	\$144.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00592-0066	1-00548-0001	1-00572-0043
Address	375 AVENUE OF THE AMERICA	1 UNIVERSITY PLACE	12 5 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	81	272	34
Year Built	1929	1930	1910
Gross SqFt	93,291	218,985	19,545
Estimated Gross Income	\$3,150,000	\$7,882,000	\$683,500
Gross Income per SqFt	\$33.80	\$36.00	\$35.00
Full Market Value	\$14,700,000	\$36,700,000	\$3,180,000
Market Value per SqFt	\$158.00	\$168.00	\$163.00
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00593-0003	1-00583-0042	
Address	141 WAVERLY PLACE	55 LEROY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	13	27	
Year Built	1900	1920	
Gross SqFt	6,300	14,175	
Estimated Gross Income	\$245,000	\$593,000	
Gross Income per SqFt	\$38.90	\$41.80	
Full Market Value	\$1,200,000	\$2,910,000	
Market Value per SqFt	\$190.00	\$205.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00595-0006	1-00576-0076	1-00588-0078
Address	288 WEST STREET	71 WEST 12 STREET	23 GROVE STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	16	46	25
Year Built	1920	1922	1888
Gross SqFt	37,904	37,824	11,838
Estimated Gross Income	\$1,050,000	\$1,124,000	\$374,000
Gross Income per SqFt	\$27.70	\$29.70	\$31.60
Full Market Value	\$4,890,000	\$5,240,000	\$1,740,000
Market Value per SqFt	\$129.00	\$139.00	\$147.00
Distance from Cooperative in miles		1.05	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00595-0011	1-00587-0030	1-00764-0042
Address	530 CANAL STREET	51 7 AVENUE	72 7 AVENUE
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	12	35	113
Year Built	1900	1926	1931
Gross SqFt	28,158	21,679	109,669
Estimated Gross Income	\$785,000	\$668,000	\$3,282,000
Gross Income per SqFt	\$27.90	\$30.80	\$29.90
Full Market Value	\$3,250,000	\$3,110,000	\$15,300,000
Market Value per SqFt	\$115.00	\$143.00	\$140.00
Distance from Cooperative in miles		0.60	1.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00595-0016	1-00773-0027	1-00764-0042
Address	466 WASHINGTON STREET	225 WEST 23 STREET	72 7 AVENUE
Neighborhood	SOHO	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	20	138	113
Year Built	1926	1930	1931
Gross SqFt	55,352	66,524	109,669
Estimated Gross Income	\$1,490,000	\$1,870,000	\$3,282,000
Gross Income per SqFt	\$26.90	\$28.10	\$29.90
Full Market Value	\$6,170,000	\$7,750,000	\$15,300,000
Market Value per SqFt	\$111.00	\$116.00	\$140.00
Distance from Cooperative in miles		1.55	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00595-0041	1-00586-0009	1-00597-0052
Address	474 GREENWICH STREET	26 LEROY STREET	98 CHARLTON STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	SOHO
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	12	24	26
Year Built	1900	1907	1901
Gross SqFt	25,159	11,934	11,388
Estimated Gross Income	\$690,000	\$357,000	\$370,000
Gross Income per SqFt	\$27.40	\$29.90	\$32.50
Full Market Value	\$2,860,000	\$1,660,000	\$1,720,000
Market Value per SqFt	\$114.00	\$139.00	\$151.00
Distance from Cooperative in miles		0.50	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00597-0045	1-00764-0042	1-00883-0047
Address	547 GREENWICH STREET	72 7 AVENUE	382 3 AVENUE
Neighborhood	SOHO	CHELSEA	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	11	113	37
Year Built	1920	1931	1984
Gross SqFt	20,068	109,669	30,800
Estimated Gross Income	\$630,000	\$3,282,000	\$957,000
Gross Income per SqFt	\$31.40	\$29.90	\$31.10
Full Market Value	\$2,930,000	\$15,300,000	\$4,460,000
Market Value per SqFt	\$146.00	\$140.00	\$145.00
Distance from Cooperative in miles		0.95	1.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00602-0030	1-00585-0001	1-00548-0001
Address	603 WASHINGTON STREET	464 HUDSON STREET	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	34	137	272
Year Built	1880	1900	1930
Gross SqFt	70,342	97,290	218,985
Estimated Gross Income	\$2,350,000	\$3,471,000	\$7,882,000
Gross Income per SqFt	\$33.40	\$35.70	\$36.00
Full Market Value	\$10,900,000	\$16,200,000	\$36,700,000
Market Value per SqFt	\$155.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.15	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00603-0001	1-00765-0001	1-00771-0014
Address	371 WEST STREET	102 8 AVENUE	247 WEST 21 STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	184	225	59
Year Built	1960	1905	1920
Gross SqFt	215,890	115,046	41,100
Estimated Gross Income	\$4,800,000	\$2,643,000	\$1,035,000
Gross Income per SqFt	\$22.23	\$22.97	\$25.20
Full Market Value	\$10,200,000	\$10,900,000	\$4,290,000
Market Value per SqFt	\$47.20	\$95.00	\$104.00
Distance from Cooperative in miles		0.75	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00603-0037	1-00548-0001	1-00572-0043
Address	644 GREENWICH STREET	1 UNIVERSITY PLACE	12 5 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	39	272	34
Year Built	1920	1930	1910
Gross SqFt	81,040	218,985	19,545
Estimated Gross Income	\$2,700,000	\$7,882,000	\$683,500
Gross Income per SqFt	\$33.30	\$36.00	\$35.00
Full Market Value	\$12,600,000	\$36,700,000	\$3,180,000
Market Value per SqFt	\$155.00	\$168.00	\$163.00
Distance from Cooperative in miles		0.70	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00606-0047	1-00585-0001	1-00548-0001
Address	126 WEST 11 STREET	464 HUDSON STREET	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	28	137	272
Year Built	1930	1900	1930
Gross SqFt	29,624	97,290	218,985
Estimated Gross Income	\$990,000	\$3,471,000	\$7,882,000
Gross Income per SqFt	\$33.40	\$35.70	\$36.00
Full Market Value	\$4,610,000	\$16,200,000	\$36,700,000
Market Value per SqFt	\$156.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00607-0038	1-00572-0043	
Address	475 AVENUE OF THE AMERICA	12 5 AVENUE	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	85	34	
Year Built	1959	1910	
Gross SqFt	62,772	19,545	
Estimated Gross Income	\$2,200,000	\$683,500	
Gross Income per SqFt	\$35.00	\$35.00	
Full Market Value	\$10,200,000	\$3,180,000	
Market Value per SqFt	\$162.00	\$163.00	
Distance from Cooperative in miles		0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00607-0051	1-00583-0026	1-00585-0025
Address	111 WEST 11 STREET	36 MORTON STREET	91 BEDFORD 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	15	39
Year Built	1900	1925	1900
Gross SqFt	12,962	8,385	19,925
Estimated Gross Income	\$410,000	\$282,000	\$677,000
Gross Income per SqFt	\$31.60	\$33.60	\$34.00
Full Market Value	\$1,910,000	\$1,310,000	\$3,150,000
Market Value per SqFt	\$147.00	\$156.00	\$158.00
Distance from Cooperative in miles		0.50	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00608-0021	1-00583-0026	1-00585-0025
Address	136 WEST 13 STREET	36 MORTON STREET	91 BEDFORD STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	15	39
Year Built	1880	1925	1900
Gross SqFt	5,732	8,385	19,925
Estimated Gross Income	\$185,000	\$282,000	\$677,000
Gross Income per SqFt	\$32.30	\$33.60	\$34.00
Full Market Value	\$862,000	\$1,310,000	\$3,150,000
Market Value per SqFt	\$150.00	\$156.00	\$158.00
Distance from Cooperative in miles		0.55	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00608-0039	1-00590-0034	1-00588-0009
Address	101 WEST 12 STREET	7 CORNELIA STREET	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	425	50	42
Year Built	1961	1900	1926
Gross SqFt	364,679	26,480	22,392
Estimated Gross Income	\$11,600,000	\$880,000	\$724,200
Gross Income per SqFt	\$31.80	\$33.20	\$32.30
Full Market Value	\$54,000,000	\$4,100,000	\$3,370,000
Market Value per SqFt	\$148.00	\$155.00	\$151.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00608-0053	1-00590-0022	1-00588-0079
Address	125 WEST 12 STREET	12 JONES STREET	19 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	59	27
Year Built	1918	1920	1900
Gross SqFt	31,128	56,700	12,168
Estimated Gross Income	\$1,050,000	\$2,033,000	\$438,000
Gross Income per SqFt	\$33.70	\$35.90	\$36.00
Full Market Value	\$4,890,000	\$9,470,000	\$2,040,000
Market Value per SqFt	\$157.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00608-0060	1-00543-0048	1-00582-0020
Address	137 WEST 12 STREET	136 WEST 4 STREET	60 LEROY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	30	37
Year Built	1900	1929	1941
Gross SqFt	52,200	20,874	22,242
Estimated Gross Income	\$1,575,000	\$663,000	\$687,000
Gross Income per SqFt	\$30.20	\$31.80	\$30.90
Full Market Value	\$7,340,000	\$3,090,000	\$3,200,000
Market Value per SqFt	\$141.00	\$148.00	\$144.00
Distance from Cooperative in miles		0.45	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00608-0074	1-00585-0001	1-00590-0016
Address	169 WEST 12 STREET	464 HUDSON STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	25	137	38
Year Built	1922	1900	1940
Gross SqFt	31,750	97,290	28,656
Estimated Gross Income	\$1,060,000	\$3,471,000	\$1,494,000
Gross Income per SqFt	\$33.40	\$35.70	\$52.00
Full Market Value	\$4,940,000	\$16,200,000	\$7,330,000
Market Value per SqFt	\$156.00	\$167.00	\$256.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00609-0001	1-00548-0001	1-00721-0007
Address	41 7 AVENUE	1 UNIVERSITY PLACE	415 WEST 23 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	139	272	959
Year Built	1961	1930	1934
Gross SqFt	137,882	218,985	950,200
Estimated Gross Income	\$4,500,000	\$7,882,000	\$31,215,000
Gross Income per SqFt	\$32.60	\$36.00	\$32.90
Full Market Value	\$21,000,000	\$36,700,000	\$145,000,000
Market Value per SqFt	\$152.00	\$168.00	\$153.00
Distance from Cooperative in miles		0.50	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00609-0047	1-00585-0001	1-00866-0035
Address	509 AVENUE OF THE AMERICA	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	102	137	160
Year Built	1961	1900	1950
Gross SqFt	94,144	97,290	153,398
Estimated Gross Income	\$3,200,000	\$3,471,000	\$5,355,003
Gross Income per SqFt	\$34.00	\$35.70	\$34.90
Full Market Value	\$14,900,000	\$16,200,000	\$24,900,000
Market Value per SqFt	\$158.00	\$167.00	\$162.00
Distance from Cooperative in miles		0.55	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00609-0065	1-00583-0026	1-00585-0025
Address	141 WEST 13 STREET	36 MORTON STREET	91 BEDFORD 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	15	39
Year Built	1910	1925	1900
Gross SqFt	28,200	8,385	19,925
Estimated Gross Income	\$900,000	\$282,000	\$677,000
Gross Income per SqFt	\$31.90	\$33.60	\$34.00
Full Market Value	\$4,190,000	\$1,310,000	\$3,150,000
Market Value per SqFt	\$149.00	\$156.00	\$158.00
Distance from Cooperative in miles		0.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00610-0048	1-00583-0042	
Address	140 WEST 10 STREET	55 LEROY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	40	27	
Year Built	1900	1920	
Gross SqFt	19,725	14,175	
Estimated Gross Income	\$775,000	\$593,000	
Gross Income per SqFt	\$39.30	\$41.80	
Full Market Value	\$3,800,000	\$2,910,000	
Market Value per SqFt	\$193.00	\$205.00	
Distance from Cooperative in miles		0.35	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00611-0065	1-00548-0001	1-00624-0041
Address	23 GREENWICH AVENUE	1 UNIVERSITY PLACE	300 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	156	272	54
Year Built	1961	1930	1920
Gross SqFt	142,941	218,985	34,872
Estimated Gross Income	\$4,870,000	\$7,882,000	\$1,263,000
Gross Income per SqFt	\$34.10	\$36.00	\$36.20
Full Market Value	\$22,700,000	\$36,700,000	\$5,880,000
Market Value per SqFt	\$159.00	\$168.00	\$169.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00612-0066	1-00588-0017	1-00589-0011
Address	5 CHARLES STREET	40 GROVE STREET	32 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	23	19	26
Year Built	1900	1950	1960
Gross SqFt	10,956	7,050	9,293
Estimated Gross Income	\$410,000	\$284,000	\$361,000
Gross Income per SqFt	\$37.40	\$40.30	\$38.80
Full Market Value	\$1,910,000	\$1,390,000	\$1,770,000
Market Value per SqFt	\$174.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00613-0040	1-00583-0042	
Address	41 PERRY STREET	55 LEROY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	22	27	
Year Built	1910	1920	
Gross SqFt	10,500	14,175	
Estimated Gross Income	\$410,000	\$593,000	
Gross Income per SqFt	\$39.00	\$41.80	
Full Market Value	\$2,010,000	\$2,910,000	
Market Value per SqFt	\$191.00	\$205.00	
Distance from Cooperative in miles		0.40	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00613-0042	1-00583-0042	
Address	45 PERRY STREET	55 LEROY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	19	27	
Year Built	1910	1920	
Gross SqFt	11,405	14,175	
Estimated Gross Income	\$440,000	\$593,000	
Gross Income per SqFt	\$38.60	\$41.80	
Full Market Value	\$2,160,000	\$2,910,000	
Market Value per SqFt	\$189.00	\$205.00	
Distance from Cooperative in miles		0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00614-0032	1-00611-0070	1-00619-0081
Address	227 WEST 11 STREET	141 WEST 10 STREET	85 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	30	25	22
Year Built	1915	1920	1905
Gross SqFt	15,798	16,548	10,950
Estimated Gross Income	\$630,000	\$719,000	\$471,000
Gross Income per SqFt	\$39.90	\$43.40	\$43.00
Full Market Value	\$3,090,000	\$3,530,000	\$2,310,000
Market Value per SqFt	\$196.00	\$213.00	\$211.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00614-0037	1-00588-0017	1-00589-0011
Address	237 WEST 11 STREET	40 GROVE STREET	32 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	20	19	26
Year Built	1915	1950	1960
Gross SqFt	13,968	7,050	9,293
Estimated Gross Income	\$525,000	\$284,000	\$361,000
Gross Income per SqFt	\$37.60	\$40.30	\$38.80
Full Market Value	\$2,450,000	\$1,390,000	\$1,770,000
Market Value per SqFt	\$175.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.30	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00615-0067	1-00588-0017	1-00589-0011
Address	20 JANE STREET	40 GROVE STREET	32 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	20	19	26
Year Built	1946	1950	1960
Gross SqFt	7,470	7,050	9,293
Estimated Gross Income	\$290,000	\$284,000	\$361,000
Gross Income per SqFt	\$38.80	\$40.30	\$38.80
Full Market Value	\$1,420,000	\$1,390,000	\$1,770,000
Market Value per SqFt	\$190.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00615-0076	1-00619-0081	1-00621-0029
Address	111 GREENWICH AVENUE	85 CHRISTOPHER STREET	101 CHARLES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	16	22	21
Year Built	1910	1905	1901
Gross SqFt	12,363	10,950	10,485
Estimated Gross Income	\$520,000	\$471,000	\$463,000
Gross Income per SqFt	\$42.10	\$43.00	\$44.20
Full Market Value	\$2,550,000	\$2,310,000	\$2,270,000
Market Value per SqFt	\$206.00	\$211.00	\$216.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00615-0086	1-00543-0048	1-00582-0020
Address	245 WEST 12 STREET	136 WEST 4 STREET	60 LEROY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	30	37
Year Built	1920	1929	1941
Gross SqFt	58,565	20,874	22,242
Estimated Gross Income	\$1,750,000	\$663,000	\$687,000
Gross Income per SqFt	\$29.90	\$31.80	\$30.90
Full Market Value	\$8,150,000	\$3,090,000	\$3,200,000
Market Value per SqFt	\$139.00	\$148.00	\$144.00
Distance from Cooperative in miles		0.50	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00616-0001	1-00548-0001	1-00624-0041
Address	42 8 AVENUE	1 UNIVERSITY PLACE	300 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	129	272	54
Year Built	1962	1930	1920
Gross SqFt	91,500	218,985	34,872
Estimated Gross Income	\$3,100,000	\$7,882,000	\$1,263,000
Gross Income per SqFt	\$33.90	\$36.00	\$36.20
Full Market Value	\$14,400,000	\$36,700,000	\$5,880,000
Market Value per SqFt	\$157.00	\$168.00	\$169.00
Distance from Cooperative in miles		0.65	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00616-0011	1-00548-0001	1-00624-0041
Address	54 8 AVENUE	1 UNIVERSITY PLACE	300 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	163	272	54
Year Built	1960	1930	1920
Gross SqFt	127,072	218,985	34,872
Estimated Gross Income	\$4,300,000	\$7,882,000	\$1,263,000
Gross Income per SqFt	\$33.80	\$36.00	\$36.20
Full Market Value	\$20,000,000	\$36,700,000	\$5,880,000
Market Value per SqFt	\$157.00	\$168.00	\$169.00
Distance from Cooperative in miles		0.65	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00618-0060	1-00583-0026	1-00585-0025
Address	241 WEST 13 STREET	36 MORTON STREET	91 BEDFORD STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	31	15	39
Year Built	1904	1925	1900
Gross SqFt	18,468	8,385	19,925
Estimated Gross Income	\$590,000	\$282,000	\$677,000
Gross Income per SqFt	\$31.90	\$33.60	\$34.00
Full Market Value	\$2,750,000	\$1,310,000	\$3,150,000
Market Value per SqFt	\$149.00	\$156.00	\$158.00
Distance from Cooperative in miles		0.60	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00619-0038	1-00583-0042	
Address	105 CHRISTOPHER STREET	55 LEROY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	12	27	
Year Built	1900	1920	
Gross SqFt	6,450	14,175	
Estimated Gross Income	\$250,000	\$593,000	
Gross Income per SqFt	\$38.80	\$41.80	
Full Market Value	\$1,230,000	\$2,910,000	
Market Value per SqFt	\$191.00	\$205.00	
Distance from Cooperative in miles		0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0019	1-00624-0041	1-00764-0007
Address	350 BLEECKER STREET	300 WEST 12 STREET	253 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	133	54	47
Year Built	1962	1920	1930
Gross SqFt	92,998	34,872	39,628
Estimated Gross Income	\$3,300,000	\$1,263,000	\$1,453,000
Gross Income per SqFt	\$35.50	\$36.20	\$36.70
Full Market Value	\$15,400,000	\$5,880,000	\$6,770,000
Market Value per SqFt	\$166.00	\$169.00	\$171.00
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0053	1-00588-0017	1-00589-0011
Address	88 CHARLES STREET	40 GROVE STREET	32 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	20	19	26
Year Built	1900	1950	1960
Gross SqFt	9,700	7,050	9,293
Estimated Gross Income	\$370,000	\$284,000	\$361,000
Gross Income per SqFt	\$38.10	\$40.30	\$38.80
Full Market Value	\$1,820,000	\$1,390,000	\$1,770,000
Market Value per SqFt	\$188.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0054	1-00588-0017	1-00589-0011
Address	84 CHARLES STREET	40 GROVE STREET	32 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	24	19	26
Year Built	1900	1950	1960
Gross SqFt	13,685	7,050	9,293
Estimated Gross Income	\$510,000	\$284,000	\$361,000
Gross Income per SqFt	\$37.30	\$40.30	\$38.80
Full Market Value	\$2,380,000	\$1,390,000	\$1,770,000
Market Value per SqFt	\$174.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0056	1-00588-0017	1-00589-0011
Address	82 CHARLES STREET	40 GROVE STREET	32 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	30	19	26
Year Built	1900	1950	1960
Gross SqFt	19,210	7,050	9,293
Estimated Gross Income	\$710,000	\$284,000	\$361,000
Gross Income per SqFt	\$37.00	\$40.30	\$38.80
Full Market Value	\$3,310,000	\$1,390,000	\$1,770,000
Market Value per SqFt	\$172.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0058	1-00588-0017	1-00589-0011
Address	78 CHARLES STREET	40 GROVE STREET	32 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	15	19	26
Year Built	1900	1950	1960
Gross SqFt	9,900	7,050	9,293
Estimated Gross Income	\$380,000	\$284,000	\$361,000
Gross Income per SqFt	\$38.40	\$40.30	\$38.80
Full Market Value	\$1,870,000	\$1,390,000	\$1,770,000
Market Value per SqFt	\$189.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0066	1-00588-0017	1-00589-0011
Address	244 WEST 4 STREET	40 GROVE STREET	32 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	15	19	26
Year Built	1920	1950	1960
Gross SqFt	7,100	7,050	9,293
Estimated Gross Income	\$265,000	\$284,000	\$361,000
Gross Income per SqFt	\$37.30	\$40.30	\$38.80
Full Market Value	\$1,230,000	\$1,390,000	\$1,770,000
Market Value per SqFt	\$173.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0067	1-00588-0017	1-00589-0011
Address	242 WEST 4 STREET	40 GROVE STREET	32 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	11	19	26
Year Built	1900	1950	1960
Gross SqFt	6,730	7,050	9,293
Estimated Gross Income	\$255,000	\$284,000	\$361,000
Gross Income per SqFt	\$37.90	\$40.30	\$38.80
Full Market Value	\$1,190,000	\$1,390,000	\$1,770,000
Market Value per SqFt	\$177.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0082	1-00588-0017	1-00589-0011
Address	211 WEST 10 STREET	40 GROVE STREET	32 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	24	19	26
Year Built	1920	1950	1960
Gross SqFt	18,126	7,050	9,293
Estimated Gross Income	\$680,000	\$284,000	\$361,000
Gross Income per SqFt	\$37.50	\$40.30	\$38.80
Full Market Value	\$3,170,000	\$1,390,000	\$1,770,000
Market Value per SqFt	\$175.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00621-0013	1-00585-0001	1-00590-0016
Address	96 PERRY STREET	464 HUDSON STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	36	137	38
Year Built	1930	1900	1940
Gross SqFt	16,986	97,290	28,656
Estimated Gross Income	\$570,000	\$3,471,000	\$1,494,000
Gross Income per SqFt	\$33.60	\$35.70	\$52.00
Full Market Value	\$2,660,000	\$16,200,000	\$7,330,000
Market Value per SqFt	\$157.00	\$167.00	\$256.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00621-0035	1-00588-0017	1-00589-0011
Address	371 BLEECKER STREET	40 GROVE STREET	32 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	20	19	26
Year Built	1910	1950	1960
Gross SqFt	9,270	7,050	9,293
Estimated Gross Income	\$355,000	\$284,000	\$361,000
Gross Income per SqFt	\$38.30	\$40.30	\$38.80
Full Market Value	\$1,740,000	\$1,390,000	\$1,770,000
Market Value per SqFt	\$188.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00622-0014	1-00540-0001	1-00539-0030
Address	290 WEST 11 STREET	104 MAC DOUGAL STREET	215 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	19	24	24
Year Built	1910	1900	1900
Gross SqFt	8,617	11,400	11,790
Estimated Gross Income	\$335,000	\$484,000	\$494,000
Gross Income per SqFt	\$38.90	\$42.50	\$41.90
Full Market Value	\$1,640,000	\$2,380,000	\$2,430,000
Market Value per SqFt	\$190.00	\$209.00	\$206.00
Distance from Cooperative in miles		0.50	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00622-0017	1-00588-0017	1-00589-0011
Address	398 BLEECKER STREET	40 GROVE STREET	32 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	18	19	26
Year Built	1910	1950	1960
Gross SqFt	5,984	7,050	9,293
Estimated Gross Income	\$220,000	\$284,000	\$361,000
Gross Income per SqFt	\$36.80	\$40.30	\$38.80
Full Market Value	\$1,020,000	\$1,390,000	\$1,770,000
Market Value per SqFt	\$170.00	\$197.00	\$190.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00622-0041	1-00592-0062	1-00588-0009
Address	268 WEST 11 STREET	140 WAVERLY PLACE	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	23	42
Year Built	1915	1930	1926
Gross SqFt	29,725	12,144	22,392
Estimated Gross Income	\$1,080,000	\$457,000	\$724,200
Gross Income per SqFt	\$36.30	\$37.60	\$32.30
Full Market Value	\$5,030,000	\$2,130,000	\$3,370,000
Market Value per SqFt	\$169.00	\$175.00	\$151.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00622-0065	1-00583-0042	
Address	77 PERRY STREET	55 LEROY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	26	27	
Year Built	1900	1920	
Gross SqFt	12,271	14,175	
Estimated Gross Income	\$475,000	\$593,000	
Gross Income per SqFt	\$38.70	\$41.80	
Full Market Value	\$2,330,000	\$2,910,000	
Market Value per SqFt	\$190.00	\$205.00	
Distance from Cooperative in miles		0.35	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00622-0066	1-00618-0046	1-00610-0046
Address	79 PERRY STREET	213 WEST 13 STREET	144 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	11	24	20
Year Built	1910	1910	1900
Gross SqFt	8,555	13,000	9,215
Estimated Gross Income	\$320,000	\$503,000	\$362,000
Gross Income per SqFt	\$37.40	\$38.70	\$39.30
Full Market Value	\$1,490,000	\$2,470,000	\$1,780,000
Market Value per SqFt	\$174.00	\$190.00	\$193.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00623-0055	1-00618-0046	1-00610-0046
Address	281 WEST 11 STREET	213 WEST 13 STREET	144 WEST 10 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	24	20
Year Built	1910	1910	1900
Gross SqFt	11,592	13,000	9,215
Estimated Gross Income	\$430,000	\$503,000	\$362,000
Gross Income per SqFt	\$37.10	\$38.70	\$39.30
Full Market Value	\$2,000,000	\$2,470,000	\$1,780,000
Market Value per SqFt	\$173.00	\$190.00	\$193.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00624-0001	1-00624-0041	1-00764-0007
Address	771 GREENWICH STREET	300 WEST 12 STREET	253 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	114	54	47
Year Built	1968	1920	1930
Gross SqFt	90,450	34,872	39,628
Estimated Gross Income	\$3,175,000	\$1,263,000	\$1,453,000
Gross Income per SqFt	\$35.10	\$36.20	\$36.70
Full Market Value	\$14,800,000	\$5,880,000	\$6,770,000
Market Value per SqFt	\$164.00	\$169.00	\$171.00
Distance from Cooperative in miles		0.10	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00624-0008	1-00765-0009	1-00610-0044
Address	791 GREENWICH STREET	253 WEST 15 STREET	148 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	37	20	20
Year Built	1915	1901	1910
Gross SqFt	24,116	9,980	9,320
Estimated Gross Income	\$770,000	\$348,000	\$314,000
Gross Income per SqFt	\$31.90	\$34.90	\$33.70
Full Market Value	\$3,590,000	\$1,620,000	\$1,460,000
Market Value per SqFt	\$149.00	\$162.00	\$157.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00624-0052	1-00618-0046	1-00610-0046
Address	306 WEST 4 STREET	213 WEST 13 STREET	144 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	16	24	20
Year Built	1910	1910	1900
Gross SqFt	9,885	13,000	9,215
Estimated Gross Income	\$370,000	\$503,000	\$362,000
Gross Income per SqFt	\$37.40	\$38.70	\$39.30
Full Market Value	\$1,720,000	\$2,470,000	\$1,780,000
Market Value per SqFt	\$174.00	\$190.00	\$193.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00625-0021	1-00612-0010	1-00629-0024
Address	799 GREENWICH STREET	42 PERRY STREET	322 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	22	19
Year Built	1900	1910	1920
Gross SqFt	16,026	9,395	8,750
Estimated Gross Income	\$580,000	\$383,000	\$525,000
Gross Income per SqFt	\$36.20	\$40.80	\$60.00
Full Market Value	\$2,700,000	\$1,880,000	\$2,580,000
Market Value per SqFt	\$168.00	\$200.00	\$295.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00625-0026	1-00592-0062	1-00588-0009
Address	622 HUDSON STREET	140 WAVERLY PLACE	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	23	42
Year Built	1940	1930	1926
Gross SqFt	15,084	12,144	22,392
Estimated Gross Income	\$540,000	\$457,000	\$724,200
Gross Income per SqFt	\$35.80	\$37.60	\$32.30
Full Market Value	\$2,520,000	\$2,130,000	\$3,370,000
Market Value per SqFt	\$167.00	\$175.00	\$151.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00626-0004	1-00633-0027	1-00618-0046
Address	815 GREENWICH STREET	129 PERRY STREET	213 WEST 13 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	24	24
Year Built	1947	1910	1910
Gross SqFt	10,000	11,222	13,000
Estimated Gross Income	\$375,000	\$433,000	\$503,000
Gross Income per SqFt	\$37.50	\$38.60	\$38.70
Full Market Value	\$1,750,000	\$2,130,000	\$2,470,000
Market Value per SqFt	\$175.00	\$190.00	\$190.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00626-0012	1-00592-0062	1-00588-0009
Address	631 HUDSON STREET	140 WAVERLY PLACE	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	261	23	42
Year Built	1963	1930	1926
Gross SqFt	262,297	12,144	22,392
Estimated Gross Income	\$9,400,000	\$457,000	\$724,200
Gross Income per SqFt	\$35.80	\$37.60	\$32.30
Full Market Value	\$43,800,000	\$2,130,000	\$3,370,000
Market Value per SqFt	\$167.00	\$175.00	\$151.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00626-0050	1-00633-0027	1-00618-0046
Address	41 JANE STREET	129 PERRY STREET	213 WEST 13 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	24	24
Year Built	1915	1910	1910
Gross SqFt	9,190	11,222	13,000
Estimated Gross Income	\$345,000	\$433,000	\$503,000
Gross Income per SqFt	\$37.50	\$38.60	\$38.70
Full Market Value	\$1,610,000	\$2,130,000	\$2,470,000
Market Value per SqFt	\$175.00	\$190.00	\$190.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00626-0054	1-00633-0027	1-00618-0046
Address	51 JANE STREET	129 PERRY STREET	213 WEST 13 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	24	24
Year Built	1915	1910	1910
Gross SqFt	7,650	11,222	13,000
Estimated Gross Income	\$285,000	\$433,000	\$503,000
Gross Income per SqFt	\$37.30	\$38.60	\$38.70
Full Market Value	\$1,330,000	\$2,130,000	\$2,470,000
Market Value per SqFt	\$174.00	\$190.00	\$190.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00628-0017	1-00562-0044	1-00617-0021
Address	652 HUDSON STREET	25 EAST 10 STREET	221 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	17	62	53
Year Built	1900	1929	1930
Gross SqFt	50,962	45,496	43,280
Estimated Gross Income	\$1,800,000	\$1,838,000	\$1,612,000
Gross Income per SqFt	\$35.30	\$40.40	\$37.20
Full Market Value	\$8,380,000	\$9,020,000	\$7,510,000
Market Value per SqFt	\$164.00	\$198.00	\$174.00
Distance from Cooperative in miles		0.80	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00629-0040	1-00627-0013	1-00621-0038
Address	69 8 AVENUE	641 HUDSON STREET	377 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	20	17	19
Year Built	1910	1910	1910
Gross SqFt	10,055	13,010	10,874
Estimated Gross Income	\$400,000	\$540,000	\$461,000
Gross Income per SqFt	\$39.80	\$41.50	\$42.40
Full Market Value	\$1,960,000	\$2,650,000	\$2,260,000
Market Value per SqFt	\$195.00	\$204.00	\$208.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00629-0041	1-00627-0013	1-00621-0038
Address	67 8 AVENUE	641 HUDSON STREET	377 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	20	17	19
Year Built	1910	1910	1910
Gross SqFt	10,105	13,010	10,874
Estimated Gross Income	\$405,000	\$540,000	\$461,000
Gross Income per SqFt	\$40.10	\$41.50	\$42.40
Full Market Value	\$1,990,000	\$2,650,000	\$2,260,000
Market Value per SqFt	\$197.00	\$204.00	\$208.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00630-0043	1-00626-0052	1-00588-0017
Address	511 HUDSON STREET	47 JANE 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	30	20	19
Year Built	1911	1901	1950
Gross SqFt	40,320	9,155	7,050
Estimated Gross Income	\$1,550,000	\$366,000	\$284,000
Gross Income per SqFt	\$38.40	\$40.00	\$40.30
Full Market Value	\$7,610,000	\$1,800,000	\$1,390,000
Market Value per SqFt	\$189.00	\$197.00	\$197.00
Distance from Cooperative in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00632-0017	1-00592-0062	1-00588-0009
Address	726 GREENWICH STREET	140 WAVERLY PLACE	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	158	23	42
Year Built	1930	1930	1926
Gross SqFt	141,000	12,144	22,392
Estimated Gross Income	\$5,075,000	\$457,000	\$724,200
Gross Income per SqFt	\$36.00	\$37.60	\$32.30
Full Market Value	\$23,600,000	\$2,130,000	\$3,370,000
Market Value per SqFt	\$167.00	\$175.00	\$151.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00632-0039	1-00624-0021	1-00592-0062
Address	719 GREENWICH STREET	597 HUDSON STREET	140 WAVERLY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	C4-WALK-UP	D1-ELEVATOR
Total Units	14	14	23
Year Built	1915	1901	1930
Gross SqFt	25,746	6,476	12,144
Estimated Gross Income	\$885,000	\$240,000	\$457,000
Gross Income per SqFt	\$34.40	\$37.10	\$37.60
Full Market Value	\$4,120,000	\$1,120,000	\$2,130,000
Market Value per SqFt	\$160.00	\$173.00	\$175.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00632-0045	1-00612-0010	1-00629-0024
Address	731 GREENWICH STREET	42 PERRY STREET	322 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	56	22	19
Year Built	1911	1910	1920
Gross SqFt	23,398	9,395	8,750
Estimated Gross Income	\$840,000	\$383,000	\$525,000
Gross Income per SqFt	\$35.90	\$40.80	\$60.00
Full Market Value	\$3,910,000	\$1,880,000	\$2,580,000
Market Value per SqFt	\$167.00	\$200.00	\$295.00
Distance from Cooperative in miles		0.20	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00632-0056	1-00633-0027	1-00618-0046
Address	115 CHARLES STREET	129 PERRY STREET	213 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	24	24
Year Built	1911	1910	1910
Gross SqFt	9,515	11,222	13,000
Estimated Gross Income	\$355,000	\$433,000	\$503,000
Gross Income per SqFt	\$37.30	\$38.60	\$38.70
Full Market Value	\$1,650,000	\$2,130,000	\$2,470,000
Market Value per SqFt	\$173.00	\$190.00	\$190.00
Distance from Cooperative in miles		0.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00633-0006	1-00629-0029	1-00537-0037
Address	717 WASHINGTON STREET	304 WEST 14 STREET	151 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	45	73	44
Year Built	1900	1905	1900
Gross SqFt	25,281	38,376	26,892
Estimated Gross Income	\$980,000	\$1,590,000	\$1,118,000
Gross Income per SqFt	\$38.80	\$41.40	\$41.60
Full Market Value	\$4,810,000	\$7,810,000	\$5,490,000
Market Value per SqFt	\$190.00	\$204.00	\$204.00
Distance from Cooperative in miles		0.35	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00633-0028	1-00624-0021	1-00592-0062
Address	131 PERRY STREET	597 HUDSON STREET	140 WAVERLY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	C4-WALK-UP	D1-ELEVATOR
Total Units	14	14	23
Year Built	1905	1901	1930
Gross SqFt	32,000	6,476	12,144
Estimated Gross Income	\$1,100,000	\$240,000	\$457,000
Gross Income per SqFt	\$34.40	\$37.10	\$37.60
Full Market Value	\$5,120,000	\$1,120,000	\$2,130,000
Market Value per SqFt	\$160.00	\$173.00	\$175.00
Distance from Cooperative in miles		0.15	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00633-0030	1-00633-0027	1-00618-0046
Address	135 PERRY STREET	129 PERRY STREET	213 WEST 13 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	24	24
Year Built	1900	1910	1910
Gross SqFt	9,600	11,222	13,000
Estimated Gross Income	\$360,000	\$433,000	\$503,000
Gross Income per SqFt	\$37.50	\$38.60	\$38.70
Full Market Value	\$1,680,000	\$2,130,000	\$2,470,000
Market Value per SqFt	\$175.00	\$190.00	\$190.00
Distance from Cooperative in miles		0.00	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00634-0023	1-00592-0062	1-00588-0009
Address	760 GREENWICH STREET	140 WAVERLY PLACE	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	23	42
Year Built	1956	1930	1926
Gross SqFt	45,426	12,144	22,392
Estimated Gross Income	\$1,650,000	\$457,000	\$724,200
Gross Income per SqFt	\$36.30	\$37.60	\$32.30
Full Market Value	\$7,690,000	\$2,130,000	\$3,370,000
Market Value per SqFt	\$169.00	\$175.00	\$151.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00634-0036	1-00629-0029	1-00537-0037
Address	323 WEST 11 STREET	304 WEST 14 STREET	151 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	73	44
Year Built	1900	1905	1900
Gross SqFt	31,206	38,376	26,892
Estimated Gross Income	\$1,200,000	\$1,590,000	\$1,118,000
Gross Income per SqFt	\$38.50	\$41.40	\$41.60
Full Market Value	\$5,890,000	\$7,810,000	\$5,490,000
Market Value per SqFt	\$189.00	\$204.00	\$204.00
Distance from Cooperative in miles		0.30	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00634-0065	1-00612-0051	1-00767-0043
Address	571 HUDSON STREET	159 1/2 7 AVENUE SOUTH	128 7 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	17	26	65
Year Built	1911	1940	1959
Gross SqFt	22,671	17,826	46,812
Estimated Gross Income	\$780,000	\$651,300	\$1,824,000
Gross Income per SqFt	\$34.40	\$36.50	\$39.00
Full Market Value	\$3,630,000	\$3,030,000	\$8,950,000
Market Value per SqFt	\$160.00	\$170.00	\$191.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00636-0013	1-00615-0057	1-00630-0007
Address	1 WEEHAWKEN STREET	325 WEST 4 STREET	661 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	14	20	15
Year Built	1910	1910	1910
Gross SqFt	5,610	9,797	10,230
Estimated Gross Income	\$170,000	\$309,000	\$327,000
Gross Income per SqFt	\$30.30	\$31.50	\$32.00
Full Market Value	\$792,000	\$1,440,000	\$1,520,000
Market Value per SqFt	\$141.00	\$147.00	\$149.00
Distance from Cooperative in miles		0.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00636-0022	1-00592-0062	1-00588-0009
Address	650 WASHINGTON STREET	140 WAVERLY PLACE	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	214	23	42
Year Built	1964	1930	1926
Gross SqFt	165,436	12,144	22,392
Estimated Gross Income	\$5,950,000	\$457,000	\$724,200
Gross Income per SqFt	\$36.00	\$37.60	\$32.30
Full Market Value	\$27,700,000	\$2,130,000	\$3,370,000
Market Value per SqFt	\$167.00	\$175.00	\$151.00
Distance from Cooperative in miles		0.40	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-0030	1-00627-0013	1-00590-0033
Address	688 WASHINGTON STREET	641 HUDSON 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	22	17	16
Year Built	1973	1910	1900
Gross SqFt	37,620	13,010	7,855
Estimated Gross Income	\$1,500,000	\$540,000	\$329,000
Gross Income per SqFt	\$39.90	\$41.50	\$41.90
Full Market Value	\$3,180,000	\$2,650,000	\$1,620,000
Market Value per SqFt	\$85.00	\$204.00	\$206.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-0036	1-00633-0027	1-00615-0068
Address	151 CHARLES STREET	129 PERRY STREET	16 JANE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	24	30
Year Built	1979	1910	1900
Gross SqFt	13,156	11,222	13,200
Estimated Gross Income	\$485,000	\$433,000	\$512,000
Gross Income per SqFt	\$36.90	\$38.60	\$38.80
Full Market Value	\$2,260,000	\$2,130,000	\$2,510,000
Market Value per SqFt	\$172.00	\$190.00	\$190.00
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-0066	1-00618-0044	1-00774-0056
Address	702 WASHINGTON STREET	209 WEST 13 STREET	228 WEST 25 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	72	36	20
Year Built	1974	1900	1925
Gross SqFt	59,820	27,075	10,780
Estimated Gross Income	\$1,375,000	\$671,000	\$258,000
Gross Income per SqFt	\$22.99	\$24.78	\$23.93
Full Market Value	\$2,920,000	\$2,780,000	\$1,070,000
Market Value per SqFt	\$48.80	\$103.00	\$99.00
Distance from Cooperative in miles		0.45	0.95

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-0077	1-00592-0062	1-00592-0082
Address	161 PERRY STREET	140 WAVERLY PLACE	129 WEST WASHINGTON PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	22	23	52
Year Built	1911	1930	1924
Gross SqFt	39,750	12,144	38,214
Estimated Gross Income	\$1,400,000	\$457,000	\$1,488,000
Gross Income per SqFt	\$35.20	\$37.60	\$38.90
Full Market Value	\$6,520,000	\$2,130,000	\$7,300,000
Market Value per SqFt	\$164.00	\$175.00	\$191.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-0081	1-00622-0056	1-00618-0042
Address	167 PERRY STREET	53 PERRY 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	75	72	55
Year Built	1987	1930	1962
Gross SqFt	60,000	34,140	26,700
Estimated Gross Income	\$2,350,000	\$1,362,000	\$1,040,000
Gross Income per SqFt	\$39.20	\$39.90	\$39.00
Full Market Value	\$11,500,000	\$6,690,000	\$5,110,000
Market Value per SqFt	\$192.00	\$196.00	\$191.00
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00638-0001	1-00592-0062	1-00588-0009
Address	427 WEST STREET	140 WAVERLY PLACE	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	38	23	42
Year Built	1930	1930	1926
Gross SqFt	69,755	12,144	22,392
Estimated Gross Income	\$2,500,000	\$457,000	\$724,200
Gross Income per SqFt	\$35.80	\$37.60	\$32.30
Full Market Value	\$11,600,000	\$2,130,000	\$3,370,000
Market Value per SqFt	\$166.00	\$175.00	\$151.00
Distance from Cooperative in miles		0.45	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00638-0004	1-00590-0022	1-00624-0041
Address	433 WEST STREET	12 JONES STREET	300 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	34	59	54
Year Built	1920	1920	1920
Gross SqFt	63,000	56,700	34,872
Estimated Gross Income	\$2,250,000	\$2,033,000	\$1,263,000
Gross Income per SqFt	\$35.70	\$35.90	\$36.20
Full Market Value	\$10,500,000	\$9,470,000	\$5,880,000
Market Value per SqFt	\$167.00	\$167.00	\$169.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00638-0019	1-00618-0044	1-00774-0056
Address	720 WEST 11 STREET	209 WEST 13 STREET	228 WEST 25 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	100	36	20
Year Built	1939	1900	1925
Gross SqFt	118,350	27,075	10,780
Estimated Gross Income	\$2,725,000	\$671,000	\$258,000
Gross Income per SqFt	\$23.02	\$24.78	\$23.93
Full Market Value	\$5,780,000	\$2,780,000	\$1,070,000
Market Value per SqFt	\$48.80	\$103.00	\$99.00
Distance from Cooperative in miles		0.45	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00640-0012	1-00631-0001	1-00590-0022
Address	380 WEST 12 STREET	669 WASHINGTON STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	53	144	59
Year Built	1939	1930	1920
Gross SqFt	100,320	137,589	56,700
Estimated Gross Income	\$3,530,000	\$4,987,000	\$2,033,000
Gross Income per SqFt	\$35.20	\$36.20	\$35.90
Full Market Value	\$16,400,000	\$23,200,000	\$9,470,000
Market Value per SqFt	\$163.00	\$169.00	\$167.00
Distance from Cooperative in miles		0.25	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00640-0044	1-00633-0027	1-00615-0068
Address	354 WEST 12 STREET	129 PERRY STREET	16 JANE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	49	24	30
Year Built	1915	1910	1900
Gross SqFt	23,720	11,222	13,200
Estimated Gross Income	\$870,000	\$433,000	\$512,000
Gross Income per SqFt	\$36.70	\$38.60	\$38.80
Full Market Value	\$4,050,000	\$2,130,000	\$2,510,000
Market Value per SqFt	\$171.00	\$190.00	\$190.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00640-0047	1-00585-0001	1-00590-0016
Address	344 WEST 12 STREET	464 HUDSON STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	47	137	38
Year Built	1925	1900	1940
Gross SqFt	22,530	97,290	28,656
Estimated Gross Income	\$750,000	\$3,471,000	\$1,494,000
Gross Income per SqFt	\$33.30	\$35.70	\$52.00
Full Market Value	\$3,490,000	\$16,200,000	\$7,330,000
Market Value per SqFt	\$155.00	\$167.00	\$256.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00640-0064	1-00633-0027	1-00615-0068
Address	20 BETHUNE STREET	129 PERRY STREET	16 JANE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	24	30
Year Built	1920	1910	1900
Gross SqFt	12,290	11,222	13,200
Estimated Gross Income	\$450,000	\$433,000	\$512,000
Gross Income per SqFt	\$36.60	\$38.60	\$38.80
Full Market Value	\$2,100,000	\$2,130,000	\$2,510,000
Market Value per SqFt	\$171.00	\$190.00	\$190.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00641-0010	1-00592-0062	1-00588-0009
Address	128 JANE STREET	140 WAVERLY PLACE	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	23	42
Year Built	1930	1930	1926
Gross SqFt	50,820	12,144	22,392
Estimated Gross Income	\$1,790,000	\$457,000	\$724,200
Gross Income per SqFt	\$35.20	\$37.60	\$32.30
Full Market Value	\$8,340,000	\$2,130,000	\$3,370,000
Market Value per SqFt	\$164.00	\$175.00	\$151.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00641-0052	1-00592-0062	1-00887-0014
Address	812 GREENWICH STREET	140 WAVERLY PLACE	121 EAST 31 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	14	23	96
Year Built	1900	1930	1930
Gross SqFt	30,345	12,144	58,321
Estimated Gross Income	\$1,100,000	\$457,000	\$2,210,000
Gross Income per SqFt	\$36.20	\$37.60	\$37.90
Full Market Value	\$5,120,000	\$2,130,000	\$10,300,000
Market Value per SqFt	\$169.00	\$175.00	\$177.00
Distance from Cooperative in miles		0.45	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00641-0062	1-00615-0056	1-00590-0038
Address	343 WEST 12 STREET	323 WEST 4 STREET	15 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	19	16
Year Built	1900	1919	1920
Gross SqFt	6,160	7,095	6,740
Estimated Gross Income	\$235,000	\$281,000	\$269,000
Gross Income per SqFt	\$38.10	\$39.60	\$39.90
Full Market Value	\$1,150,000	\$1,380,000	\$1,320,000
Market Value per SqFt	\$187.00	\$195.00	\$196.00
Distance from Cooperative in miles		0.25	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00642-0042	1-00592-0062	1-00588-0009
Address	92 HORATIO STREET	140 WAVERLY PLACE	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	23	42
Year Built	1920	1930	1926
Gross SqFt	44,385	12,144	22,392
Estimated Gross Income	\$1,565,000	\$457,000	\$724,200
Gross Income per SqFt	\$35.30	\$37.60	\$32.30
Full Market Value	\$7,290,000	\$2,130,000	\$3,370,000
Market Value per SqFt	\$164.00	\$175.00	\$151.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00642-0045	1-00615-0056	1-00590-0038
Address	88 HORATIO STREET	323 WEST 4 STREET	15 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	19	16
Year Built	1920	1919	1920
Gross SqFt	8,125	7,095	6,740
Estimated Gross Income	\$310,000	\$281,000	\$269,000
Gross Income per SqFt	\$38.20	\$39.60	\$39.90
Full Market Value	\$1,520,000	\$1,380,000	\$1,320,000
Market Value per SqFt	\$187.00	\$195.00	\$196.00
Distance from Cooperative in miles		0.25	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00642-0046	1-00615-0056	1-00590-0038
Address	86 HORATIO STREET	323 WEST 4 STREET	15 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	19	16
Year Built	1915	1919	1920
Gross SqFt	8,125	7,095	6,740
Estimated Gross Income	\$310,000	\$281,000	\$269,000
Gross Income per SqFt	\$38.20	\$39.60	\$39.90
Full Market Value	\$1,520,000	\$1,380,000	\$1,320,000
Market Value per SqFt	\$187.00	\$195.00	\$196.00
Distance from Cooperative in miles		0.25	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00642-0047	1-00615-0056	1-00590-0038
Address	84 HORATIO STREET	323 WEST 4 STREET	15 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	19	16
Year Built	1915	1919	1920
Gross SqFt	8,125	7,095	6,740
Estimated Gross Income	\$310,000	\$281,000	\$269,000
Gross Income per SqFt	\$38.20	\$39.60	\$39.90
Full Market Value	\$1,520,000	\$1,380,000	\$1,320,000
Market Value per SqFt	\$187.00	\$195.00	\$196.00
Distance from Cooperative in miles		0.25	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00642-0048	1-00588-0076	1-00589-0011
Address	82 HORATIO STREET	27 GROVE STREET	32 CORNELIA STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	11	12	26
Year Built	1915	1900	1960
Gross SqFt	5,960	5,172	9,293
Estimated Gross Income	\$225,000	\$200,000	\$361,000
Gross Income per SqFt	\$37.80	\$38.70	\$38.80
Full Market Value	\$1,050,000	\$982,000	\$1,770,000
Market Value per SqFt	\$176.00	\$190.00	\$190.00
Distance from Cooperative in miles		0.40	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00642-0057	1-00716-0062	1-00624-0041
Address	822 GREENWICH STREET	448 WEST 19 STREET	300 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	40	54
Year Built	1920	1910	1920
Gross SqFt	19,032	19,100	34,872
Estimated Gross Income	\$670,000	\$692,000	\$1,263,000
Gross Income per SqFt	\$35.20	\$36.20	\$36.20
Full Market Value	\$3,120,000	\$3,220,000	\$5,880,000
Market Value per SqFt	\$164.00	\$169.00	\$169.00
Distance from Cooperative in miles		0.40	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00643-0057	1-00592-0062	1-00592-0082
Address	838 GREENWICH STREET	140 WAVERLY PLACE	129 WEST WASHINGTON PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	29	23	52
Year Built	1900	1930	1924
Gross SqFt	18,969	12,144	38,214
Estimated Gross Income	\$670,000	\$457,000	\$1,488,000
Gross Income per SqFt	\$35.30	\$37.60	\$38.90
Full Market Value	\$3,120,000	\$2,130,000	\$7,300,000
Market Value per SqFt	\$164.00	\$175.00	\$191.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00643-0059	1-00592-0062	1-00588-0009
Address	832 GREENWICH STREET	140 WAVERLY PLACE	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	23	42
Year Built	1925	1930	1926
Gross SqFt	19,700	12,144	22,392
Estimated Gross Income	\$700,000	\$457,000	\$724,200
Gross Income per SqFt	\$35.50	\$37.60	\$32.30
Full Market Value	\$3,260,000	\$2,130,000	\$3,370,000
Market Value per SqFt	\$165.00	\$175.00	\$151.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00694-0042	1-00585-0001	1-00572-0043
Address	520 WEST 23 STREET	464 HUDSON STREET	12 5 AVENUE
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	110	137	34
Year Built	2003	1900	1910
Gross SqFt	95,656	97,290	19,545
Estimated Gross Income	\$3,100,000	\$3,471,000	\$683,500
Gross Income per SqFt	\$32.40	\$35.70	\$35.00
Full Market Value	\$14,400,000	\$16,200,000	\$3,180,000
Market Value per SqFt	\$151.00	\$167.00	\$163.00
Distance from Cooperative in miles		1.05	1.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00717-0009	1-00629-0051	1-00738-0057
Address	453 WEST 19 STREET	319 WEST 13 STREET	330 WEST 15 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	19	24
Year Built	1983	1925	1904
Gross SqFt	11,852	8,885	16,284
Estimated Gross Income	\$390,000	\$303,000	\$534,000
Gross Income per SqFt	\$32.90	\$34.10	\$32.80
Full Market Value	\$1,820,000	\$1,410,000	\$2,490,000
Market Value per SqFt	\$154.00	\$159.00	\$153.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00717-0073	1-00874-0060	1-00753-0024
Address	458 WEST 20 STREET	78 IRVING PLACE	321 WEST 29 STREET
Neighborhood	CHELSEA	GRAMERCY	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	19	15	24
Year Built	1900	1920	1900
Gross SqFt	6,680	16,069	14,900
Estimated Gross Income	\$210,000	\$503,000	\$493,000
Gross Income per SqFt	\$31.40	\$31.30	\$33.10
Full Market Value	\$978,000	\$2,340,000	\$2,300,000
Market Value per SqFt	\$146.00	\$146.00	\$154.00
Distance from Cooperative in miles		1.10	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00719-0036	1-00766-0033	1-00765-0056
Address	405 WEST 21 STREET	213 WEST 16 STREET	222 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	12	14
Year Built	1900	1905	1890
Gross SqFt	6,072	5,975	6,649
Estimated Gross Income	\$190,000	\$193,000	\$215,000
Gross Income per SqFt	\$31.30	\$32.30	\$32.30
Full Market Value	\$885,000	\$899,000	\$1,000,000
Market Value per SqFt	\$146.00	\$150.00	\$150.00
Distance from Cooperative in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00720-0047	1-00618-0028	1-00738-0014
Address	400 WEST 23 STREET	204 WEST 14 STREET	337 WEST 14 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	19	56	29
Year Built	1920	1969	1900
Gross SqFt	27,755	32,000	28,821
Estimated Gross Income	\$760,000	\$947,000	\$816,000
Gross Income per SqFt	\$27.40	\$29.60	\$28.30
Full Market Value	\$3,540,000	\$4,410,000	\$3,380,000
Market Value per SqFt	\$128.00	\$138.00	\$117.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00720-0049	1-00573-0019	1-00588-0051
Address	410 WEST 23 STREET	42 WEST 10 STREET	106 CHRISTOPHER STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	46	47	34
Year Built	1920	1917	1929
Gross SqFt	42,532	39,782	20,490
Estimated Gross Income	\$1,100,000	\$1,115,000	\$560,500
Gross Income per SqFt	\$25.90	\$28.00	\$27.40
Full Market Value	\$5,120,000	\$4,620,000	\$2,320,000
Market Value per SqFt	\$120.00	\$116.00	\$113.00
Distance from Cooperative in miles		0.95	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00720-0077	1-00766-0033	1-00765-0056
Address	460 WEST 23 STREET	213 WEST 16 STREET	222 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	12	14
Year Built	1900	1905	1890
Gross SqFt	6,135	5,975	6,649
Estimated Gross Income	\$190,000	\$193,000	\$215,000
Gross Income per SqFt	\$31.00	\$32.30	\$32.30
Full Market Value	\$885,000	\$899,000	\$1,000,000
Market Value per SqFt	\$144.00	\$150.00	\$150.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00722-0018	1-00588-0078	1-00770-0051
Address	433 WEST 24 STREET	23 GROVE STREET	220 WEST 21 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	25	35
Year Built	1920	1888	1920
Gross SqFt	18,700	11,838	25,778
Estimated Gross Income	\$530,000	\$374,000	\$756,000
Gross Income per SqFt	\$28.30	\$31.60	\$29.30
Full Market Value	\$2,470,000	\$1,740,000	\$3,520,000
Market Value per SqFt	\$132.00	\$147.00	\$137.00
Distance from Cooperative in miles		1.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00722-0020	1-00588-0078	1-00770-0051
Address	429 WEST 24 STREET	23 GROVE STREET	220 WEST 21 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	25	35
Year Built	1920	1888	1920
Gross SqFt	18,700	11,838	25,778
Estimated Gross Income	\$530,000	\$374,000	\$756,000
Gross Income per SqFt	\$28.30	\$31.60	\$29.30
Full Market Value	\$2,470,000	\$1,740,000	\$3,520,000
Market Value per SqFt	\$132.00	\$147.00	\$137.00
Distance from Cooperative in miles		1.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00722-0022	1-00588-0078	1-00770-0051
Address	425 WEST 24 STREET	23 GROVE STREET	220 WEST 21 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	25	35
Year Built	1900	1888	1920
Gross SqFt	18,700	11,838	25,778
Estimated Gross Income	\$530,000	\$374,000	\$756,000
Gross Income per SqFt	\$28.30	\$31.60	\$29.30
Full Market Value	\$2,470,000	\$1,740,000	\$3,520,000
Market Value per SqFt	\$132.00	\$147.00	\$137.00
Distance from Cooperative in miles		1.05	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00722-0046	1-00745-0031	1-00790-0059
Address	408 WEST 25 STREET	303 WEST 21 STREET	140 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1910	1900	1920
Gross SqFt	9,580	9,575	7,375
Estimated Gross Income	\$295,000	\$300,000	\$233,000
Gross Income per SqFt	\$30.80	\$31.30	\$31.60
Full Market Value	\$625,000	\$1,400,000	\$1,090,000
Market Value per SqFt	\$65.00	\$146.00	\$148.00
Distance from Cooperative in miles		0.25	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00722-0047	1-00745-0031	1-00790-0059
Address	410 WEST 25 STREET	303 WEST 21 STREET	140 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	15	20
Year Built	1910	1900	1920
Gross SqFt	7,992	9,575	7,375
Estimated Gross Income	\$240,000	\$300,000	\$233,000
Gross Income per SqFt	\$30.00	\$31.30	\$31.60
Full Market Value	\$1,120,000	\$1,400,000	\$1,090,000
Market Value per SqFt	\$140.00	\$146.00	\$148.00
Distance from Cooperative in miles		0.25	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00731-0050	1-00590-0022	1-00588-0079
Address	408 WEST 34 STREET	12 JONES STREET	19 GROVE STREET
Neighborhood	JAVITS CENTER	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	59	27
Year Built	1960	1920	1900
Gross SqFt	46,500	56,700	12,168
Estimated Gross Income	\$1,580,000	\$2,033,000	\$438,000
Gross Income per SqFt	\$34.00	\$35.90	\$36.00
Full Market Value	\$7,360,000	\$9,470,000	\$2,040,000
Market Value per SqFt	\$158.00	\$167.00	\$168.00
Distance from Cooperative in miles		1.50	1.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00731-0060	1-00543-0048	1-00582-0020
Address	430 WEST 34 STREET	136 WEST 4 STREET	60 LEROY STREET
Neighborhood	JAVITS CENTER	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	178	30	37
Year Built	1963	1929	1941
Gross SqFt	108,402	20,874	22,242
Estimated Gross Income	\$3,250,000	\$663,000	\$687,000
Gross Income per SqFt	\$30.00	\$31.80	\$30.90
Full Market Value	\$15,100,000	\$3,090,000	\$3,200,000
Market Value per SqFt	\$139.00	\$148.00	\$144.00
Distance from Cooperative in miles		1.60	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00732-0016	1-00573-0019	1-00588-0051
Address	433 WEST 34 STREET	42 WEST 10 STREET	106 CHRISTOPHER STREET
Neighborhood	JAVITS CENTER	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	213	47	34
Year Built	1930	1917	1929
Gross SqFt	142,971	39,782	20,490
Estimated Gross Income	\$3,800,000	\$1,115,000	\$560,500
Gross Income per SqFt	\$26.60	\$28.00	\$27.40
Full Market Value	\$15,700,000	\$4,620,000	\$2,320,000
Market Value per SqFt	\$110.00	\$116.00	\$113.00
Distance from Cooperative in miles		1.40	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00733-0005	1-00790-0068	1-00765-0065
Address	455 WEST 35 STREET	158 WEST 15 STREET	242 WEST 16 STREET
Neighborhood	JAVITS CENTER	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	26	21	48
Year Built	1905	1901	1910
Gross SqFt	28,512	10,855	21,642
Estimated Gross Income	\$790,000	\$322,000	\$643,000
Gross Income per SqFt	\$27.70	\$29.70	\$29.70
Full Market Value	\$1,670,000	\$1,500,000	\$3,000,000
Market Value per SqFt	\$59.00	\$138.00	\$139.00
Distance from Cooperative in miles		1.15	1.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00735-0010	1-00744-0044	1-00759-0007
Address	445 WEST 37 STREET	304 WEST 21 STREET	367 WEST 35 STREET
Neighborhood	JAVITS CENTER	CHELSEA	FASHION
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	20	20
Year Built	1910	1900	1920
Gross SqFt	9,060	8,720	9,755
Estimated Gross Income	\$260,000	\$260,000	\$293,000
Gross Income per SqFt	\$28.70	\$29.80	\$30.00
Full Market Value	\$551,000	\$1,210,000	\$1,360,000
Market Value per SqFt	\$61.00	\$139.00	\$139.00
Distance from Cooperative in miles		0.85	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00738-0018	1-00590-0022	1-00588-0079
Address	331 WEST 14 STREET	12 JONES STREET	19 GROVE STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	59	27
Year Built	1900	1920	1900
Gross SqFt	13,550	56,700	12,168
Estimated Gross Income	\$475,000	\$2,033,000	\$438,000
Gross Income per SqFt	\$35.10	\$35.90	\$36.00
Full Market Value	\$2,210,000	\$9,470,000	\$2,040,000
Market Value per SqFt	\$163.00	\$167.00	\$168.00
Distance from Cooperative in miles		0.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00738-0051	1-00754-0028	1-00770-0054
Address	318 WEST 15 STREET	319 WEST 30 STREET	224 WEST 21 STREET
Neighborhood	CHELSEA	FASHION	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	12	12	12
Year Built	1900	1920	1920
Gross SqFt	6,500	4,876	11,580
Estimated Gross Income	\$235,000	\$200,000	\$431,000
Gross Income per SqFt	\$36.20	\$41.00	\$37.20
Full Market Value	\$1,090,000	\$982,000	\$2,010,000
Market Value per SqFt	\$168.00	\$201.00	\$174.00
Distance from Cooperative in miles		0.75	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00738-0056	1-00630-0001	1-00575-0003
Address	328 WEST 15 STREET	649 WASHINGTON STREET	466 AVENUE OF THE AMERICA
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	14	12
Year Built	1900	1919	1910
Gross SqFt	5,224	6,965	9,231
Estimated Gross Income	\$260,000	\$363,000	\$490,000
Gross Income per SqFt	\$49.80	\$52.00	\$53.00
Full Market Value	\$1,280,000	\$1,780,000	\$2,410,000
Market Value per SqFt	\$245.00	\$256.00	\$261.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0019	1-00768-0077	1-00885-0054
Address	323 WEST 16 STREET	274 WEST 19 STREET	148 EAST 30 STREET
Neighborhood	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	12	25	39
Year Built	1902	1920	1959
Gross SqFt	23,650	22,506	20,660
Estimated Gross Income	\$795,000	\$799,000	\$731,000
Gross Income per SqFt	\$33.60	\$35.50	\$35.40
Full Market Value	\$3,700,000	\$3,720,000	\$3,410,000
Market Value per SqFt	\$156.00	\$165.00	\$165.00
Distance from Cooperative in miles		0.20	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0037	1-00576-0076	
Address	139 8 AVENUE	71 WEST 12 STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	33	46	
Year Built	1900	1922	
Gross SqFt	32,930	37,824	
Estimated Gross Income	\$925,000	\$1,124,000	
Gross Income per SqFt	\$28.10	\$29.70	
Full Market Value	\$3,830,000	\$5,240,000	
Market Value per SqFt	\$116.00	\$139.00	
Distance from Cooperative in miles		0.55	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0043	1-00588-0076	1-00589-0011
Address	320 WEST 17 STREET	27 GROVE STREET	32 CORNELIA STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	12	26
Year Built	1920	1900	1960
Gross SqFt	11,680	5,172	9,293
Estimated Gross Income	\$438,000	\$200,000	\$361,000
Gross Income per SqFt	\$37.50	\$38.70	\$38.80
Full Market Value	\$2,040,000	\$982,000	\$1,770,000
Market Value per SqFt	\$175.00	\$190.00	\$190.00
Distance from Cooperative in miles		0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0044	1-00745-0049	1-00588-0076
Address	322 WEST 17 STREET	320 WEST 22 STREET	27 GROVE STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	12	15	12
Year Built	1910	1900	1900
Gross SqFt	10,800	8,000	5,172
Estimated Gross Income	\$400,000	\$311,000	\$200,000
Gross Income per SqFt	\$37.00	\$38.90	\$38.70
Full Market Value	\$848,000	\$1,530,000	\$982,000
Market Value per SqFt	\$79.00	\$191.00	\$190.00
Distance from Cooperative in miles		0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0045	1-00745-0049	1-00588-0076
Address	324 WEST 17 STREET	320 WEST 22 STREET	27 GROVE STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	12	15	12
Year Built	1910	1900	1900
Gross SqFt	10,800	8,000	5,172
Estimated Gross Income	\$400,000	\$311,000	\$200,000
Gross Income per SqFt	\$37.00	\$38.90	\$38.70
Full Market Value	\$848,000	\$1,530,000	\$982,000
Market Value per SqFt	\$79.00	\$191.00	\$190.00
Distance from Cooperative in miles		0.20	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0046	1-00745-0049	1-00588-0076
Address	326 WEST 17 STREET	320 WEST 22 STREET	27 GROVE STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	12	15	12
Year Built	1910	1900	1900
Gross SqFt	10,800	8,000	5,172
Estimated Gross Income	\$400,000	\$311,000	\$200,000
Gross Income per SqFt	\$37.00	\$38.90	\$38.70
Full Market Value	\$848,000	\$1,530,000	\$982,000
Market Value per SqFt	\$79.00	\$191.00	\$190.00
Distance from Cooperative in miles		0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0047	1-00776-0011	1-00619-0069
Address	328 WEST 17 STREET	247 WEST 26 STREET	228 WEST 4 STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	18	17
Year Built	1900	1901	1905
Gross SqFt	12,475	10,000	10,437
Estimated Gross Income	\$460,000	\$383,000	\$405,000
Gross Income per SqFt	\$36.90	\$38.30	\$38.80
Full Market Value	\$2,140,000	\$1,880,000	\$1,990,000
Market Value per SqFt	\$172.00	\$188.00	\$191.00
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0048	1-00745-0049	1-00588-0076
Address	330 WEST 17 STREET	320 WEST 22 STREET	27 GROVE STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	15	15	12
Year Built	1900	1900	1900
Gross SqFt	8,525	8,000	5,172
Estimated Gross Income	\$315,000	\$311,000	\$200,000
Gross Income per SqFt	\$37.00	\$38.90	\$38.70
Full Market Value	\$1,470,000	\$1,530,000	\$982,000
Market Value per SqFt	\$172.00	\$191.00	\$190.00
Distance from Cooperative in miles		0.20	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0049	1-00745-0049	1-00588-0076
Address	332 WEST 17 STREET	320 WEST 22 STREET	27 GROVE STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	15	15	12
Year Built	1900	1900	1900
Gross SqFt	8,525	8,000	5,172
Estimated Gross Income	\$315,000	\$311,000	\$200,000
Gross Income per SqFt	\$37.00	\$38.90	\$38.70
Full Market Value	\$1,470,000	\$1,530,000	\$982,000
Market Value per SqFt	\$172.00	\$191.00	\$190.00
Distance from Cooperative in miles		0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0050	1-00745-0049	1-00588-0076
Address	334 WEST 17 STREET	320 WEST 22 STREET	27 GROVE STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	15	15	12
Year Built	1900	1900	1900
Gross SqFt	8,525	8,000	5,172
Estimated Gross Income	\$315,000	\$311,000	\$200,000
Gross Income per SqFt	\$37.00	\$38.90	\$38.70
Full Market Value	\$1,470,000	\$1,530,000	\$982,000
Market Value per SqFt	\$172.00	\$191.00	\$190.00
Distance from Cooperative in miles		0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00741-0041	1-00744-0041	
Address	310 WEST 18 STREET	207 8 AVENUE	
Neighborhood	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	
Total Units	17	13	
Year Built	1900	1900	
Gross SqFt	7,700	10,800	
Estimated Gross Income	\$290,000	\$429,000	
Gross Income per SqFt	\$37.70	\$39.70	
Full Market Value	\$1,350,000	\$2,110,000	
Market Value per SqFt	\$175.00	\$195.00	
Distance from Cooperative in miles		0.15	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00742-0022	1-00716-0055	1-00582-0020
Address	319 WEST 18 STREET	434 WEST 19 STREET	60 LEROY STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	40	37
Year Built	1928	1986	1941
Gross SqFt	33,900	21,000	22,242
Estimated Gross Income	\$985,000	\$798,000	\$687,000
Gross Income per SqFt	\$29.10	\$38.00	\$30.90
Full Market Value	\$4,590,000	\$3,720,000	\$3,200,000
Market Value per SqFt	\$135.00	\$177.00	\$144.00
Distance from Cooperative in miles		0.15	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00742-0049	1-00738-0057	1-00775-0009
Address	318 WEST 19 STREET	330 WEST 15 STREET	245 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	24	68
Year Built	1900	1904	1938
Gross SqFt	22,700	16,284	36,500
Estimated Gross Income	\$705,000	\$534,000	\$1,237,000
Gross Income per SqFt	\$31.10	\$32.80	\$33.90
Full Market Value	\$3,280,000	\$2,490,000	\$5,760,000
Market Value per SqFt	\$144.00	\$153.00	\$158.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00742-0059	1-00770-0054	1-00769-0065
Address	338 WEST 19 STREET	224 WEST 21 STREET	250 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	18	12	15
Year Built	1920	1920	1901
Gross SqFt	11,150	11,580	8,195
Estimated Gross Income	\$400,000	\$431,000	\$308,000
Gross Income per SqFt	\$35.90	\$37.20	\$37.60
Full Market Value	\$1,860,000	\$2,010,000	\$1,430,000
Market Value per SqFt	\$167.00	\$174.00	\$174.00
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00742-0060	1-00770-0054	1-00769-0065
Address	340 WEST 19 STREET	224 WEST 21 STREET	250 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	26	12	15
Year Built	1920	1920	1901
Gross SqFt	19,438	11,580	8,195
Estimated Gross Income	\$700,000	\$431,000	\$308,000
Gross Income per SqFt	\$36.00	\$37.20	\$37.60
Full Market Value	\$3,260,000	\$2,010,000	\$1,430,000
Market Value per SqFt	\$168.00	\$174.00	\$174.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00743-0080	1-00764-0057	1-00741-0001
Address	160 9 AVENUE	236 WEST 15 STREET	108 9 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	36	36	19
Year Built	1920	1901	1910
Gross SqFt	21,304	17,154	12,197
Estimated Gross Income	\$700,000	\$598,000	\$424,000
Gross Income per SqFt	\$32.90	\$34.90	\$34.80
Full Market Value	\$3,260,000	\$2,790,000	\$1,980,000
Market Value per SqFt	\$153.00	\$163.00	\$162.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00744-0001	1-00883-0047	
Address	363 WEST 20 STREET	382 3 AVENUE	
Neighborhood	CHELSEA	GRAMERCY	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	76	37	
Year Built	1928	1984	
Gross SqFt	62,638	30,800	
Estimated Gross Income	\$2,100,000	\$957,000	
Gross Income per SqFt	\$33.50	\$31.10	
Full Market Value	\$9,780,000	\$4,460,000	
Market Value per SqFt	\$156.00	\$145.00	
Distance from Cooperative in miles		1.00	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00744-0003	1-00767-0002	1-00722-0037
Address	170 9 AVENUE	146 8 AVENUE	229 9 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	62	89	23
Year Built	1940	1920	1910
Gross SqFt	37,887	19,615	25,158
Estimated Gross Income	\$1,100,000	\$616,000	\$831,000
Gross Income per SqFt	\$29.00	\$31.40	\$33.00
Full Market Value	\$5,120,000	\$2,550,000	\$3,870,000
Market Value per SqFt	\$135.00	\$130.00	\$154.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00744-0018	1-00753-0018	1-00771-0033
Address	337 WEST 20 STREET	335 WEST 29 STREET	211 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	12	19	15
Year Built	1850	1900	1901
Gross SqFt	6,900	6,852	9,880
Estimated Gross Income	\$225,000	\$226,000	\$331,000
Gross Income per SqFt	\$32.60	\$33.00	\$33.50
Full Market Value	\$1,050,000	\$1,050,000	\$1,540,000
Market Value per SqFt	\$152.00	\$153.00	\$156.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00744-0019	1-00588-0076	1-00745-0049
Address	335 WEST 20 STREET	27 GROVE STREET	320 WEST 22 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	12	12	15
Year Built	1900	1900	1900
Gross SqFt	5,500	5,172	8,000
Estimated Gross Income	\$210,000	\$200,000	\$311,000
Gross Income per SqFt	\$38.20	\$38.70	\$38.90
Full Market Value	\$1,030,000	\$982,000	\$1,530,000
Market Value per SqFt	\$187.00	\$190.00	\$191.00
Distance from Cooperative in miles		0.80	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00744-0032	1-00753-0010	1-00740-0054
Address	307 WEST 20 STREET	351 WEST 29 STREET	344 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	24	29	25
Year Built	1850	1910	1900
Gross SqFt	13,200	5,830	10,800
Estimated Gross Income	\$450,000	\$206,000	\$483,000
Gross Income per SqFt	\$34.10	\$35.30	\$44.70
Full Market Value	\$2,100,000	\$960,000	\$2,370,000
Market Value per SqFt	\$159.00	\$165.00	\$219.00
Distance from Cooperative in miles		0.45	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00744-0063	1-00765-0010	1-00879-0069
Address	342 WEST 21 STREET	251 WEST 15 STREET	126 EAST 24 STREET
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	31	30	28
Year Built	1940	1928	1910
Gross SqFt	19,440	7,750	28,397
Estimated Gross Income	\$680,000	\$283,000	\$1,026,000
Gross Income per SqFt	\$35.00	\$36.50	\$36.10
Full Market Value	\$3,170,000	\$1,320,000	\$4,780,000
Market Value per SqFt	\$163.00	\$170.00	\$168.00
Distance from Cooperative in miles		0.30	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-0012	1-00740-0011	1-00770-0020
Address	345 WEST 21 STREET	345 WEST 16 STREET	237 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	15	15
Year Built	1920	1900	1901
Gross SqFt	9,735	8,590	7,530
Estimated Gross Income	\$320,000	\$293,000	\$262,000
Gross Income per SqFt	\$32.90	\$34.10	\$34.80
Full Market Value	\$1,490,000	\$1,360,000	\$1,220,000
Market Value per SqFt	\$153.00	\$158.00	\$162.00
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-0016	1-00766-0059	1-00745-0028
Address	335 WEST 21 STREET	226 WEST 17 STREET	311 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	15
Year Built	1920	1930	1900
Gross SqFt	10,250	9,545	9,690
Estimated Gross Income	\$290,000	\$281,000	\$287,000
Gross Income per SqFt	\$28.30	\$29.40	\$29.60
Full Market Value	\$1,200,000	\$1,310,000	\$1,340,000
Market Value per SqFt	\$117.00	\$137.00	\$138.00
Distance from Cooperative in miles		0.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-0017	1-00766-0059	1-00745-0028
Address	333 WEST 21 STREET	226 WEST 17 STREET	311 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	22	20	15
Year Built	1900	1930	1900
Gross SqFt	10,250	9,545	9,690
Estimated Gross Income	\$290,000	\$281,000	\$287,000
Gross Income per SqFt	\$28.30	\$29.40	\$29.60
Full Market Value	\$1,200,000	\$1,310,000	\$1,340,000
Market Value per SqFt	\$117.00	\$137.00	\$138.00
Distance from Cooperative in miles		0.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-0018	1-00766-0059	1-00745-0028
Address	331 WEST 21 STREET	226 WEST 17 STREET	311 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	15
Year Built	1900	1930	1900
Gross SqFt	10,500	9,545	9,690
Estimated Gross Income	\$295,000	\$281,000	\$287,000
Gross Income per SqFt	\$28.10	\$29.40	\$29.60
Full Market Value	\$1,220,000	\$1,310,000	\$1,340,000
Market Value per SqFt	\$116.00	\$137.00	\$138.00
Distance from Cooperative in miles		0.30	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-0019	1-00754-0030	1-00770-0054
Address	329 WEST 21 STREET	315 WEST 30 STREET	224 WEST 21 STREET
Neighborhood	CHELSEA	FASHION	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	11	16	12
Year Built	1900	1920	1920
Gross SqFt	7,400	4,876	11,580
Estimated Gross Income	\$260,000	\$179,000	\$431,000
Gross Income per SqFt	\$35.10	\$36.70	\$37.20
Full Market Value	\$1,210,000	\$834,000	\$2,010,000
Market Value per SqFt	\$164.00	\$171.00	\$174.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-0021	1-00740-0011	1-00770-0020
Address	325 WEST 21 STREET	345 WEST 16 STREET	237 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	15	15
Year Built	1920	1900	1901
Gross SqFt	9,645	8,590	7,530
Estimated Gross Income	\$320,000	\$293,000	\$262,000
Gross Income per SqFt	\$33.20	\$34.10	\$34.80
Full Market Value	\$1,490,000	\$1,360,000	\$1,220,000
Market Value per SqFt	\$154.00	\$158.00	\$162.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-0056	1-00734-0006	1-00766-0059
Address	334 WEST 22 STREET	451 WEST 36 STREET	226 WEST 17 STREET
Neighborhood	CHELSEA	JAVITS CENTER	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	27	20	20
Year Built	1925	1900	1930
Gross SqFt	18,612	9,560	9,545
Estimated Gross Income	\$500,000	\$274,000	\$281,000
Gross Income per SqFt	\$26.90	\$28.70	\$29.40
Full Market Value	\$2,070,000	\$1,130,000	\$1,310,000
Market Value per SqFt	\$111.00	\$118.00	\$137.00
Distance from Cooperative in miles		0.75	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-0012	1-00745-0049	1-00771-0034
Address	347 WEST 22 STREET	320 WEST 22 STREET	209 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	11	15	20
Year Built	1910	1900	1920
Gross SqFt	13,830	8,000	9,620
Estimated Gross Income	\$510,000	\$311,000	\$379,000
Gross Income per SqFt	\$36.90	\$38.90	\$39.40
Full Market Value	\$2,380,000	\$1,530,000	\$1,860,000
Market Value per SqFt	\$172.00	\$191.00	\$193.00
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-0018	1-00887-0014	1-00732-0058
Address	333 WEST 22 STREET	121 EAST 31 STREET	444 WEST 35 STREET
Neighborhood	CHELSEA	MURRAY HILL	JAVITS CENTER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	16	96	86
Year Built	1910	1930	1989
Gross SqFt	11,165	58,321	64,449
Estimated Gross Income	\$410,000	\$2,210,000	\$2,485,000
Gross Income per SqFt	\$36.70	\$37.90	\$38.60
Full Market Value	\$1,910,000	\$10,300,000	\$12,200,000
Market Value per SqFt	\$171.00	\$177.00	\$189.00
Distance from Cooperative in miles		0.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-0071	1-00740-0011	1-00770-0020
Address	354 WEST 23 STREET	345 WEST 16 STREET	237 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	15	15
Year Built	1900	1900	1901
Gross SqFt	7,500	8,590	7,530
Estimated Gross Income	\$250,000	\$293,000	\$262,000
Gross Income per SqFt	\$33.30	\$34.10	\$34.80
Full Market Value	\$1,160,000	\$1,360,000	\$1,220,000
Market Value per SqFt	\$155.00	\$158.00	\$162.00
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-0072	1-00765-0058	1-00790-0056
Address	356 WEST 23 STREET	226 WEST 16 STREET	134 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	14	15	20
Year Built	1910	1901	1920
Gross SqFt	8,445	9,785	9,925
Estimated Gross Income	\$298,000	\$354,000	\$361,000
Gross Income per SqFt	\$35.30	\$36.20	\$36.40
Full Market Value	\$1,390,000	\$1,650,000	\$1,680,000
Market Value per SqFt	\$165.00	\$169.00	\$169.00
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00747-0001	1-00757-0066	1-00883-0044
Address	212 9 AVENUE	354 WEST 34 STREET	376 3 AVENUE
Neighborhood	CHELSEA	FASHION	GRAMERCY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	197	253	179
Year Built	1963	1930	1964
Gross SqFt	247,986	279,392	175,110
Estimated Gross Income	\$7,690,000	\$8,700,000	\$5,470,000
Gross Income per SqFt	\$31.00	\$31.10	\$31.20
Full Market Value	\$35,800,000	\$40,500,000	\$25,500,000
Market Value per SqFt	\$144.00	\$145.00	\$146.00
Distance from Cooperative in miles		0.50	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00747-0028	1-00889-0022	1-00873-0040
Address	323 WEST 23 STREET	141 EAST 33 STREET	150 EAST 18 STREET
Neighborhood	CHELSEA	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	76	127	223
Year Built	1926	1960	1960
Gross SqFt	120,010	101,577	235,264
Estimated Gross Income	\$3,000,000	\$2,950,000	\$6,698,000
Gross Income per SqFt	\$25.00	\$29.00	\$28.50
Full Market Value	\$12,400,000	\$13,700,000	\$27,700,000
Market Value per SqFt	\$103.00	\$135.00	\$118.00
Distance from Cooperative in miles		1.10	1.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00748-0001	1-00764-0042	1-00561-0005
Address	311 WEST 24 STREET	72 7 AVENUE	47 UNIVERSITY PLACE
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	763	113	144
Year Built	1963	1931	1928
Gross SqFt	817,041	109,669	144,516
Estimated Gross Income	\$23,046,000	\$3,282,000	\$4,167,000
Gross Income per SqFt	\$28.20	\$29.90	\$28.80
Full Market Value	\$95,400,000	\$15,300,000	\$17,300,000
Market Value per SqFt	\$117.00	\$140.00	\$120.00
Distance from Cooperative in miles		0.50	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00749-0001	1-00772-0018	1-00775-0017
Address	250 9 AVENUE	235 WEST 22 STREET	231 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	186	150	69
Year Built	1963	1974	1961
Gross SqFt	201,369	116,586	50,029
Estimated Gross Income	\$5,566,000	\$3,373,000	\$1,402,000
Gross Income per SqFt	\$27.60	\$28.90	\$28.00
Full Market Value	\$23,000,000	\$15,700,000	\$5,810,000
Market Value per SqFt	\$114.00	\$135.00	\$116.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00749-0024	1-00894-0032	1-00796-0067
Address	313 8 AVENUE	137 EAST 38 STREET	150 WEST 21 STREET
Neighborhood	CHELSEA	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	189	108	61
Year Built	1963	1936	1950
Gross SqFt	233,429	105,000	48,249
Estimated Gross Income	\$5,836,000	\$2,633,000	\$1,317,000
Gross Income per SqFt	\$25.00	\$25.10	\$27.30
Full Market Value	\$24,200,000	\$10,900,000	\$5,460,000
Market Value per SqFt	\$104.00	\$104.00	\$113.00
Distance from Cooperative in miles		1.15	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00751-0001	1-00561-0005	1-00732-0007
Address	270 9 AVENUE	47 UNIVERSITY PLACE	455 WEST 34 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	JAVITS CENTER
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	1,521	144	128
Year Built	1960	1928	1929
Gross SqFt	1,467,268	144,516	97,867
Estimated Gross Income	\$37,960,000	\$4,167,000	\$2,628,000
Gross Income per SqFt	\$25.90	\$28.80	\$26.90
Full Market Value	\$157,000,000	\$17,300,000	\$10,900,000
Market Value per SqFt	\$107.00	\$120.00	\$111.00
Distance from Cooperative in miles		1.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00752-0001	1-00772-0018	1-00775-0017
Address	305 9 AVENUE	235 WEST 22 STREET	231 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	567	150	69
Year Built	1963	1974	1961
Gross SqFt	399,932	116,586	50,029
Estimated Gross Income	\$11,175,000	\$3,373,000	\$1,402,000
Gross Income per SqFt	\$27.90	\$28.90	\$28.00
Full Market Value	\$46,300,000	\$15,700,000	\$5,810,000
Market Value per SqFt	\$116.00	\$135.00	\$116.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00753-0006	1-00771-0033	1-00740-0010
Address	359 WEST 29 STREET	211 WEST 21 STREET	347 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	15	20
Year Built	1921	1901	1900
Gross SqFt	13,004	9,880	9,430
Estimated Gross Income	\$420,000	\$331,000	\$312,000
Gross Income per SqFt	\$32.30	\$33.50	\$33.10
Full Market Value	\$1,960,000	\$1,540,000	\$1,450,000
Market Value per SqFt	\$151.00	\$156.00	\$154.00
Distance from Cooperative in miles		0.45	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00753-0008	1-00765-0013	1-00745-0031
Address	355 WEST 29 STREET	243 WEST 15 STREET	303 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	22	15
Year Built	1900	1901	1900
Gross SqFt	14,626	9,920	9,575
Estimated Gross Income	\$440,000	\$314,000	\$300,000
Gross Income per SqFt	\$30.10	\$31.70	\$31.30
Full Market Value	\$2,050,000	\$1,460,000	\$1,400,000
Market Value per SqFt	\$140.00	\$147.00	\$146.00
Distance from Cooperative in miles		0.70	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00759-0053	1-00741-0001	1-00769-0020
Address	316 WEST 36 STREET	108 9 AVENUE	233 WEST 19 STREET
Neighborhood	FASHION	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	14	19	19
Year Built	1920	1910	1901
Gross SqFt	9,455	12,197	9,460
Estimated Gross Income	\$315,000	\$424,000	\$329,000
Gross Income per SqFt	\$33.30	\$34.80	\$34.80
Full Market Value	\$668,000	\$1,980,000	\$1,530,000
Market Value per SqFt	\$71.00	\$162.00	\$162.00
Distance from Cooperative in miles		0.85	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00759-0054	1-00741-0001	1-00769-0020
Address	318 WEST 36 STREET	108 9 AVENUE	233 WEST 19 STREET
Neighborhood	FASHION	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	14	19	19
Year Built	1920	1910	1901
Gross SqFt	9,435	12,197	9,460
Estimated Gross Income	\$315,000	\$424,000	\$329,000
Gross Income per SqFt	\$33.40	\$34.80	\$34.80
Full Market Value	\$668,000	\$1,980,000	\$1,530,000
Market Value per SqFt	\$71.00	\$162.00	\$162.00
Distance from Cooperative in miles		0.85	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00759-0068	1-00716-0062	1-00885-0051
Address	348 WEST 36 STREET	448 WEST 19 STREET	150 EAST 30 STREET
Neighborhood	FASHION	CHELSEA	MURRAY HILL
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	40	48
Year Built	1936	1910	1962
Gross SqFt	24,292	19,100	20,660
Estimated Gross Income	\$850,000	\$692,000	\$758,000
Gross Income per SqFt	\$35.00	\$36.20	\$36.70
Full Market Value	\$3,960,000	\$3,220,000	\$3,530,000
Market Value per SqFt	\$163.00	\$169.00	\$171.00
Distance from Cooperative in miles		0.85	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00759-0072	1-00631-0001	1-00590-0022
Address	356 WEST 36 STREET	669 WASHINGTON STREET	12 JONES STREET
Neighborhood	FASHION	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	27	144	59
Year Built	1926	1930	1920
Gross SqFt	74,368	137,589	56,700
Estimated Gross Income	\$2,590,000	\$4,987,000	\$2,033,000
Gross Income per SqFt	\$34.80	\$36.20	\$35.90
Full Market Value	\$12,100,000	\$23,200,000	\$9,470,000
Market Value per SqFt	\$163.00	\$169.00	\$167.00
Distance from Cooperative in miles		1.50	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00760-0007	1-00612-0051	1-00767-0043
Address	361 WEST 36 STREET	159 1/2 7 AVENUE SOUTH	128 7 AVENUE
Neighborhood	FASHION	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	19	26	65
Year Built	1925	1940	1959
Gross SqFt	56,513	17,826	46,812
Estimated Gross Income	\$1,885,000	\$651,300	\$1,824,000
Gross Income per SqFt	\$33.40	\$36.50	\$39.00
Full Market Value	\$8,780,000	\$3,030,000	\$8,950,000
Market Value per SqFt	\$155.00	\$170.00	\$191.00
Distance from Cooperative in miles		1.35	0.95

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00761-0059	1-00765-0035	1-00732-0007
Address	344 WEST 38 STREET	78 7 AVENUE	455 WEST 34 STREET
Neighborhood	FASHION	CHELSEA	JAVITS CENTER
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	27	121	128
Year Built	1915	1940	1929
Gross SqFt	95,402	128,350	97,867
Estimated Gross Income	\$2,350,000	\$3,498,000	\$2,628,000
Gross Income per SqFt	\$24.63	\$27.30	\$26.90
Full Market Value	\$9,730,000	\$14,500,000	\$10,900,000
Market Value per SqFt	\$102.00	\$113.00	\$111.00
Distance from Cooperative in miles		1.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00762-0014	1-00722-0030	1-00615-0036
Address	335 WEST 38 STREET	411 WEST 24 STREET	87 GREENWICH AVENUE
Neighborhood	FASHION	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	13	20	81
Year Built	1925	1986	1930
Gross SqFt	50,968	11,650	64,840
Estimated Gross Income	\$1,600,000	\$378,000	\$2,908,000
Gross Income per SqFt	\$31.40	\$32.40	\$44.80
Full Market Value	\$7,450,000	\$1,760,000	\$14,300,000
Market Value per SqFt	\$146.00	\$151.00	\$221.00
Distance from Cooperative in miles		0.70	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00763-0077	1-00741-0001	1-00769-0020
Address	534 9 AVENUE	108 9 AVENUE	233 WEST 19 STREET
Neighborhood	FASHION	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	19	19	19
Year Built	1901	1910	1901
Gross SqFt	9,575	12,197	9,460
Estimated Gross Income	\$320,000	\$424,000	\$329,000
Gross Income per SqFt	\$33.40	\$34.80	\$34.80
Full Market Value	\$678,000	\$1,980,000	\$1,530,000
Market Value per SqFt	\$71.00	\$162.00	\$162.00
Distance from Cooperative in miles		1.05	1.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00763-9008	1-00767-0043	1-00797-0007
Address	347 WEST 39 STREET	128 7 AVENUE	163 WEST 21 STREET
Neighborhood	FASHION	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	30	65	109
Year Built	1929	1959	2005
Gross SqFt	72,877	46,812	128,163
Estimated Gross Income	\$2,375,000	\$1,824,000	\$5,317,000
Gross Income per SqFt	\$32.60	\$39.00	\$41.50
Full Market Value	\$11,100,000	\$8,950,000	\$26,100,000
Market Value per SqFt	\$152.00	\$191.00	\$204.00
Distance from Cooperative in miles		1.05	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00764-0062	1-00768-0077	1-00732-0058
Address	244 WEST 15 STREET	274 WEST 19 STREET	444 WEST 35 STREET
Neighborhood	CHELSEA	CHELSEA	JAVITS CENTER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	25	86
Year Built	1930	1920	1989
Gross SqFt	44,800	22,506	64,449
Estimated Gross Income	\$1,650,000	\$799,000	\$2,485,000
Gross Income per SqFt	\$36.80	\$35.50	\$38.60
Full Market Value	\$7,690,000	\$3,720,000	\$12,200,000
Market Value per SqFt	\$172.00	\$165.00	\$189.00
Distance from Cooperative in miles		0.20	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00765-0016	1-00778-0032	1-00776-0010
Address	237 WEST 15 STREET	213 WEST 28 STREET	249 WEST 26 STREET
Neighborhood	CHELSEA	FASHION	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	15	17	19
Year Built	1905	1901	1901
Gross SqFt	7,100	10,171	10,025
Estimated Gross Income	\$250,000	\$374,000	\$375,000
Gross Income per SqFt	\$35.20	\$36.80	\$37.40
Full Market Value	\$1,160,000	\$1,740,000	\$1,750,000
Market Value per SqFt	\$163.00	\$171.00	\$175.00
Distance from Cooperative in miles		0.60	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00765-0052	1-00743-0022	
Address	214 WEST 16 STREET	333 WEST 19 STREET	
Neighborhood	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	
Total Units	16	15	
Year Built	1901	1910	
Gross SqFt	11,330	8,525	
Estimated Gross Income	\$385,000	\$305,000	
Gross Income per SqFt	\$34.00	\$35.80	
Full Market Value	\$1,790,000	\$1,420,000	
Market Value per SqFt	\$158.00	\$167.00	
Distance from Cooperative in miles		0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00765-0059	1-00743-0022	
Address	228 WEST 16 STREET	333 WEST 19 STREET	
Neighborhood	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	
Total Units	17	15	
Year Built	1901	1910	
Gross SqFt	9,985	8,525	
Estimated Gross Income	\$340,000	\$305,000	
Gross Income per SqFt	\$34.10	\$35.80	
Full Market Value	\$1,580,000	\$1,420,000	
Market Value per SqFt	\$158.00	\$167.00	
Distance from Cooperative in miles		0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00765-0062	1-00740-0011	1-00770-0020
Address	234 WEST 16 STREET	345 WEST 16 STREET	237 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	15	15
Year Built	1915	1900	1901
Gross SqFt	12,080	8,590	7,530
Estimated Gross Income	\$398,000	\$293,000	\$262,000
Gross Income per SqFt	\$32.90	\$34.10	\$34.80
Full Market Value	\$1,850,000	\$1,360,000	\$1,220,000
Market Value per SqFt	\$153.00	\$158.00	\$162.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00765-0070	1-00738-0057	1-00775-0009
Address	248 WEST 16 STREET	330 WEST 15 STREET	245 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	46	24	68
Year Built	1930	1904	1938
Gross SqFt	49,816	16,284	36,500
Estimated Gross Income	\$1,600,000	\$534,000	\$1,237,000
Gross Income per SqFt	\$32.10	\$32.80	\$33.90
Full Market Value	\$7,450,000	\$2,490,000	\$5,760,000
Market Value per SqFt	\$150.00	\$153.00	\$158.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00766-0009	1-00772-0018	1-00775-0017
Address	253 WEST 16 STREET	235 WEST 22 STREET	231 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	150	69
Year Built	1930	1974	1961
Gross SqFt	37,782	116,586	50,029
Estimated Gross Income	\$1,050,000	\$3,373,000	\$1,402,000
Gross Income per SqFt	\$27.80	\$28.90	\$28.00
Full Market Value	\$4,350,000	\$15,700,000	\$5,810,000
Market Value per SqFt	\$115.00	\$135.00	\$116.00
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00766-0023	1-00766-0055	1-00768-0072
Address	227 WEST 16 STREET	218 WEST 17 STREET	264 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	51	113	30
Year Built	1910	1915	1913
Gross SqFt	31,715	24,225	22,554
Estimated Gross Income	\$950,000	\$772,000	\$721,000
Gross Income per SqFt	\$30.00	\$31.90	\$32.00
Full Market Value	\$4,430,000	\$3,600,000	\$3,360,000
Market Value per SqFt	\$140.00	\$149.00	\$149.00
Distance from Cooperative in miles		0.00	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00766-0039	1-00883-0044	1-00757-0066
Address	100 7 AVENUE	376 3 AVENUE	354 WEST 34 STREET
Neighborhood	CHELSEA	GRAMERCY	FASHION
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	115	179	253
Year Built	1930	1964	1930
Gross SqFt	101,221	175,110	279,392
Estimated Gross Income	\$3,035,000	\$5,470,000	\$8,700,000
Gross Income per SqFt	\$30.00	\$31.20	\$31.10
Full Market Value	\$14,100,000	\$25,500,000	\$40,500,000
Market Value per SqFt	\$139.00	\$146.00	\$145.00
Distance from Cooperative in miles		0.95	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00766-0053	1-00738-0057	1-00775-0009
Address	214 WEST 17 STREET	330 WEST 15 STREET	245 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	24	68
Year Built	1900	1904	1938
Gross SqFt	26,400	16,284	36,500
Estimated Gross Income	\$845,000	\$534,000	\$1,237,000
Gross Income per SqFt	\$32.00	\$32.80	\$33.90
Full Market Value	\$3,940,000	\$2,490,000	\$5,760,000
Market Value per SqFt	\$149.00	\$153.00	\$158.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00768-0017	1-00746-0038	1-00633-0058
Address	235 WEST 18 STREET	237 8 AVENUE	551 HUDSON STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	23	50	24
Year Built	1901	1910	1901
Gross SqFt	10,524	38,802	15,168
Estimated Gross Income	\$430,000	\$1,715,000	\$667,000
Gross Income per SqFt	\$40.90	\$44.20	\$44.00
Full Market Value	\$2,110,000	\$8,420,000	\$3,270,000
Market Value per SqFt	\$200.00	\$217.00	\$216.00
Distance from Cooperative in miles		0.25	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00769-0031	1-00765-0005	1-00882-0021
Address	205 WEST 19 STREET	259 WEST 15 STREET	88 LEXINGTON AVENUE
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	29	180
Year Built	1913	1905	1927
Gross SqFt	77,615	20,550	152,310
Estimated Gross Income	\$2,500,000	\$692,000	\$5,181,000
Gross Income per SqFt	\$32.20	\$33.70	\$34.00
Full Market Value	\$11,600,000	\$3,220,000	\$24,100,000
Market Value per SqFt	\$149.00	\$157.00	\$158.00
Distance from Cooperative in miles		0.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00769-0050	1-00754-0028	1-00770-0054
Address	220 WEST 20 STREET	319 WEST 30 STREET	224 WEST 21 STREET
Neighborhood	CHELSEA	FASHION	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	13	12	12
Year Built	1920	1920	1920
Gross SqFt	8,020	4,876	11,580
Estimated Gross Income	\$290,000	\$200,000	\$431,000
Gross Income per SqFt	\$36.20	\$41.00	\$37.20
Full Market Value	\$1,350,000	\$982,000	\$2,010,000
Market Value per SqFt	\$168.00	\$201.00	\$174.00
Distance from Cooperative in miles		0.55	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00769-0066	1-00768-0077	1-00716-0062
Address	252 WEST 20 STREET	274 WEST 19 STREET	448 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	25	40
Year Built	1901	1920	1910
Gross SqFt	11,000	22,506	19,100
Estimated Gross Income	\$375,000	\$799,000	\$692,000
Gross Income per SqFt	\$34.10	\$35.50	\$36.20
Full Market Value	\$1,750,000	\$3,720,000	\$3,220,000
Market Value per SqFt	\$159.00	\$165.00	\$169.00
Distance from Cooperative in miles		0.04	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00770-0048	1-00738-0057	1-00775-0009
Address	210 WEST 21 STREET	330 WEST 15 STREET	245 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	24	68
Year Built	1902	1904	1938
Gross SqFt	25,123	16,284	36,500
Estimated Gross Income	\$800,000	\$534,000	\$1,237,000
Gross Income per SqFt	\$31.80	\$32.80	\$33.90
Full Market Value	\$3,730,000	\$2,490,000	\$5,760,000
Market Value per SqFt	\$148.00	\$153.00	\$158.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00770-0059	1-00738-0057	1-00775-0009
Address	234 WEST 21 STREET	330 WEST 15 STREET	245 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	24	68
Year Built	1913	1904	1938
Gross SqFt	32,718	16,284	36,500
Estimated Gross Income	\$1,050,000	\$534,000	\$1,237,000
Gross Income per SqFt	\$32.10	\$32.80	\$33.90
Full Market Value	\$4,890,000	\$2,490,000	\$5,760,000
Market Value per SqFt	\$149.00	\$153.00	\$158.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00770-0070	1-00771-0033	1-00740-0010
Address	256 WEST 21 STREET	211 WEST 21 STREET	347 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	35	15	20
Year Built	1900	1901	1900
Gross SqFt	22,000	9,880	9,430
Estimated Gross Income	\$700,000	\$331,000	\$312,000
Gross Income per SqFt	\$31.80	\$33.50	\$33.10
Full Market Value	\$3,260,000	\$1,540,000	\$1,450,000
Market Value per SqFt	\$148.00	\$156.00	\$154.00
Distance from Cooperative in miles		0.05	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00771-0020	1-00738-0057	1-00775-0009
Address	233 WEST 21 STREET	330 WEST 15 STREET	245 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	24	68
Year Built	1920	1904	1938
Gross SqFt	20,748	16,284	36,500
Estimated Gross Income	\$665,000	\$534,000	\$1,237,000
Gross Income per SqFt	\$32.10	\$32.80	\$33.90
Full Market Value	\$3,100,000	\$2,490,000	\$5,760,000
Market Value per SqFt	\$149.00	\$153.00	\$158.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00771-0023	1-00738-0057	1-00775-0009
Address	223 WEST 21 STREET	330 WEST 15 STREET	245 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	24	68
Year Built	1889	1904	1938
Gross SqFt	46,620	16,284	36,500
Estimated Gross Income	\$1,495,000	\$534,000	\$1,237,000
Gross Income per SqFt	\$32.10	\$32.80	\$33.90
Full Market Value	\$6,960,000	\$2,490,000	\$5,760,000
Market Value per SqFt	\$149.00	\$153.00	\$158.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00771-0028	1-00792-0008	1-00633-0013
Address	221 WEST 21 STREET	151 WEST 16 STREET	326 WEST 11 STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	20	76	31
Year Built	1920	1962	1920
Gross SqFt	10,015	43,770	19,260
Estimated Gross Income	\$410,000	\$1,781,000	\$778,000
Gross Income per SqFt	\$40.90	\$40.70	\$40.40
Full Market Value	\$1,910,000	\$8,740,000	\$3,820,000
Market Value per SqFt	\$191.00	\$200.00	\$198.00
Distance from Cooperative in miles		0.30	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00771-0038	1-00720-0045	1-00775-0046
Address	188 7 AVENUE	401 WEST 22 STREET	220 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	133	59	129
Year Built	1963	1999	2000
Gross SqFt	80,977	58,394	136,477
Estimated Gross Income	\$3,240,000	\$2,357,500	\$5,487,000
Gross Income per SqFt	\$40.00	\$40.40	\$40.20
Full Market Value	\$15,900,000	\$11,600,000	\$26,900,000
Market Value per SqFt	\$196.00	\$199.00	\$197.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00771-0065	1-00642-0012	1-00770-0033
Address	250 WEST 22 STREET	110 HORATIO STREET	209 WEST 20 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	23	33	12
Year Built	1920	1900	2004
Gross SqFt	19,470	26,250	8,525
Estimated Gross Income	\$900,000	\$1,290,000	\$381,000
Gross Income per SqFt	\$46.20	\$49.10	\$44.70
Full Market Value	\$4,420,000	\$6,330,000	\$1,870,000
Market Value per SqFt	\$227.00	\$241.00	\$219.00
Distance from Cooperative in miles		0.65	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00771-0073	1-00745-0049	1-00771-0034
Address	264 WEST 22 STREET	320 WEST 22 STREET	209 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1920	1900	1920
Gross SqFt	9,700	8,000	9,620
Estimated Gross Income	\$360,000	\$311,000	\$379,000
Gross Income per SqFt	\$37.10	\$38.90	\$39.40
Full Market Value	\$1,680,000	\$1,530,000	\$1,860,000
Market Value per SqFt	\$173.00	\$191.00	\$193.00
Distance from Cooperative in miles		0.15	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00771-0074	1-00753-0078	
Address	234 8 AVENUE	342 9 AVENUE	
Neighborhood	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	12	63	
Year Built	1960	1940	
Gross SqFt	12,888	45,000	
Estimated Gross Income	\$610,000	\$2,183,000	
Gross Income per SqFt	\$47.30	\$48.50	
Full Market Value	\$3,000,000	\$10,700,000	
Market Value per SqFt	\$233.00	\$238.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00772-0012	1-00738-0068	1-00621-0058
Address	261 WEST 22 STREET	352 WEST 15 STREET	56 PERRY STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	36	36	38
Year Built	1917	1911	1880
Gross SqFt	24,462	22,318	23,296
Estimated Gross Income	\$830,000	\$788,000	\$818,000
Gross Income per SqFt	\$33.90	\$35.30	\$35.10
Full Market Value	\$3,870,000	\$3,670,000	\$3,810,000
Market Value per SqFt	\$158.00	\$164.00	\$164.00
Distance from Cooperative in miles		0.40	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00772-0067	1-00722-0030	1-00631-0001
Address	240 WEST 23 STREET	411 WEST 24 STREET	669 WASHINGTON STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	19	20	144
Year Built	1920	1986	1930
Gross SqFt	24,378	11,650	137,589
Estimated Gross Income	\$820,000	\$378,000	\$4,987,000
Gross Income per SqFt	\$33.60	\$32.40	\$36.20
Full Market Value	\$3,820,000	\$1,760,000	\$23,200,000
Market Value per SqFt	\$157.00	\$151.00	\$169.00
Distance from Cooperative in miles		0.35	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00772-0069	1-00722-0030	1-00631-0001
Address	244 WEST 23 STREET	411 WEST 24 STREET	669 WASHINGTON STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	13	20	144
Year Built	1900	1986	1930
Gross SqFt	23,882	11,650	137,589
Estimated Gross Income	\$820,000	\$378,000	\$4,987,000
Gross Income per SqFt	\$34.30	\$32.40	\$36.20
Full Market Value	\$3,820,000	\$1,760,000	\$23,200,000
Market Value per SqFt	\$160.00	\$151.00	\$169.00
Distance from Cooperative in miles		0.35	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00773-0012	1-00631-0001	1-00617-0021
Address	255 WEST 23 STREET	669 WASHINGTON STREET	221 WEST 12 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	159	144	53
Year Built	1940	1930	1930
Gross SqFt	159,090	137,589	43,280
Estimated Gross Income	\$5,580,000	\$4,987,000	\$1,612,000
Gross Income per SqFt	\$35.10	\$36.20	\$37.20
Full Market Value	\$26,000,000	\$23,200,000	\$7,510,000
Market Value per SqFt	\$163.00	\$169.00	\$174.00
Distance from Cooperative in miles		0.95	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00773-0022	1-00612-0051	1-00767-0043
Address	241 WEST 23 STREET	159 1/2 7 AVENUE SOUTH	128 7 AVENUE
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	12	26	65
Year Built	1898	1940	1959
Gross SqFt	26,270	17,826	46,812
Estimated Gross Income	\$880,000	\$651,300	\$1,824,000
Gross Income per SqFt	\$33.50	\$36.50	\$39.00
Full Market Value	\$4,100,000	\$3,030,000	\$8,950,000
Market Value per SqFt	\$156.00	\$170.00	\$191.00
Distance from Cooperative in miles		0.65	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00774-0069	1-00768-0077	1-00885-0051
Address	254 WEST 25 STREET	274 WEST 19 STREET	150 EAST 30 STREET
Neighborhood	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	25	48
Year Built	1925	1920	1962
Gross SqFt	20,456	22,506	20,660
Estimated Gross Income	\$720,000	\$799,000	\$758,000
Gross Income per SqFt	\$35.20	\$35.50	\$36.70
Full Market Value	\$3,350,000	\$3,720,000	\$3,530,000
Market Value per SqFt	\$164.00	\$165.00	\$171.00
Distance from Cooperative in miles		0.30	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00775-0006	1-00619-0067	1-00879-0069
Address	263 WEST 25 STREET	192 WEST 10 STREET	126 EAST 24 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GRAMERCY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	27	28
Year Built	1905	1910	1910
Gross SqFt	20,050	25,955	28,397
Estimated Gross Income	\$700,000	\$950,000	\$1,026,000
Gross Income per SqFt	\$34.90	\$36.60	\$36.10
Full Market Value	\$3,260,000	\$4,430,000	\$4,780,000
Market Value per SqFt	\$163.00	\$171.00	\$168.00
Distance from Cooperative in miles		0.95	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00775-0022	1-00768-0077	1-00716-0062
Address	219 WEST 25 STREET	274 WEST 19 STREET	448 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	25	40
Year Built	1939	1920	1910
Gross SqFt	62,586	22,506	19,100
Estimated Gross Income	\$2,120,000	\$799,000	\$692,000
Gross Income per SqFt	\$33.90	\$35.50	\$36.20
Full Market Value	\$9,880,000	\$3,720,000	\$3,220,000
Market Value per SqFt	\$158.00	\$165.00	\$169.00
Distance from Cooperative in miles		0.35	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00776-0017	1-00792-0008	1-00633-0013
Address	233 WEST 26 STREET	151 WEST 16 STREET	326 WEST 11 STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	20	76	31
Year Built	1977	1962	1920
Gross SqFt	47,433	43,770	19,260
Estimated Gross Income	\$1,800,000	\$1,781,000	\$778,000
Gross Income per SqFt	\$37.90	\$40.70	\$40.40
Full Market Value	\$8,840,000	\$8,740,000	\$3,820,000
Market Value per SqFt	\$186.00	\$200.00	\$198.00
Distance from Cooperative in miles		0.50	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00776-0065	1-00765-0047	
Address	250 WEST 27 STREET	208 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D3-ELEVATOR	
Total Units	82	52	
Year Built	1918	1925	
Gross SqFt	66,636	33,547	
Estimated Gross Income	\$1,850,000	\$958,000	
Gross Income per SqFt	\$27.80	\$28.60	
Full Market Value	\$7,660,000	\$3,970,000	
Market Value per SqFt	\$115.00	\$118.00	
Distance from Cooperative in miles		0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00779-0010	1-00883-0047	1-00891-0030
Address	249 WEST 29 STREET	382 3 AVENUE	145 EAST 35 STREET
Neighborhood	FASHION	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	41	37	43
Year Built	1927	1984	1910
Gross SqFt	60,610	30,800	43,208
Estimated Gross Income	\$1,900,000	\$957,000	\$1,430,000
Gross Income per SqFt	\$31.30	\$31.10	\$33.10
Full Market Value	\$8,850,000	\$4,460,000	\$6,660,000
Market Value per SqFt	\$146.00	\$145.00	\$154.00
Distance from Cooperative in miles		0.80	0.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00786-0020	1-00765-0005	1-00882-0021
Address	241 WEST 36 STREET	259 WEST 15 STREET	88 LEXINGTON AVENUE
Neighborhood	FASHION	CHELSEA	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	29	180
Year Built	1925	1905	1927
Gross SqFt	74,100	20,550	152,310
Estimated Gross Income	\$2,350,000	\$692,000	\$5,181,000
Gross Income per SqFt	\$31.70	\$33.70	\$34.00
Full Market Value	\$10,900,000	\$3,220,000	\$24,100,000
Market Value per SqFt	\$147.00	\$157.00	\$158.00
Distance from Cooperative in miles		1.00	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00790-0001	1-00883-0044	1-00757-0066
Address	61 7 AVENUE	376 3 AVENUE	354 WEST 34 STREET
Neighborhood	CHELSEA	GRAMERCY	FASHION
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	356	179	253
Year Built	1963	1964	1930
Gross SqFt	371,863	175,110	279,392
Estimated Gross Income	\$11,000,000	\$5,470,000	\$8,700,000
Gross Income per SqFt	\$29.60	\$31.20	\$31.10
Full Market Value	\$51,200,000	\$25,500,000	\$40,500,000
Market Value per SqFt	\$138.00	\$146.00	\$145.00
Distance from Cooperative in miles		0.85	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00790-0040	1-00775-0009	1-00888-0055
Address	547 AVENUE OF THE AMERICA	245 WEST 25 STREET	142 EAST 33 STREET
Neighborhood	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	68	49
Year Built	1920	1938	1927
Gross SqFt	22,998	36,500	26,280
Estimated Gross Income	\$760,000	\$1,237,000	\$910,000
Gross Income per SqFt	\$33.00	\$33.90	\$34.60
Full Market Value	\$3,540,000	\$5,760,000	\$4,240,000
Market Value per SqFt	\$154.00	\$158.00	\$161.00
Distance from Cooperative in miles		0.55	1.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00790-0066	1-00582-0032	1-00622-0056
Address	154 WEST 15 STREET	41 BEDFORD STREET	53 PERRY STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	25	72
Year Built	1910	1929	1930
Gross SqFt	8,900	11,740	34,140
Estimated Gross Income	\$350,000	\$470,000	\$1,362,000
Gross Income per SqFt	\$39.30	\$40.00	\$39.90
Full Market Value	\$1,720,000	\$2,310,000	\$6,690,000
Market Value per SqFt	\$193.00	\$197.00	\$196.00
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0001	1-00631-0001	1-00590-0022
Address	79 7 AVENUE	669 WASHINGTON STREET	12 JONES STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	65	144	59
Year Built	1938	1930	1920
Gross SqFt	126,134	137,589	56,700
Estimated Gross Income	\$4,400,000	\$4,987,000	\$2,033,000
Gross Income per SqFt	\$34.90	\$36.20	\$35.90
Full Market Value	\$20,500,000	\$23,200,000	\$9,470,000
Market Value per SqFt	\$163.00	\$169.00	\$167.00
Distance from Cooperative in miles		0.65	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0009	1-00775-0009	1-00590-0034
Address	155 WEST 15 STREET	245 WEST 25 STREET	7 CORNELIA STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	68	50
Year Built	1940	1938	1900
Gross SqFt	49,880	36,500	26,480
Estimated Gross Income	\$1,620,000	\$1,237,000	\$880,000
Gross Income per SqFt	\$32.50	\$33.90	\$33.20
Full Market Value	\$7,550,000	\$5,760,000	\$4,100,000
Market Value per SqFt	\$151.00	\$158.00	\$155.00
Distance from Cooperative in miles		0.50	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0013	1-00872-0050	1-00792-0012
Address	147 WEST 15 STREET	140 EAST 17 STREET	141 WEST 16 STREET
Neighborhood	CHELSEA	GRAMERCY	CHELSEA
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	44	49
Year Built	1923	1930	1940
Gross SqFt	56,967	29,796	34,662
Estimated Gross Income	\$1,650,000	\$895,000	\$1,063,000
Gross Income per SqFt	\$29.00	\$30.00	\$30.70
Full Market Value	\$7,690,000	\$4,170,000	\$4,950,000
Market Value per SqFt	\$135.00	\$140.00	\$143.00
Distance from Cooperative in miles		0.60	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0031	1-00765-0051	
Address	115 WEST 15 STREET	212 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	
Total Units	11	23	
Year Built	1911	1890	
Gross SqFt	6,175	5,005	
Estimated Gross Income	\$235,000	\$203,000	
Gross Income per SqFt	\$38.10	\$40.60	
Full Market Value	\$1,090,000	\$997,000	
Market Value per SqFt	\$177.00	\$199.00	
Distance from Cooperative in miles		0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0032	1-00765-0051	
Address	113 WEST 15 STREET	212 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	
Total Units	12	23	
Year Built	1911	1890	
Gross SqFt	6,175	5,005	
Estimated Gross Income	\$235,000	\$203,000	
Gross Income per SqFt	\$38.10	\$40.60	
Full Market Value	\$1,090,000	\$997,000	
Market Value per SqFt	\$177.00	\$199.00	
Distance from Cooperative in miles		0.15	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0062	1-00582-0020	
Address	130 WEST 16 STREET	60 LEROY STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	42	37	
Year Built	1927	1941	
Gross SqFt	32,384	22,242	
Estimated Gross Income	\$960,000	\$687,000	
Gross Income per SqFt	\$29.60	\$30.90	
Full Market Value	\$4,470,000	\$3,200,000	
Market Value per SqFt	\$138.00	\$144.00	
Distance from Cooperative in miles		0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0066	1-00745-0049	1-00771-0034
Address	136 WEST 16 STREET	320 WEST 22 STREET	209 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	15	20
Year Built	1910	1900	1920
Gross SqFt	14,765	8,000	9,620
Estimated Gross Income	\$545,000	\$311,000	\$379,000
Gross Income per SqFt	\$36.90	\$38.90	\$39.40
Full Market Value	\$2,540,000	\$1,530,000	\$1,860,000
Market Value per SqFt	\$172.00	\$191.00	\$193.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0068	1-00745-0049	1-00771-0034
Address	140 WEST 16 STREET	320 WEST 22 STREET	209 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	15	20
Year Built	1915	1900	1920
Gross SqFt	15,203	8,000	9,620
Estimated Gross Income	\$560,000	\$311,000	\$379,000
Gross Income per SqFt	\$36.80	\$38.90	\$39.40
Full Market Value	\$2,610,000	\$1,530,000	\$1,860,000
Market Value per SqFt	\$172.00	\$191.00	\$193.00
Distance from Cooperative in miles		0.45	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00792-0028	1-00582-0020	
Address	111 WEST 16 STREET	60 LEROY STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	83	37	
Year Built	1925	1941	
Gross SqFt	39,455	22,242	
Estimated Gross Income	\$1,185,000	\$687,000	
Gross Income per SqFt	\$30.00	\$30.90	
Full Market Value	\$5,520,000	\$3,200,000	
Market Value per SqFt	\$140.00	\$144.00	
Distance from Cooperative in miles		0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00792-0033	1-00797-0074	1-00882-0028
Address	575 AVENUE OF THE AMERICA	160 WEST 22 STREET	95 LEXINGTON AVENUE
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	49	77
Year Built	1900	2000	1939
Gross SqFt	32,950	41,423	52,092
Estimated Gross Income	\$1,000,000	\$1,259,000	\$1,687,000
Gross Income per SqFt	\$30.30	\$30.40	\$32.40
Full Market Value	\$4,660,000	\$5,860,000	\$7,860,000
Market Value per SqFt	\$141.00	\$141.00	\$151.00
Distance from Cooperative in miles		0.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-0014	1-00797-0074	1-00882-0028
Address	141 WEST 17 STREET	160 WEST 22 STREET	95 LEXINGTON AVENUE
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	49	77
Year Built	1918	2000	1939
Gross SqFt	32,862	41,423	52,092
Estimated Gross Income	\$1,000,000	\$1,259,000	\$1,687,000
Gross Income per SqFt	\$30.40	\$30.40	\$32.40
Full Market Value	\$4,660,000	\$5,860,000	\$7,860,000
Market Value per SqFt	\$142.00	\$141.00	\$151.00
Distance from Cooperative in miles		0.20	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-0017	1-00797-0074	1-00882-0028
Address	135 WEST 17 STREET	160 WEST 22 STREET	95 LEXINGTON AVENUE
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	49	77
Year Built	1920	2000	1939
Gross SqFt	32,322	41,423	52,092
Estimated Gross Income	\$990,000	\$1,259,000	\$1,687,000
Gross Income per SqFt	\$30.60	\$30.40	\$32.40
Full Market Value	\$4,610,000	\$5,860,000	\$7,860,000
Market Value per SqFt	\$143.00	\$141.00	\$151.00
Distance from Cooperative in miles		0.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-0020	1-00765-0047	
Address	133 WEST 17 STREET	208 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D3-ELEVATOR	
Total Units	24	52	
Year Built	1920	1925	
Gross SqFt	44,004	33,547	
Estimated Gross Income	\$1,230,000	\$958,000	
Gross Income per SqFt	\$28.00	\$28.60	
Full Market Value	\$5,090,000	\$3,970,000	
Market Value per SqFt	\$116.00	\$118.00	
Distance from Cooperative in miles		0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-0022	1-00797-0074	1-00882-0028
Address	121 WEST 17 STREET	160 WEST 22 STREET	95 LEXINGTON AVENUE
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	49	77
Year Built	1909	2000	1939
Gross SqFt	53,298	41,423	52,092
Estimated Gross Income	\$1,650,000	\$1,259,000	\$1,687,000
Gross Income per SqFt	\$31.00	\$30.40	\$32.40
Full Market Value	\$7,690,000	\$5,860,000	\$7,860,000
Market Value per SqFt	\$144.00	\$141.00	\$151.00
Distance from Cooperative in miles		0.20	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-0067	1-00882-0028	1-00775-0009
Address	154 WEST 18 STREET	95 LEXINGTON AVENUE	245 WEST 25 STREET
Neighborhood	CHELSEA	GRAMERCY	CHELSEA
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	77	68
Year Built	1906	1939	1938
Gross SqFt	77,530	52,092	36,500
Estimated Gross Income	\$2,460,000	\$1,687,000	\$1,237,000
Gross Income per SqFt	\$31.70	\$32.40	\$33.90
Full Market Value	\$11,500,000	\$7,860,000	\$5,760,000
Market Value per SqFt	\$148.00	\$151.00	\$158.00
Distance from Cooperative in miles		0.75	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00795-0014	1-00775-0017	1-00765-0047
Address	139 WEST 19 STREET	231 WEST 25 STREET	208 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	23	69	52
Year Built	1909	1961	1925
Gross SqFt	68,671	50,029	33,547
Estimated Gross Income	\$1,850,000	\$1,402,000	\$958,000
Gross Income per SqFt	\$26.90	\$28.00	\$28.60
Full Market Value	\$7,660,000	\$5,810,000	\$3,970,000
Market Value per SqFt	\$112.00	\$116.00	\$118.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00795-0061	1-00722-0041	1-00634-0067
Address	134 WEST 20 STREET	237 9 AVENUE	569 HUDSON STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	17	20	17
Year Built	1901	1910	1900
Gross SqFt	8,855	9,510	8,902
Estimated Gross Income	\$350,000	\$401,000	\$405,000
Gross Income per SqFt	\$39.50	\$42.20	\$45.50
Full Market Value	\$742,000	\$1,970,000	\$1,990,000
Market Value per SqFt	\$84.00	\$207.00	\$224.00
Distance from Cooperative in miles		0.55	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00796-0001	1-00716-0062	1-00768-0077
Address	171 7 AVENUE	448 WEST 19 STREET	274 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	40	25
Year Built	1938	1910	1920
Gross SqFt	62,158	19,100	22,506
Estimated Gross Income	\$2,100,000	\$692,000	\$799,000
Gross Income per SqFt	\$33.80	\$36.20	\$35.50
Full Market Value	\$9,780,000	\$3,220,000	\$3,720,000
Market Value per SqFt	\$157.00	\$169.00	\$165.00
Distance from Cooperative in miles		0.50	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00796-0007	1-00582-0020	
Address	147 WEST 20 STREET	60 LEROY STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	61	37	
Year Built	1938	1941	
Gross SqFt	57,606	22,242	
Estimated Gross Income	\$1,650,000	\$687,000	
Gross Income per SqFt	\$28.60	\$30.90	
Full Market Value	\$7,690,000	\$3,200,000	
Market Value per SqFt	\$133.00	\$144.00	
Distance from Cooperative in miles		1.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00796-0013	1-00797-0074	1-00882-0028
Address	143 WEST 20 STREET	160 WEST 22 STREET	95 LEXINGTON AVENUE
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	49	77
Year Built	1909	2000	1939
Gross SqFt	51,206	41,423	52,092
Estimated Gross Income	\$1,600,000	\$1,259,000	\$1,687,000
Gross Income per SqFt	\$31.20	\$30.40	\$32.40
Full Market Value	\$7,450,000	\$5,860,000	\$7,860,000
Market Value per SqFt	\$145.00	\$141.00	\$151.00
Distance from Cooperative in miles		0.05	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00797-0076	1-00775-0009	
Address	162 WEST 22 STREET	245 WEST 25 STREET	
Neighborhood	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	42	68	
Year Built	1950	1938	
Gross SqFt	31,759	36,500	
Estimated Gross Income	\$985,000	\$1,237,000	
Gross Income per SqFt	\$31.00	\$33.90	
Full Market Value	\$4,590,000	\$5,760,000	
Market Value per SqFt	\$145.00	\$158.00	
Distance from Cooperative in miles		0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00798-0017	1-00775-0009	1-00888-0055
Address	147 WEST 22 STREET	245 WEST 25 STREET	142 EAST 33 STREET
Neighborhood	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	68	49
Year Built	1909	1938	1927
Gross SqFt	45,451	36,500	26,280
Estimated Gross Income	\$1,480,000	\$1,237,000	\$910,000
Gross Income per SqFt	\$32.60	\$33.90	\$34.60
Full Market Value	\$6,890,000	\$5,760,000	\$4,240,000
Market Value per SqFt	\$152.00	\$158.00	\$161.00
Distance from Cooperative in miles		0.20	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00798-0026	1-00775-0009	1-00888-0055
Address	129 WEST 22 STREET	245 WEST 25 STREET	142 EAST 33 STREET
Neighborhood	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	68	49
Year Built	1909	1938	1927
Gross SqFt	49,664	36,500	26,280
Estimated Gross Income	\$1,650,000	\$1,237,000	\$910,000
Gross Income per SqFt	\$33.20	\$33.90	\$34.60
Full Market Value	\$7,690,000	\$5,760,000	\$4,240,000
Market Value per SqFt	\$155.00	\$158.00	\$161.00
Distance from Cooperative in miles		0.20	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00798-0071	1-00582-0020	
Address	148 WEST 23 STREET	60 LEROY STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	107	37	
Year Built	1910	1941	
Gross SqFt	127,000	22,242	
Estimated Gross Income	\$3,600,000	\$687,000	
Gross Income per SqFt	\$28.30	\$30.90	
Full Market Value	\$16,800,000	\$3,200,000	
Market Value per SqFt	\$132.00	\$144.00	
Distance from Cooperative in miles		1.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00799-0035	1-00802-0001	1-00885-0063
Address	101 WEST 23 STREET	283 7 AVENUE	157 LEXINGTON AVENUE
Neighborhood	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	84	18	13
Year Built	1958	1920	1920
Gross SqFt	94,835	25,144	10,300
Estimated Gross Income	\$2,700,000	\$768,000	\$360,000
Gross Income per SqFt	\$28.50	\$30.50	\$35.00
Full Market Value	\$11,200,000	\$3,580,000	\$1,680,000
Market Value per SqFt	\$118.00	\$142.00	\$163.00
Distance from Cooperative in miles		0.15	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00799-0057	1-00797-0074	1-00882-0028
Address	130 WEST 24 STREET	160 WEST 22 STREET	95 LEXINGTON AVENUE
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	49	77
Year Built	1898	2000	1939
Gross SqFt	33,514	41,423	52,092
Estimated Gross Income	\$1,040,000	\$1,259,000	\$1,687,000
Gross Income per SqFt	\$31.00	\$30.40	\$32.40
Full Market Value	\$4,840,000	\$5,860,000	\$7,860,000
Market Value per SqFt	\$144.00	\$141.00	\$151.00
Distance from Cooperative in miles		0.10	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00801-0030	1-00792-0008	1-00622-0056
Address	107 WEST 25 STREET	151 WEST 16 STREET	53 PERRY STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	27	76	72
Year Built	1905	1962	1930
Gross SqFt	41,042	43,770	34,140
Estimated Gross Income	\$1,565,000	\$1,781,000	\$1,362,000
Gross Income per SqFt	\$38.10	\$40.70	\$39.90
Full Market Value	\$7,680,000	\$8,740,000	\$6,690,000
Market Value per SqFt	\$187.00	\$200.00	\$196.00
Distance from Cooperative in miles		0.40	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00801-0065	1-00797-0074	1-00882-0028
Address	142 WEST 26 STREET	160 WEST 22 STREET	95 LEXINGTON AVENUE
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	49	77
Year Built	1911	2000	1939
Gross SqFt	52,543	41,423	52,092
Estimated Gross Income	\$1,650,000	\$1,259,000	\$1,687,000
Gross Income per SqFt	\$31.40	\$30.40	\$32.40
Full Market Value	\$7,690,000	\$5,860,000	\$7,860,000
Market Value per SqFt	\$146.00	\$141.00	\$151.00
Distance from Cooperative in miles		0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00802-0031	1-00797-0074	1-00882-0028
Address	109 WEST 26 STREET	160 WEST 22 STREET	95 LEXINGTON AVENUE
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	49	77
Year Built	1910	2000	1939
Gross SqFt	53,350	41,423	52,092
Estimated Gross Income	\$1,650,000	\$1,259,000	\$1,687,000
Gross Income per SqFt	\$30.90	\$30.40	\$32.40
Full Market Value	\$7,690,000	\$5,860,000	\$7,860,000
Market Value per SqFt	\$144.00	\$141.00	\$151.00
Distance from Cooperative in miles		0.25	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00802-0052	1-00797-0074	1-00882-0028
Address	114 WEST 27 STREET	160 WEST 22 STREET	95 LEXINGTON AVENUE
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	49	77
Year Built	1907	2000	1939
Gross SqFt	50,400	41,423	52,092
Estimated Gross Income	\$1,590,000	\$1,259,000	\$1,687,000
Gross Income per SqFt	\$31.50	\$30.40	\$32.40
Full Market Value	\$7,410,000	\$5,860,000	\$7,860,000
Market Value per SqFt	\$147.00	\$141.00	\$151.00
Distance from Cooperative in miles		0.25	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00803-0014	1-00797-0074	1-00882-0028
Address	143 WEST 27 STREET	160 WEST 22 STREET	95 LEXINGTON AVENUE
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	16	49	77
Year Built	1910	2000	1939
Gross SqFt	20,026	41,423	52,092
Estimated Gross Income	\$600,000	\$1,259,000	\$1,687,000
Gross Income per SqFt	\$30.00	\$30.40	\$32.40
Full Market Value	\$2,790,000	\$5,860,000	\$7,860,000
Market Value per SqFt	\$139.00	\$141.00	\$151.00
Distance from Cooperative in miles		0.30	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00803-0065	1-00738-0015	1-00722-0026
Address	146 WEST 28 STREET	335 WEST 14 STREET	415 WEST 24 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	28	65
Year Built	1910	1900	1926
Gross SqFt	28,250	28,321	42,204
Estimated Gross Income	\$650,000	\$672,000	\$1,044,000
Gross Income per SqFt	\$23.01	\$23.73	\$24.74
Full Market Value	\$2,690,000	\$2,780,000	\$4,320,000
Market Value per SqFt	\$95.00	\$98.00	\$102.00
Distance from Cooperative in miles		0.70	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00804-0008	1-00879-0070	1-00888-0055
Address	151 WEST 28 STREET	124 EAST 24 STREET	142 EAST 33 STREET
Neighborhood	FASHION	GRAMERCY	MURRAY HILL
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	60	49
Year Built	1922	1939	1927
Gross SqFt	39,471	40,266	26,280
Estimated Gross Income	\$1,285,000	\$1,374,000	\$910,000
Gross Income per SqFt	\$32.60	\$34.10	\$34.60
Full Market Value	\$5,990,000	\$6,400,000	\$4,240,000
Market Value per SqFt	\$152.00	\$159.00	\$161.00
Distance from Cooperative in miles		0.55	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00804-0018	1-00885-0054	1-00768-0077
Address	131 WEST 28 STREET	148 EAST 30 STREET	274 WEST 19 STREET
Neighborhood	FASHION	MURRAY HILL	CHELSEA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	25	39	25
Year Built	1909	1959	1920
Gross SqFt	34,689	20,660	22,506
Estimated Gross Income	\$1,170,000	\$731,000	\$799,000
Gross Income per SqFt	\$33.70	\$35.40	\$35.50
Full Market Value	\$5,450,000	\$3,410,000	\$3,720,000
Market Value per SqFt	\$157.00	\$165.00	\$165.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00804-0049	1-00882-0021	1-00879-0070
Address	114 WEST 29 STREET	88 LEXINGTON AVENUE	124 EAST 24 STREET
Neighborhood	FASHION	GRAMERCY	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	46	180	60
Year Built	1912	1927	1939
Gross SqFt	73,668	152,310	40,266
Estimated Gross Income	\$2,440,000	\$5,181,000	\$1,374,000
Gross Income per SqFt	\$33.10	\$34.00	\$34.10
Full Market Value	\$11,400,000	\$24,100,000	\$6,400,000
Market Value per SqFt	\$155.00	\$158.00	\$159.00
Distance from Cooperative in miles		0.50	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00816-0031	1-00548-0001	1-00863-0044
Address	3 WEST 14 STREET	1 UNIVERSITY PLACE	66 EAST 34 STREET
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	439	272	370
Year Built	1964	1930	1913
Gross SqFt	350,000	218,985	341,950
Estimated Gross Income	\$11,200,000	\$7,882,000	\$11,543,598
Gross Income per SqFt	\$32.00	\$36.00	\$33.80
Full Market Value	\$52,200,000	\$36,700,000	\$53,800,000
Market Value per SqFt	\$149.00	\$168.00	\$157.00
Distance from Cooperative in miles		0.40	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00816-0059	1-00818-0010	1-00850-0064
Address	30 WEST 15 STREET	43 WEST 16 STREET	12 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	22	95	87
Year Built	1908	1911	1911
Gross SqFt	60,139	64,049	78,646
Estimated Gross Income	\$1,984,587	\$3,021,349	\$3,495,347
Gross Income per SqFt	\$33.00	\$47.20	\$44.40
Full Market Value	\$9,240,000	\$14,800,000	\$17,200,000
Market Value per SqFt	\$154.00	\$231.00	\$219.00
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00816-0062	1-00818-0019	1-00844-0008
Address	36 WEST 15 STREET	27 WEST 16 STREET	9 EAST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	12	63	16
Year Built	1909	1907	1900
Gross SqFt	31,272	41,300	30,680
Estimated Gross Income	\$1,031,976	\$1,937,010	\$1,268,777
Gross Income per SqFt	\$33.00	\$46.90	\$41.40
Full Market Value	\$4,810,000	\$9,510,000	\$6,230,000
Market Value per SqFt	\$154.00	\$230.00	\$203.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00816-0063	1-00844-0008	1-00846-0001
Address	38 WEST 15 STREET	9 EAST 16 STREET	97 5 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	13	16	29
Year Built	1903	1900	1900
Gross SqFt	27,075	30,680	22,503
Estimated Gross Income	\$893,475	\$1,268,777	\$969,154
Gross Income per SqFt	\$33.00	\$41.40	\$43.10
Full Market Value	\$4,160,000	\$6,230,000	\$4,760,000
Market Value per SqFt	\$154.00	\$203.00	\$212.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00816-0078	1-00846-0001	1-00844-0008
Address	546 AVENUE OF THE AMERICA	97 5 AVENUE	9 EAST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	13	29	16
Year Built	1920	1900	1900
Gross SqFt	22,000	22,503	30,680
Estimated Gross Income	\$726,000	\$969,154	\$1,268,777
Gross Income per SqFt	\$33.00	\$43.10	\$41.40
Full Market Value	\$3,380,000	\$4,760,000	\$6,230,000
Market Value per SqFt	\$154.00	\$212.00	\$203.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00817-0025	1-00846-0001	1-00844-0008
Address	29 WEST 15 STREET	97 5 AVENUE	9 EAST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	11	29	16
Year Built	1905	1900	1900
Gross SqFt	22,220	22,503	30,680
Estimated Gross Income	\$711,040	\$969,154	\$1,268,777
Gross Income per SqFt	\$32.00	\$43.10	\$41.40
Full Market Value	\$3,310,000	\$4,760,000	\$6,230,000
Market Value per SqFt	\$149.00	\$212.00	\$203.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00817-0029	1-00865-0040	
Address	5 WEST 15 STREET	30 PARK AVENUE	
Neighborhood	FLATIRON	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	491	247	
Year Built	1964	1955	
Gross SqFt	415,000	236,315	
Estimated Gross Income	\$10,375,000	\$7,184,834	
Gross Income per SqFt	\$25.00	\$30.40	
Full Market Value	\$43,000,000	\$33,500,000	
Market Value per SqFt	\$104.00	\$142.00	
Distance from Cooperative in miles		1.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00817-0057	1-00844-0008	1-00818-0019
Address	4 WEST 16 STREET	9 EAST 16 STREET	27 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	17	16	63
Year Built	1902	1900	1907
Gross SqFt	33,080	30,680	41,300
Estimated Gross Income	\$1,058,560	\$1,268,777	\$1,937,010
Gross Income per SqFt	\$32.00	\$41.40	\$46.90
Full Market Value	\$4,930,000	\$6,230,000	\$9,510,000
Market Value per SqFt	\$149.00	\$203.00	\$230.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00817-0085	1-00844-0017	
Address	568 AVENUE OF THE AMERICA	31 UNION SQUARE	
Neighborhood	FLATIRON	FLATIRON	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	121	88	
Year Built	1955	1902	
Gross SqFt	126,300	118,067	
Estimated Gross Income	\$3,662,700	\$3,557,989	
Gross Income per SqFt	\$29.00	\$30.10	
Full Market Value	\$17,100,000	\$16,600,000	
Market Value per SqFt	\$135.00	\$141.00	
Distance from Cooperative in miles		0.15	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00818-0058	1-00844-0008	1-00846-0001
Address	12 WEST 17 STREET	9 EAST 16 STREET	97 5 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	12	16	29
Year Built	1925	1900	1900
Gross SqFt	30,240	30,680	22,503
Estimated Gross Income	\$1,058,400	\$1,268,777	\$969,154
Gross Income per SqFt	\$35.00	\$41.40	\$43.10
Full Market Value	\$4,930,000	\$6,230,000	\$4,760,000
Market Value per SqFt	\$163.00	\$203.00	\$212.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00818-0059	1-00818-0010	1-00818-0019
Address	14 WEST 17 STREET	43 WEST 16 STREET	27 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	19	95	63
Year Built	1906	1911	1907
Gross SqFt	50,672	64,049	41,300
Estimated Gross Income	\$1,621,504	\$3,021,349	\$1,937,010
Gross Income per SqFt	\$32.00	\$47.20	\$46.90
Full Market Value	\$7,550,000	\$14,800,000	\$9,510,000
Market Value per SqFt	\$149.00	\$231.00	\$230.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00818-0073	1-00818-0019	1-00818-0010
Address	40 WEST 17 STREET	27 WEST 16 STREET	43 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	23	63	95
Year Built	1910	1907	1911
Gross SqFt	49,520	41,300	64,049
Estimated Gross Income	\$1,584,640	\$1,937,010	\$3,021,349
Gross Income per SqFt	\$32.00	\$46.90	\$47.20
Full Market Value	\$7,380,000	\$9,510,000	\$14,800,000
Market Value per SqFt	\$149.00	\$230.00	\$231.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00821-0038	1-00850-0039	1-00850-0064
Address	142 5 AVENUE	268 PARK AVENUE SOUTH	12 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	23	77	87
Year Built	1900	1927	1911
Gross SqFt	91,000	99,750	78,646
Estimated Gross Income	\$3,094,000	\$4,344,159	\$3,495,347
Gross Income per SqFt	\$34.00	\$43.60	\$44.40
Full Market Value	\$14,400,000	\$21,300,000	\$17,200,000
Market Value per SqFt	\$158.00	\$214.00	\$219.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00822-0045	1-00850-0039	1-00850-0064
Address	4 WEST 21 STREET	268 PARK AVENUE SOUTH	12 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	58	77	87
Year Built	2005	1927	1911
Gross SqFt	119,136	99,750	78,646
Estimated Gross Income	\$5,003,712	\$4,344,159	\$3,495,347
Gross Income per SqFt	\$42.00	\$43.60	\$44.40
Full Market Value	\$24,600,000	\$21,300,000	\$17,200,000
Market Value per SqFt	\$206.00	\$214.00	\$219.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00823-0065	1-00818-0019	1-00818-0010
Address	40 WEST 22 STREET	27 WEST 16 STREET	43 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	13	63	95
Year Built	1909	1907	1911
Gross SqFt	50,313	41,300	64,049
Estimated Gross Income	\$1,610,016	\$1,937,010	\$3,021,349
Gross Income per SqFt	\$32.00	\$46.90	\$47.20
Full Market Value	\$7,500,000	\$9,510,000	\$14,800,000
Market Value per SqFt	\$149.00	\$230.00	\$231.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00825-0071	1-00850-0064	1-00818-0019
Address	36 WEST 24 STREET	12 EAST 22 STREET	27 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	26	87	63
Year Built	1905	1911	1907
Gross SqFt	69,823	78,646	41,300
Estimated Gross Income	\$2,094,690	\$3,495,347	\$1,937,010
Gross Income per SqFt	\$30.00	\$44.40	\$46.90
Full Market Value	\$9,760,000	\$17,200,000	\$9,510,000
Market Value per SqFt	\$140.00	\$219.00	\$230.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00826-0029	1-00844-0008	1-00818-0019
Address	13 WEST 24 STREET	9 EAST 16 STREET	27 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	13	16	63
Year Built	1906	1900	1907
Gross SqFt	48,991	30,680	41,300
Estimated Gross Income	\$1,567,712	\$1,268,777	\$1,937,010
Gross Income per SqFt	\$32.00	\$41.40	\$46.90
Full Market Value	\$7,300,000	\$6,230,000	\$9,510,000
Market Value per SqFt	\$149.00	\$203.00	\$230.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00827-0042	1-00846-0001	1-00844-0008
Address	208 5 AVENUE	97 5 AVENUE	9 EAST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	12	29	16
Year Built	1915	1900	1900
Gross SqFt	23,261	22,503	30,680
Estimated Gross Income	\$767,613	\$969,154	\$1,268,777
Gross Income per SqFt	\$33.00	\$43.10	\$41.40
Full Market Value	\$3,580,000	\$4,760,000	\$6,230,000
Market Value per SqFt	\$154.00	\$212.00	\$203.00
Distance from Cooperative in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00827-0060	1-00844-0008	1-00818-0019
Address	22 WEST 26 STREET	9 EAST 16 STREET	27 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	21	16	63
Year Built	1910	1900	1907
Gross SqFt	48,685	30,680	41,300
Estimated Gross Income	\$1,557,920	\$1,268,777	\$1,937,010
Gross Income per SqFt	\$32.00	\$41.40	\$46.90
Full Market Value	\$7,260,000	\$6,230,000	\$9,510,000
Market Value per SqFt	\$149.00	\$203.00	\$230.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00827-0068	1-00850-0064	1-00818-0010
Address	38 WEST 26 STREET	12 EAST 22 STREET	43 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	13	87	95
Year Built	1909	1911	1911
Gross SqFt	65,150	78,646	64,049
Estimated Gross Income	\$1,954,500	\$3,495,347	\$3,021,349
Gross Income per SqFt	\$30.00	\$44.40	\$47.20
Full Market Value	\$9,100,000	\$17,200,000	\$14,800,000
Market Value per SqFt	\$140.00	\$219.00	\$231.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00830-0046	1-00833-0075	1-00759-0001
Address	2 WEST 29 STREET	1265 BROADWAY	450 9 AVENUE
Neighborhood	FASHION	FASHION	FASHION
Building Classification	D0-ELEVATOR	D5-ELEVATOR	C7-WALK-UP
Total Units	24	73	139
Year Built	1928	1904	1910
Gross SqFt	69,649	61,612	54,947
Estimated Gross Income	\$1,810,874	\$4,134,660	\$1,656,000
Gross Income per SqFt	\$26.00	\$67.00	\$30.10
Full Market Value	\$7,500,000	\$20,300,000	\$7,710,000
Market Value per SqFt	\$108.00	\$329.00	\$140.00
Distance from Cooperative in miles		0.20	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00830-0074	1-00833-0075	1-00759-0001
Address	46 WEST 29 STREET	1265 BROADWAY	450 9 AVENUE
Neighborhood	FASHION	FASHION	FASHION
Building Classification	D0-ELEVATOR	D5-ELEVATOR	C7-WALK-UP
Total Units	27	73	139
Year Built	1924	1904	1910
Gross SqFt	61,418	61,612	54,947
Estimated Gross Income	\$1,842,540	\$4,134,660	\$1,656,000
Gross Income per SqFt	\$30.00	\$67.00	\$30.10
Full Market Value	\$8,580,000	\$20,300,000	\$7,710,000
Market Value per SqFt	\$140.00	\$329.00	\$140.00
Distance from Cooperative in miles		0.15	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00831-0020	1-00757-0066	1-00833-0075
Address	1200 BROADWAY	354 WEST 34 STREET	1265 BROADWAY
Neighborhood	FASHION	FASHION	FASHION
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	45	253	73
Year Built	1906	1930	1904
Gross SqFt	101,808	279,392	61,612
Estimated Gross Income	\$2,901,528	\$8,700,000	\$4,134,660
Gross Income per SqFt	\$28.50	\$31.10	\$67.00
Full Market Value	\$13,500,000	\$40,500,000	\$20,300,000
Market Value per SqFt	\$133.00	\$145.00	\$329.00
Distance from Cooperative in miles		0.60	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00832-0032	1-00759-0001	1-00833-0075
Address	11 WEST 30 STREET	450 9 AVENUE	1265 BROADWAY
Neighborhood	FASHION	FASHION	FASHION
Building Classification	D0-ELEVATOR	C7-WALK-UP	D5-ELEVATOR
Total Units	23	139	73
Year Built	1927	1910	1904
Gross SqFt	62,091	54,947	61,612
Estimated Gross Income	\$1,614,366	\$1,656,000	\$4,134,660
Gross Income per SqFt	\$26.00	\$30.10	\$67.00
Full Market Value	\$6,690,000	\$7,710,000	\$20,300,000
Market Value per SqFt	\$108.00	\$140.00	\$329.00
Distance from Cooperative in miles		0.60	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00832-0039	1-00762-0003	1-00837-0012
Address	284 5 AVENUE	506 9 AVENUE	55 WEST 35 STREET
Neighborhood	FASHION	FASHION	FASHION
Building Classification	D4-ELEVATOR	C4-WALK-UP	C7-WALK-UP
Total Units	40	41	30
Year Built	1900	1920	1920
Gross SqFt	48,552	20,989	36,109
Estimated Gross Income	\$1,359,456	\$711,000	\$1,104,464
Gross Income per SqFt	\$28.00	\$33.90	\$30.60
Full Market Value	\$6,330,000	\$3,310,000	\$5,140,000
Market Value per SqFt	\$130.00	\$158.00	\$142.00
Distance from Cooperative in miles		0.65	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00833-0022	1-00762-0003	1-00837-0012
Address	31 WEST 31 STREET	506 9 AVENUE	55 WEST 35 STREET
Neighborhood	FASHION	FASHION	FASHION
Building Classification	D4-ELEVATOR	C4-WALK-UP	C7-WALK-UP
Total Units	11	41	30
Year Built	1905	1920	1920
Gross SqFt	32,032	20,989	36,109
Estimated Gross Income	\$928,928	\$711,000	\$1,104,464
Gross Income per SqFt	\$29.00	\$33.90	\$30.60
Full Market Value	\$4,330,000	\$3,310,000	\$5,140,000
Market Value per SqFt	\$135.00	\$158.00	\$142.00
Distance from Cooperative in miles		0.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00836-0064	1-00762-0003	1-00837-0012
Address	36 WEST 35 STREET	506 9 AVENUE	55 WEST 35 STREET
Neighborhood	FASHION	FASHION	FASHION
Building Classification	D4-ELEVATOR	C4-WALK-UP	C7-WALK-UP
Total Units	37	41	30
Year Built	1930	1920	1920
Gross SqFt	24,646	20,989	36,109
Estimated Gross Income	\$788,672	\$711,000	\$1,104,464
Gross Income per SqFt	\$32.00	\$33.90	\$30.60
Full Market Value	\$3,670,000	\$3,310,000	\$5,140,000
Market Value per SqFt	\$149.00	\$158.00	\$142.00
Distance from Cooperative in miles		0.55	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00837-0040	1-00757-0066	1-00866-0035
Address	372 5 AVENUE	354 WEST 34 STREET	40 PARK AVENUE
Neighborhood	FASHION	FASHION	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	129	253	160
Year Built	1928	1930	1950
Gross SqFt	127,666	279,392	153,398
Estimated Gross Income	\$4,085,312	\$8,700,000	\$5,355,003
Gross Income per SqFt	\$32.00	\$31.10	\$34.90
Full Market Value	\$19,000,000	\$40,500,000	\$24,900,000
Market Value per SqFt	\$149.00	\$145.00	\$162.00
Distance from Cooperative in miles		0.55	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00839-0062	1-00778-0028	1-00762-0003
Address	26 WEST 38 STREET	221 WEST 28 STREET	506 9 AVENUE
Neighborhood	FASHION	FASHION	FASHION
Building Classification	D0-ELEVATOR	C4-WALK-UP	C4-WALK-UP
Total Units	11	24	41
Year Built	1910	1920	1920
Gross SqFt	14,439	11,538	20,989
Estimated Gross Income	\$519,804	\$436,000	\$711,000
Gross Income per SqFt	\$36.00	\$37.80	\$33.90
Full Market Value	\$2,420,000	\$2,030,000	\$3,310,000
Market Value per SqFt	\$168.00	\$176.00	\$158.00
Distance from Cooperative in miles		0.55	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00839-0063	1-00833-0075	1-00759-0001
Address	28 WEST 38 STREET	1265 BROADWAY	450 9 AVENUE
Neighborhood	FASHION	FASHION	FASHION
Building Classification	D0-ELEVATOR	D5-ELEVATOR	C7-WALK-UP
Total Units	24	73	139
Year Built	1910	1904	1910
Gross SqFt	55,870	61,612	54,947
Estimated Gross Income	\$1,676,100	\$4,134,660	\$1,656,000
Gross Income per SqFt	\$30.00	\$67.00	\$30.10
Full Market Value	\$7,810,000	\$20,300,000	\$7,710,000
Market Value per SqFt	\$140.00	\$329.00	\$140.00
Distance from Cooperative in miles		0.30	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00841-0021	1-00778-0028	1-00763-0031
Address	32 WEST 40 STREET	221 WEST 28 STREET	307 WEST 39 STREET
Neighborhood	FASHION	FASHION	FASHION
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	24	17
Year Built	1920	1920	1920
Gross SqFt	10,329	11,538	10,100
Estimated Gross Income	\$299,541	\$436,000	\$330,000
Gross Income per SqFt	\$29.00	\$37.80	\$32.70
Full Market Value	\$1,400,000	\$2,030,000	\$1,540,000
Market Value per SqFt	\$136.00	\$176.00	\$152.00
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00841-0066	1-00762-0003	1-00763-0031
Address	28 WEST 40 STREET	506 9 AVENUE	307 WEST 39 STREET
Neighborhood	FASHION	FASHION	FASHION
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	41	17
Year Built	1920	1920	1920
Gross SqFt	8,508	20,989	10,100
Estimated Gross Income	\$280,764	\$711,000	\$330,000
Gross Income per SqFt	\$33.00	\$33.90	\$32.70
Full Market Value	\$1,310,000	\$3,310,000	\$1,540,000
Market Value per SqFt	\$154.00	\$158.00	\$152.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00841-0069	1-00833-0075	1-00767-0043
Address	30 WEST 40 STREET	1265 BROADWAY	128 7 AVENUE
Neighborhood	FASHION	FASHION	CHELSEA
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	64	73	65
Year Built	1907	1904	1959
Gross SqFt	69,925	61,612	46,812
Estimated Gross Income	\$2,447,375	\$4,134,660	\$1,824,000
Gross Income per SqFt	\$35.00	\$67.00	\$39.00
Full Market Value	\$11,400,000	\$20,300,000	\$8,950,000
Market Value per SqFt	\$163.00	\$329.00	\$191.00
Distance from Cooperative in miles		0.40	1.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00841-0070	1-00830-0053	1-00778-0032
Address	36 WEST 40 STREET	14 WEST 29 STREET	213 WEST 28 STREET
Neighborhood	FASHION	FASHION	FASHION
Building Classification	D4-ELEVATOR	C7-WALK-UP	C4-WALK-UP
Total Units	11	13	17
Year Built	1930	1910	1901
Gross SqFt	11,666	6,434	10,171
Estimated Gross Income	\$408,310	\$300,088	\$374,000
Gross Income per SqFt	\$35.00	\$46.60	\$36.80
Full Market Value	\$1,900,000	\$1,470,000	\$1,740,000
Market Value per SqFt	\$163.00	\$228.00	\$171.00
Distance from Cooperative in miles		0.55	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00842-0007	1-00816-0042	1-00844-0017
Address	7 EAST 14 STREET	92 5 AVENUE	31 UNION SQUARE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	504	223	88
Year Built	1965	1962	1902
Gross SqFt	430,000	180,000	118,067
Estimated Gross Income	\$11,610,000	\$4,928,645	\$3,557,989
Gross Income per SqFt	\$27.00	\$27.40	\$30.10
Full Market Value	\$48,100,000	\$20,400,000	\$16,600,000
Market Value per SqFt	\$112.00	\$113.00	\$141.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00844-0011	1-00844-0008	1-00818-0010
Address	15 EAST 16 STREET	9 EAST 16 STREET	43 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	11	16	95
Year Built	1908	1900	1911
Gross SqFt	49,520	30,680	64,049
Estimated Gross Income	\$1,535,120	\$1,268,777	\$3,021,349
Gross Income per SqFt	\$31.00	\$41.40	\$47.20
Full Market Value	\$7,150,000	\$6,230,000	\$14,800,000
Market Value per SqFt	\$144.00	\$203.00	\$231.00
Distance from Cooperative in miles		0.00	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00846-0064	1-00844-0008	1-00818-0019
Address	18 EAST 18 STREET	9 EAST 16 STREET	27 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	11	16	63
Year Built	1900	1900	1907
Gross SqFt	36,400	30,680	41,300
Estimated Gross Income	\$1,201,200	\$1,268,777	\$1,937,010
Gross Income per SqFt	\$33.00	\$41.40	\$46.90
Full Market Value	\$5,600,000	\$6,230,000	\$9,510,000
Market Value per SqFt	\$154.00	\$203.00	\$230.00
Distance from Cooperative in miles		0.04	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00846-0071	1-00844-0017	1-00850-0039
Address	105 5 AVENUE	31 UNION SQUARE	268 PARK AVENUE SOUTH
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	43	88	77
Year Built	1907	1902	1927
Gross SqFt	102,017	118,067	99,750
Estimated Gross Income	\$2,907,484	\$3,557,989	\$4,344,159
Gross Income per SqFt	\$28.50	\$30.10	\$43.60
Full Market Value	\$13,500,000	\$16,600,000	\$21,300,000
Market Value per SqFt	\$132.00	\$141.00	\$214.00
Distance from Cooperative in miles		0.04	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00847-0024	1-00818-0019	1-00844-0008
Address	874 BROADWAY	27 WEST 16 STREET	9 EAST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	24	63	16
Year Built	1900	1907	1900
Gross SqFt	43,073	41,300	30,680
Estimated Gross Income	\$1,335,263	\$1,937,010	\$1,268,777
Gross Income per SqFt	\$31.00	\$46.90	\$41.40
Full Market Value	\$6,220,000	\$9,510,000	\$6,230,000
Market Value per SqFt	\$144.00	\$230.00	\$203.00
Distance from Cooperative in miles		0.25	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00847-0038	1-00850-0039	1-00844-0017
Address	222 PARK AVENUE SOUTH	268 PARK AVENUE SOUTH	31 UNION SQUARE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	54	77	88
Year Built	1910	1927	1902
Gross SqFt	106,841	99,750	118,067
Estimated Gross Income	\$2,991,548	\$4,344,159	\$3,557,989
Gross Income per SqFt	\$28.00	\$43.60	\$30.10
Full Market Value	\$12,400,000	\$21,300,000	\$16,600,000
Market Value per SqFt	\$116.00	\$214.00	\$141.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00847-0050	1-00818-0019	1-00844-0008
Address	40 EAST 19 STREET	27 WEST 16 STREET	9 EAST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	15	63	16
Year Built	1905	1907	1900
Gross SqFt	37,857	41,300	30,680
Estimated Gross Income	\$1,173,567	\$1,937,010	\$1,268,777
Gross Income per SqFt	\$31.00	\$46.90	\$41.40
Full Market Value	\$5,470,000	\$9,510,000	\$6,230,000
Market Value per SqFt	\$144.00	\$230.00	\$203.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00848-0012	1-00818-0019	1-00844-0008
Address	889 BROADWAY	27 WEST 16 STREET	9 EAST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	19	63	16
Year Built	1920	1907	1900
Gross SqFt	38,983	41,300	30,680
Estimated Gross Income	\$1,208,473	\$1,937,010	\$1,268,777
Gross Income per SqFt	\$31.00	\$46.90	\$41.40
Full Market Value	\$5,630,000	\$9,510,000	\$6,230,000
Market Value per SqFt	\$144.00	\$230.00	\$203.00
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00848-0074	1-00818-0010	1-00850-0064
Address	129 5 AVENUE	43 WEST 16 STREET	12 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	32	95	87
Year Built	1905	1911	1911
Gross SqFt	57,115	64,049	78,646
Estimated Gross Income	\$1,770,565	\$3,021,349	\$3,495,347
Gross Income per SqFt	\$31.00	\$47.20	\$44.40
Full Market Value	\$8,250,000	\$14,800,000	\$17,200,000
Market Value per SqFt	\$144.00	\$231.00	\$219.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00849-0055	1-00844-0008	1-00818-0019
Address	30 EAST 21 STREET	9 EAST 16 STREET	27 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	14	16	63
Year Built	1904	1900	1907
Gross SqFt	32,800	30,680	41,300
Estimated Gross Income	\$1,049,600	\$1,268,777	\$1,937,010
Gross Income per SqFt	\$32.00	\$41.40	\$46.90
Full Market Value	\$4,890,000	\$6,230,000	\$9,510,000
Market Value per SqFt	\$149.00	\$203.00	\$230.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00850-0057	1-00851-0060	1-00821-0040
Address	30 EAST 22 STREET	18 EAST 23 STREET	146 5 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	23	18	25
Year Built	1925	1900	1935
Gross SqFt	11,380	10,889	14,110
Estimated Gross Income	\$386,920	\$541,322	\$684,846
Gross Income per SqFt	\$34.00	\$49.70	\$48.50
Full Market Value	\$1,800,000	\$2,660,000	\$3,360,000
Market Value per SqFt	\$158.00	\$244.00	\$238.00
Distance from Cooperative in miles		0.05	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00851-0013	1-00850-0039	1-00866-0035
Address	21 EAST 22 STREET	268 PARK AVENUE SOUTH	40 PARK AVENUE
Neighborhood	FLATIRON	FLATIRON	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	129	77	160
Year Built	1911	1927	1950
Gross SqFt	149,276	99,750	153,398
Estimated Gross Income	\$5,075,384	\$4,344,159	\$5,355,003
Gross Income per SqFt	\$34.00	\$43.60	\$34.90
Full Market Value	\$23,600,000	\$21,300,000	\$24,900,000
Market Value per SqFt	\$158.00	\$214.00	\$162.00
Distance from Cooperative in miles		0.05	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00851-0028	1-00846-0001	1-00844-0008
Address	33 EAST 22 STREET	97 5 AVENUE	9 EAST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	40	29	16
Year Built	1938	1900	1900
Gross SqFt	32,415	22,503	30,680
Estimated Gross Income	\$1,231,770	\$969,154	\$1,268,777
Gross Income per SqFt	\$38.00	\$43.10	\$41.40
Full Market Value	\$5,740,000	\$4,760,000	\$6,230,000
Market Value per SqFt	\$177.00	\$212.00	\$203.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00857-0018	1-00850-0039	1-00866-0035
Address	66 MADISON AVENUE	268 PARK AVENUE SOUTH	40 PARK AVENUE
Neighborhood	FLATIRON	FLATIRON	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	138	77	160
Year Built	1930	1927	1950
Gross SqFt	140,000	99,750	153,398
Estimated Gross Income	\$4,760,000	\$4,344,159	\$5,355,003
Gross Income per SqFt	\$34.00	\$43.60	\$34.90
Full Market Value	\$22,200,000	\$21,300,000	\$24,900,000
Market Value per SqFt	\$159.00	\$214.00	\$162.00
Distance from Cooperative in miles		0.30	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00858-0032	1-00888-0055	1-00860-0015
Address	41 EAST 28 STREET	142 EAST 33 STREET	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	20	49	13
Year Built	1910	1927	1920
Gross SqFt	26,615	26,280	34,545
Estimated Gross Income	\$771,835	\$910,000	\$1,371,482
Gross Income per SqFt	\$29.00	\$34.60	\$39.70
Full Market Value	\$3,600,000	\$4,240,000	\$6,730,000
Market Value per SqFt	\$135.00	\$161.00	\$195.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00860-0027	1-00862-0009	1-00909-0043
Address	33 EAST 30 STREET	9 EAST 32 STREET	220 EAST 29 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	43	77	82
Year Built	1906	1930	1910
Gross SqFt	41,670	39,740	41,094
Estimated Gross Income	\$1,500,120	\$1,827,365	\$1,542,322
Gross Income per SqFt	\$36.00	\$46.00	\$37.50
Full Market Value	\$6,990,000	\$8,970,000	\$7,180,000
Market Value per SqFt	\$168.00	\$226.00	\$175.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00862-0011	1-00862-0009	1-00909-0043
Address	11 EAST 32 STREET	9 EAST 32 STREET	220 EAST 29 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	83	77	82
Year Built	1910	1930	1910
Gross SqFt	45,920	39,740	41,094
Estimated Gross Income	\$1,653,120	\$1,827,365	\$1,542,322
Gross Income per SqFt	\$36.00	\$46.00	\$37.50
Full Market Value	\$7,700,000	\$8,970,000	\$7,180,000
Market Value per SqFt	\$168.00	\$226.00	\$175.00
Distance from Cooperative in miles		0.00	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00862-0024	1-00919-0034	1-00893-0082
Address	153 MADISON AVENUE	713 2 AVENUE	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	120	172	146
Year Built	1912	1955	1930
Gross SqFt	111,227	111,570	110,949
Estimated Gross Income	\$3,559,264	\$4,362,092	\$4,728,000
Gross Income per SqFt	\$32.00	\$39.10	\$42.60
Full Market Value	\$16,600,000	\$21,400,000	\$23,200,000
Market Value per SqFt	\$149.00	\$192.00	\$209.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00864-0035	1-00866-0035	1-00889-0068
Address	10 PARK AVENUE	40 PARK AVENUE	120 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	275	160	282
Year Built	1932	1950	1962
Gross SqFt	218,364	153,398	310,860
Estimated Gross Income	\$7,424,376	\$5,355,003	\$10,714,000
Gross Income per SqFt	\$34.00	\$34.90	\$34.50
Full Market Value	\$34,600,000	\$24,900,000	\$49,900,000
Market Value per SqFt	\$158.00	\$162.00	\$161.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00864-0041	1-00893-0064	1-00887-0014
Address	16 PARK AVENUE	309 LEXINGTON AVENUE	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	67	90	96
Year Built	1924	1928	1930
Gross SqFt	58,841	52,936	58,321
Estimated Gross Income	\$2,059,435	\$1,924,000	\$2,210,000
Gross Income per SqFt	\$35.00	\$36.30	\$37.90
Full Market Value	\$9,590,000	\$8,960,000	\$10,300,000
Market Value per SqFt	\$163.00	\$169.00	\$177.00
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00865-0007	1-00888-0031	1-00858-0014
Address	7 EAST 35 STREET	153 EAST 32 STREET	80 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	58	71	61
Year Built	1979	1920	1923
Gross SqFt	62,947	62,188	60,110
Estimated Gross Income	\$2,423,459	\$2,504,000	\$2,668,189
Gross Income per SqFt	\$38.50	\$40.30	\$44.40
Full Market Value	\$11,300,000	\$12,300,000	\$13,100,000
Market Value per SqFt	\$180.00	\$198.00	\$218.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00866-0064	1-00889-0068	1-00866-0035
Address	220 MADISON AVENUE	120 EAST 34 STREET	40 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	200	282	160
Year Built	1941	1962	1950
Gross SqFt	211,910	310,860	153,398
Estimated Gross Income	\$7,204,940	\$10,714,000	\$5,355,003
Gross Income per SqFt	\$34.00	\$34.50	\$34.90
Full Market Value	\$33,600,000	\$49,900,000	\$24,900,000
Market Value per SqFt	\$159.00	\$161.00	\$162.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00867-0033	1-00919-0034	1-00866-0035
Address	31 EAST 37 STREET	713 2 AVENUE	40 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	132	172	160
Year Built	1940	1955	1950
Gross SqFt	127,089	111,570	153,398
Estimated Gross Income	\$4,321,026	\$4,362,092	\$5,355,003
Gross Income per SqFt	\$34.00	\$39.10	\$34.90
Full Market Value	\$20,100,000	\$21,400,000	\$24,900,000
Market Value per SqFt	\$158.00	\$192.00	\$162.00
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00867-0057	1-00919-0034	1-00866-0035
Address	242 MADISON AVENUE	713 2 AVENUE	40 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	186	172	160
Year Built	1916	1955	1950
Gross SqFt	142,836	111,570	153,398
Estimated Gross Income	\$4,856,424	\$4,362,092	\$5,355,003
Gross Income per SqFt	\$34.00	\$39.10	\$34.90
Full Market Value	\$22,600,000	\$21,400,000	\$24,900,000
Market Value per SqFt	\$158.00	\$192.00	\$162.00
Distance from Cooperative in miles		0.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00868-0028	1-00894-0046	1-00912-0062
Address	27 EAST 38 STREET	590 3 AVENUE	204 EAST 32 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	C4-WALK-UP
Total Units	20	20	20
Year Built	1925	1900	1900
Gross SqFt	9,958	9,590	10,510
Estimated Gross Income	\$368,446	\$408,000	\$418,795
Gross Income per SqFt	\$37.00	\$42.50	\$39.80
Full Market Value	\$1,720,000	\$2,000,000	\$2,060,000
Market Value per SqFt	\$173.00	\$209.00	\$196.00
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00871-0007	1-00885-0051	1-00887-0014
Address	105 EAST 15 STREET	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	71	48	96
Year Built	1900	1962	1930
Gross SqFt	37,802	20,660	58,321
Estimated Gross Income	\$1,390,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$36.80	\$36.70	\$37.90
Full Market Value	\$6,470,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$171.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.65	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00871-0021	1-00885-0051	1-00887-0014
Address	22 IRVING PLACE	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	29	48	96
Year Built	1945	1962	1930
Gross SqFt	16,200	20,660	58,321
Estimated Gross Income	\$595,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$36.70	\$36.70	\$37.90
Full Market Value	\$2,770,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$171.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.65	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00871-0029	1-00745-0049	1-00771-0034
Address	131 EAST 15 STREET	320 WEST 22 STREET	209 WEST 21 STREET
Neighborhood	GRAMERCY	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	13	15	20
Year Built	1920	1900	1920
Gross SqFt	8,104	8,000	9,620
Estimated Gross Income	\$300,000	\$311,000	\$379,000
Gross Income per SqFt	\$37.00	\$38.90	\$39.40
Full Market Value	\$1,400,000	\$1,530,000	\$1,860,000
Market Value per SqFt	\$173.00	\$191.00	\$193.00
Distance from Cooperative in miles		1.00	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00871-0030	1-00745-0049	1-00771-0034
Address	133 EAST 15 STREET	320 WEST 22 STREET	209 WEST 21 STREET
Neighborhood	GRAMERCY	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	15	15	20
Year Built	1900	1900	1920
Gross SqFt	9,535	8,000	9,620
Estimated Gross Income	\$353,000	\$311,000	\$379,000
Gross Income per SqFt	\$37.00	\$38.90	\$39.40
Full Market Value	\$1,640,000	\$1,530,000	\$1,860,000
Market Value per SqFt	\$172.00	\$191.00	\$193.00
Distance from Cooperative in miles		1.00	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00871-0039	1-00889-0068	1-00631-0001
Address	145 EAST 15 STREET	120 EAST 34 STREET	669 WASHINGTON STREET
Neighborhood	GRAMERCY	MURRAY HILL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	249	282	144
Year Built	1959	1962	1930
Gross SqFt	193,695	310,860	137,589
Estimated Gross Income	\$6,500,000	\$10,714,000	\$4,987,000
Gross Income per SqFt	\$33.60	\$34.50	\$36.20
Full Market Value	\$30,300,000	\$49,900,000	\$23,200,000
Market Value per SqFt	\$156.00	\$161.00	\$169.00
Distance from Cooperative in miles		0.85	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00871-0044	1-00889-0068	1-00631-0001
Address	160 3 AVENUE	120 EAST 34 STREET	669 WASHINGTON STREET
Neighborhood	GRAMERCY	MURRAY HILL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	151	282	144
Year Built	1963	1962	1930
Gross SqFt	111,428	310,860	137,589
Estimated Gross Income	\$3,800,000	\$10,714,000	\$4,987,000
Gross Income per SqFt	\$34.10	\$34.50	\$36.20
Full Market Value	\$17,700,000	\$49,900,000	\$23,200,000
Market Value per SqFt	\$159.00	\$161.00	\$169.00
Distance from Cooperative in miles		0.85	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00871-0056	1-00885-0051	1-00887-0014
Address	128 EAST 16 STREET	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	13	48	96
Year Built	1920	1962	1930
Gross SqFt	17,312	20,660	58,321
Estimated Gross Income	\$625,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$36.10	\$36.70	\$37.90
Full Market Value	\$2,910,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$168.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.65	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00872-0007	1-00887-0014	1-00592-0062
Address	105 EAST 16 STREET	121 EAST 31 STREET	140 WAVERLY PLACE
Neighborhood	GRAMERCY	MURRAY HILL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	18	96	23
Year Built	1914	1930	1930
Gross SqFt	42,067	58,321	12,144
Estimated Gross Income	\$1,530,000	\$2,210,000	\$457,000
Gross Income per SqFt	\$36.40	\$37.90	\$37.60
Full Market Value	\$7,130,000	\$10,300,000	\$2,130,000
Market Value per SqFt	\$169.00	\$177.00	\$175.00
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00872-0053	1-00745-0049	1-00771-0034
Address	130 EAST 17 STREET	320 WEST 22 STREET	209 WEST 21 STREET
Neighborhood	GRAMERCY	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	13	15	20
Year Built	1930	1900	1920
Gross SqFt	7,670	8,000	9,620
Estimated Gross Income	\$285,000	\$311,000	\$379,000
Gross Income per SqFt	\$37.20	\$38.90	\$39.40
Full Market Value	\$1,330,000	\$1,530,000	\$1,860,000
Market Value per SqFt	\$173.00	\$191.00	\$193.00
Distance from Cooperative in miles		0.95	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00873-0019	1-00885-0051	1-00768-0077
Address	58 IRVING PLACE	150 EAST 30 STREET	274 WEST 19 STREET
Neighborhood	GRAMERCY	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	290	48	25
Year Built	1962	1962	1920
Gross SqFt	222,543	20,660	22,506
Estimated Gross Income	\$7,650,000	\$758,000	\$799,000
Gross Income per SqFt	\$34.40	\$36.70	\$35.50
Full Market Value	\$35,600,000	\$3,530,000	\$3,720,000
Market Value per SqFt	\$160.00	\$171.00	\$165.00
Distance from Cooperative in miles		0.60	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00873-0059	1-00885-0051	1-00768-0077
Address	61 IRVING PLACE	150 EAST 30 STREET	274 WEST 19 STREET
Neighborhood	GRAMERCY	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	48	25
Year Built	1950	1962	1920
Gross SqFt	40,904	20,660	22,506
Estimated Gross Income	\$1,440,000	\$758,000	\$799,000
Gross Income per SqFt	\$35.20	\$36.70	\$35.50
Full Market Value	\$6,710,000	\$3,530,000	\$3,720,000
Market Value per SqFt	\$164.00	\$171.00	\$165.00
Distance from Cooperative in miles		0.60	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00874-0054	1-00885-0051	1-00887-0014
Address	132 EAST 19 STREET	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	19	48	96
Year Built	1910	1962	1930
Gross SqFt	17,934	20,660	58,321
Estimated Gross Income	\$650,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$36.20	\$36.70	\$37.90
Full Market Value	\$3,030,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$169.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.55	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00874-0069	1-00887-0014	1-00592-0062
Address	112 EAST 19 STREET	121 EAST 31 STREET	140 WAVERLY PLACE
Neighborhood	GRAMERCY	MURRAY HILL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	26	96	23
Year Built	1913	1930	1930
Gross SqFt	55,049	58,321	12,144
Estimated Gross Income	\$1,950,000	\$2,210,000	\$457,000
Gross Income per SqFt	\$35.40	\$37.90	\$37.60
Full Market Value	\$9,080,000	\$10,300,000	\$2,130,000
Market Value per SqFt	\$165.00	\$177.00	\$175.00
Distance from Cooperative in miles		0.65	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00875-0008	1-00885-0051	1-00768-0077
Address	105 EAST 19 STREET	150 EAST 30 STREET	274 WEST 19 STREET
Neighborhood	GRAMERCY	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	48	25
Year Built	1920	1962	1920
Gross SqFt	26,263	20,660	22,506
Estimated Gross Income	\$930,000	\$758,000	\$799,000
Gross Income per SqFt	\$35.40	\$36.70	\$35.50
Full Market Value	\$4,330,000	\$3,530,000	\$3,720,000
Market Value per SqFt	\$165.00	\$171.00	\$165.00
Distance from Cooperative in miles		0.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00875-0019	1-00885-0051	1-00768-0077
Address	81 IRVING PLACE	150 EAST 30 STREET	274 WEST 19 STREET
Neighborhood	GRAMERCY	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	103	48	25
Year Built	1930	1962	1920
Gross SqFt	72,501	20,660	22,506
Estimated Gross Income	\$2,550,000	\$758,000	\$799,000
Gross Income per SqFt	\$35.20	\$36.70	\$35.50
Full Market Value	\$11,900,000	\$3,530,000	\$3,720,000
Market Value per SqFt	\$164.00	\$171.00	\$165.00
Distance from Cooperative in miles		0.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00875-0025	1-00885-0051	1-00768-0077
Address	82 IRVING PLACE	150 EAST 30 STREET	274 WEST 19 STREET
Neighborhood	GRAMERCY	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	48	25
Year Built	1950	1962	1920
Gross SqFt	28,500	20,660	22,506
Estimated Gross Income	\$1,000,000	\$758,000	\$799,000
Gross Income per SqFt	\$35.10	\$36.70	\$35.50
Full Market Value	\$4,660,000	\$3,530,000	\$3,720,000
Market Value per SqFt	\$164.00	\$171.00	\$165.00
Distance from Cooperative in miles		0.50	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00875-0047	1-00889-0068	1-00631-0001
Address	230 3 AVENUE	120 EAST 34 STREET	669 WASHINGTON STREET
Neighborhood	GRAMERCY	MURRAY HILL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	193	282	144
Year Built	1956	1962	1930
Gross SqFt	170,000	310,860	137,589
Estimated Gross Income	\$5,700,000	\$10,714,000	\$4,987,000
Gross Income per SqFt	\$33.50	\$34.50	\$36.20
Full Market Value	\$26,600,000	\$49,900,000	\$23,200,000
Market Value per SqFt	\$156.00	\$161.00	\$169.00
Distance from Cooperative in miles		0.70	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00875-0048	1-00745-0049	1-00771-0034
Address	31 GRAMERCY PARK	320 WEST 22 STREET	209 WEST 21 STREET
Neighborhood	GRAMERCY	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	11	15	20
Year Built	1930	1900	1920
Gross SqFt	7,250	8,000	9,620
Estimated Gross Income	\$270,000	\$311,000	\$379,000
Gross Income per SqFt	\$37.20	\$38.90	\$39.40
Full Market Value	\$1,260,000	\$1,530,000	\$1,860,000
Market Value per SqFt	\$174.00	\$191.00	\$193.00
Distance from Cooperative in miles		0.95	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00875-0055	1-00885-0051	1-00768-0077
Address	26 GRAMERCY PARK SOUTH	150 EAST 30 STREET	274 WEST 19 STREET
Neighborhood	GRAMERCY	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	48	25
Year Built	1903	1962	1920
Gross SqFt	48,234	20,660	22,506
Estimated Gross Income	\$1,700,000	\$758,000	\$799,000
Gross Income per SqFt	\$35.20	\$36.70	\$35.50
Full Market Value	\$7,920,000	\$3,530,000	\$3,720,000
Market Value per SqFt	\$164.00	\$171.00	\$165.00
Distance from Cooperative in miles		0.50	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00875-0056	1-00885-0051	1-00768-0077
Address	24 GRAMERCY PARK SOUTH	150 EAST 30 STREET	274 WEST 19 STREET
Neighborhood	GRAMERCY	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	48	25
Year Built	1935	1962	1920
Gross SqFt	49,015	20,660	22,506
Estimated Gross Income	\$1,725,000	\$758,000	\$799,000
Gross Income per SqFt	\$35.20	\$36.70	\$35.50
Full Market Value	\$8,040,000	\$3,530,000	\$3,720,000
Market Value per SqFt	\$164.00	\$171.00	\$165.00
Distance from Cooperative in miles		0.50	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00876-0018	1-00888-0055	1-00885-0051
Address	34 GRAMERCY PARK EAST	142 EAST 33 STREET	150 EAST 30 STREET
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	49	48
Year Built	1909	1927	1962
Gross SqFt	80,000	26,280	20,660
Estimated Gross Income	\$2,700,000	\$910,000	\$758,000
Gross Income per SqFt	\$33.80	\$34.60	\$36.70
Full Market Value	\$12,600,000	\$4,240,000	\$3,530,000
Market Value per SqFt	\$158.00	\$161.00	\$171.00
Distance from Cooperative in miles		0.60	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00876-0026	1-00885-0051	1-00767-0043
Address	38 GRAMERCY PARK	150 EAST 30 STREET	128 7 AVENUE
Neighborhood	GRAMERCY	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	38	48	65
Year Built	1930	1962	1959
Gross SqFt	21,339	20,660	46,812
Estimated Gross Income	\$760,000	\$758,000	\$1,824,000
Gross Income per SqFt	\$35.60	\$36.70	\$39.00
Full Market Value	\$3,540,000	\$3,530,000	\$8,950,000
Market Value per SqFt	\$166.00	\$171.00	\$191.00
Distance from Cooperative in miles		0.45	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0009	1-00889-0068	1-00631-0001
Address	60 GRAMERCY PARK NORTH	120 EAST 34 STREET	669 WASHINGTON STREET
Neighborhood	GRAMERCY	MURRAY HILL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	160	282	144
Year Built	1928	1962	1930
Gross SqFt	184,961	310,860	137,589
Estimated Gross Income	\$6,300,000	\$10,714,000	\$4,987,000
Gross Income per SqFt	\$34.10	\$34.50	\$36.20
Full Market Value	\$29,300,000	\$49,900,000	\$23,200,000
Market Value per SqFt	\$158.00	\$161.00	\$169.00
Distance from Cooperative in miles		0.60	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0022	1-00879-0070	1-00888-0055
Address	1 LEXINGTON AVENUE	124 EAST 24 STREET	142 EAST 33 STREET
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	60	49
Year Built	1910	1939	1927
Gross SqFt	75,379	40,266	26,280
Estimated Gross Income	\$2,510,000	\$1,374,000	\$910,000
Gross Income per SqFt	\$33.30	\$34.10	\$34.60
Full Market Value	\$11,700,000	\$6,400,000	\$4,240,000
Market Value per SqFt	\$155.00	\$159.00	\$161.00
Distance from Cooperative in miles		0.15	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0026	1-00879-0070	1-00888-0055
Address	45 GRAMERCY PARK NORTH	124 EAST 24 STREET	142 EAST 33 STREET
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	60	49
Year Built	1927	1939	1927
Gross SqFt	78,382	40,266	26,280
Estimated Gross Income	\$2,610,000	\$1,374,000	\$910,000
Gross Income per SqFt	\$33.30	\$34.10	\$34.60
Full Market Value	\$12,200,000	\$6,400,000	\$4,240,000
Market Value per SqFt	\$156.00	\$159.00	\$161.00
Distance from Cooperative in miles		0.15	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0030	1-00879-0070	1-00888-0055
Address	44 GRAMERCY PARK	124 EAST 24 STREET	142 EAST 33 STREET
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	60	49
Year Built	1930	1939	1927
Gross SqFt	87,793	40,266	26,280
Estimated Gross Income	\$2,925,000	\$1,374,000	\$910,000
Gross Income per SqFt	\$33.30	\$34.10	\$34.60
Full Market Value	\$13,600,000	\$6,400,000	\$4,240,000
Market Value per SqFt	\$155.00	\$159.00	\$161.00
Distance from Cooperative in miles		0.15	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0035	1-00879-0070	1-00888-0055
Address	39A GRAMERCY PARK	124 EAST 24 STREET	142 EAST 33 STREET
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	60	49
Year Built	1930	1939	1927
Gross SqFt	9,400	40,266	26,280
Estimated Gross Income	\$315,000	\$1,374,000	\$910,000
Gross Income per SqFt	\$33.50	\$34.10	\$34.60
Full Market Value	\$1,470,000	\$6,400,000	\$4,240,000
Market Value per SqFt	\$156.00	\$159.00	\$161.00
Distance from Cooperative in miles		0.15	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0042	1-00716-0062	1-00768-0077
Address	39 GRAMERCY PARK	448 WEST 19 STREET	274 WEST 19 STREET
Neighborhood	GRAMERCY	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	95	40	25
Year Built	1956	1910	1920
Gross SqFt	99,238	19,100	22,506
Estimated Gross Income	\$3,370,000	\$692,000	\$799,000
Gross Income per SqFt	\$34.00	\$36.20	\$35.50
Full Market Value	\$15,700,000	\$3,220,000	\$3,720,000
Market Value per SqFt	\$158.00	\$169.00	\$165.00
Distance from Cooperative in miles		1.10	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0067	1-00885-0051	1-00768-0077
Address	7 LEXINGTON AVENUE	150 EAST 30 STREET	274 WEST 19 STREET
Neighborhood	GRAMERCY	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	97	48	25
Year Built	1951	1962	1920
Gross SqFt	84,851	20,660	22,506
Estimated Gross Income	\$2,990,000	\$758,000	\$799,000
Gross Income per SqFt	\$35.20	\$36.70	\$35.50
Full Market Value	\$13,900,000	\$3,530,000	\$3,720,000
Market Value per SqFt	\$164.00	\$171.00	\$165.00
Distance from Cooperative in miles		0.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0074	1-00879-0070	1-00888-0055
Address	4 LEXINGTON AVENUE	124 EAST 24 STREET	142 EAST 33 STREET
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	60	49
Year Built	1931	1939	1927
Gross SqFt	120,300	40,266	26,280
Estimated Gross Income	\$3,990,000	\$1,374,000	\$910,000
Gross Income per SqFt	\$33.20	\$34.10	\$34.60
Full Market Value	\$18,600,000	\$6,400,000	\$4,240,000
Market Value per SqFt	\$155.00	\$159.00	\$161.00
Distance from Cooperative in miles		0.10	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0084	1-00888-0031	1-00775-0046
Address	102 EAST 22 STREET	153 EAST 32 STREET	220 WEST 26 STREET
Neighborhood	GRAMERCY	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	94	71	129
Year Built	1928	1920	2000
Gross SqFt	71,151	62,188	136,477
Estimated Gross Income	\$2,725,000	\$2,504,000	\$5,487,000
Gross Income per SqFt	\$38.30	\$40.30	\$40.20
Full Market Value	\$13,400,000	\$12,300,000	\$26,900,000
Market Value per SqFt	\$188.00	\$198.00	\$197.00
Distance from Cooperative in miles		0.55	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00880-0019	1-00888-0031	1-00775-0046
Address	50 LEXINGTON AVENUE	153 EAST 32 STREET	220 WEST 26 STREET
Neighborhood	GRAMERCY	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	191	71	129
Year Built	1987	1920	2000
Gross SqFt	150,340	62,188	136,477
Estimated Gross Income	\$5,800,000	\$2,504,000	\$5,487,000
Gross Income per SqFt	\$38.60	\$40.30	\$40.20
Full Market Value	\$28,500,000	\$12,300,000	\$26,900,000
Market Value per SqFt	\$190.00	\$198.00	\$197.00
Distance from Cooperative in miles		0.40	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00880-0042	1-00738-0057	1-00879-0070
Address	330 3 AVENUE	330 WEST 15 STREET	124 EAST 24 STREET
Neighborhood	GRAMERCY	CHELSEA	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	208	24	60
Year Built	1964	1904	1939
Gross SqFt	186,201	16,284	40,266
Estimated Gross Income	\$6,100,000	\$534,000	\$1,374,000
Gross Income per SqFt	\$32.80	\$32.80	\$34.10
Full Market Value	\$28,400,000	\$2,490,000	\$6,400,000
Market Value per SqFt	\$153.00	\$153.00	\$159.00
Distance from Cooperative in miles		1.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00881-0047	1-00791-0078	1-00875-0003
Address	160 EAST 26 STREET	91 7 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	CHELSEA	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	49	69	46
Year Built	1925	1920	1911
Gross SqFt	31,283	62,400	51,122
Estimated Gross Income	\$1,120,000	\$2,355,000	\$1,876,000
Gross Income per SqFt	\$35.80	\$37.70	\$36.70
Full Market Value	\$5,220,000	\$11,000,000	\$8,740,000
Market Value per SqFt	\$167.00	\$176.00	\$171.00
Distance from Cooperative in miles		0.75	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00882-0039	1-00791-0078	1-00875-0003
Address	153 EAST 26 STREET	91 7 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	CHELSEA	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	69	46
Year Built	1905	1920	1911
Gross SqFt	15,800	62,400	51,122
Estimated Gross Income	\$575,000	\$2,355,000	\$1,876,000
Gross Income per SqFt	\$36.40	\$37.70	\$36.70
Full Market Value	\$2,680,000	\$11,000,000	\$8,740,000
Market Value per SqFt	\$170.00	\$176.00	\$171.00
Distance from Cooperative in miles		0.80	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00882-0050	1-00791-0078	1-00875-0003
Address	160 EAST 27 STREET	91 7 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	CHELSEA	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	72	69	46
Year Built	1963	1920	1911
Gross SqFt	69,300	62,400	51,122
Estimated Gross Income	\$2,485,000	\$2,355,000	\$1,876,000
Gross Income per SqFt	\$35.90	\$37.70	\$36.70
Full Market Value	\$11,600,000	\$11,000,000	\$8,740,000
Market Value per SqFt	\$167.00	\$176.00	\$171.00
Distance from Cooperative in miles		0.80	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00882-0052	1-00738-0026	
Address	150 EAST 27 STREET	315 WEST 14 STREET	
Neighborhood	GRAMERCY	CHELSEA	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	62	30	
Year Built	1960	1900	
Gross SqFt	47,000	10,050	
Estimated Gross Income	\$1,790,000	\$433,000	
Gross Income per SqFt	\$38.10	\$43.10	
Full Market Value	\$8,790,000	\$2,130,000	
Market Value per SqFt	\$187.00	\$212.00	
Distance from Cooperative in miles		1.10	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00883-0058	1-00888-0055	1-00885-0051
Address	140 EAST 28 STREET	142 EAST 33 STREET	150 EAST 30 STREET
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	107	49	48
Year Built	1931	1927	1962
Gross SqFt	98,359	26,280	20,660
Estimated Gross Income	\$3,330,000	\$910,000	\$758,000
Gross Income per SqFt	\$33.90	\$34.60	\$36.70
Full Market Value	\$15,500,000	\$4,240,000	\$3,530,000
Market Value per SqFt	\$158.00	\$161.00	\$171.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00884-0001	1-00889-0068	1-00891-0039
Address	407 PARK AVENUE SOUTH	120 EAST 34 STREET	165 EAST 35 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	151	282	131
Year Built	1984	1962	1955
Gross SqFt	114,407	310,860	96,102
Estimated Gross Income	\$3,800,000	\$10,714,000	\$3,457,000
Gross Income per SqFt	\$33.20	\$34.50	\$36.00
Full Market Value	\$17,700,000	\$49,900,000	\$16,100,000
Market Value per SqFt	\$155.00	\$161.00	\$168.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00884-0027	1-00885-0051	1-00768-0077
Address	137 EAST 28 STREET	150 EAST 30 STREET	274 WEST 19 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	48	25
Year Built	1927	1962	1920
Gross SqFt	28,617	20,660	22,506
Estimated Gross Income	\$1,015,000	\$758,000	\$799,000
Gross Income per SqFt	\$35.50	\$36.70	\$35.50
Full Market Value	\$4,730,000	\$3,530,000	\$3,720,000
Market Value per SqFt	\$165.00	\$171.00	\$165.00
Distance from Cooperative in miles		0.05	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00885-0001	1-00889-0068	1-00891-0039
Address	425 PARK AVENUE SOUTH	120 EAST 34 STREET	165 EAST 35 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	76	282	131
Year Built	1927	1962	1955
Gross SqFt	109,012	310,860	96,102
Estimated Gross Income	\$3,680,000	\$10,714,000	\$3,457,000
Gross Income per SqFt	\$33.80	\$34.50	\$36.00
Full Market Value	\$17,100,000	\$49,900,000	\$16,100,000
Market Value per SqFt	\$157.00	\$161.00	\$168.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00885-0008	1-00624-0041	1-00885-0054
Address	105 EAST 29 STREET	300 WEST 12 STREET	148 EAST 30 STREET
Neighborhood	MURRAY HILL	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	54	39
Year Built	1913	1920	1959
Gross SqFt	45,937	34,872	20,660
Estimated Gross Income	\$1,620,000	\$1,263,000	\$731,000
Gross Income per SqFt	\$35.30	\$36.20	\$35.40
Full Market Value	\$7,550,000	\$5,880,000	\$3,410,000
Market Value per SqFt	\$164.00	\$169.00	\$165.00
Distance from Cooperative in miles		1.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00885-0037	1-00885-0051	1-00768-0077
Address	145 EAST 29 STREET	150 EAST 30 STREET	274 WEST 19 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	39	48	25
Year Built	1965	1962	1920
Gross SqFt	15,360	20,660	22,506
Estimated Gross Income	\$540,000	\$758,000	\$799,000
Gross Income per SqFt	\$35.20	\$36.70	\$35.50
Full Market Value	\$2,520,000	\$3,530,000	\$3,720,000
Market Value per SqFt	\$164.00	\$171.00	\$165.00
Distance from Cooperative in miles		0.00	0.95

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00885-0074	1-00771-0033	1-00740-0011
Address	126 EAST 30 STREET	211 WEST 21 STREET	345 WEST 16 STREET
Neighborhood	MURRAY HILL	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	15	15
Year Built	1900	1901	1900
Gross SqFt	6,880	9,880	8,590
Estimated Gross Income	\$225,000	\$331,000	\$293,000
Gross Income per SqFt	\$32.70	\$33.50	\$34.10
Full Market Value	\$1,050,000	\$1,540,000	\$1,360,000
Market Value per SqFt	\$153.00	\$156.00	\$158.00
Distance from Cooperative in miles		0.80	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00886-0031	1-00885-0051	1-00768-0077
Address	133 EAST 30 STREET	150 EAST 30 STREET	274 WEST 19 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	48	25
Year Built	1900	1962	1920
Gross SqFt	14,990	20,660	22,506
Estimated Gross Income	\$525,000	\$758,000	\$799,000
Gross Income per SqFt	\$35.00	\$36.70	\$35.50
Full Market Value	\$2,450,000	\$3,530,000	\$3,720,000
Market Value per SqFt	\$163.00	\$171.00	\$165.00
Distance from Cooperative in miles		0.05	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00886-0034	1-00885-0051	1-00768-0077
Address	139 EAST 30 STREET	150 EAST 30 STREET	274 WEST 19 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	48	25
Year Built	1910	1962	1920
Gross SqFt	16,290	20,660	22,506
Estimated Gross Income	\$575,000	\$758,000	\$799,000
Gross Income per SqFt	\$35.30	\$36.70	\$35.50
Full Market Value	\$2,680,000	\$3,530,000	\$3,720,000
Market Value per SqFt	\$165.00	\$171.00	\$165.00
Distance from Cooperative in miles		0.05	0.95

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00888-0037	1-00889-0068	1-00891-0039
Address	165 EAST 32 STREET	120 EAST 34 STREET	165 EAST 35 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	141	282	131
Year Built	1964	1962	1955
Gross SqFt	133,749	310,860	96,102
Estimated Gross Income	\$4,500,000	\$10,714,000	\$3,457,000
Gross Income per SqFt	\$33.60	\$34.50	\$36.00
Full Market Value	\$21,000,000	\$49,900,000	\$16,100,000
Market Value per SqFt	\$157.00	\$161.00	\$168.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00889-0015	1-00889-0068	1-00891-0039
Address	139 EAST 33 STREET	120 EAST 34 STREET	165 EAST 35 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	196	282	131
Year Built	1957	1962	1955
Gross SqFt	149,786	310,860	96,102
Estimated Gross Income	\$5,100,000	\$10,714,000	\$3,457,000
Gross Income per SqFt	\$34.00	\$34.50	\$36.00
Full Market Value	\$23,800,000	\$49,900,000	\$16,100,000
Market Value per SqFt	\$159.00	\$161.00	\$168.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00890-0001	1-00891-0039	1-00791-0078
Address	7 PARK AVENUE	165 EAST 35 STREET	91 7 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	243	131	69
Year Built	1953	1955	1920
Gross SqFt	200,000	96,102	62,400
Estimated Gross Income	\$6,950,000	\$3,457,000	\$2,355,000
Gross Income per SqFt	\$34.80	\$36.00	\$37.70
Full Market Value	\$32,400,000	\$16,100,000	\$11,000,000
Market Value per SqFt	\$162.00	\$168.00	\$176.00
Distance from Cooperative in miles		0.10	1.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00890-0020	1-00891-0039	
Address	132 EAST 35 STREET	165 EAST 35 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	189	131	
Year Built	1969	1955	
Gross SqFt	205,000	96,102	
Estimated Gross Income	\$7,150,000	\$3,457,000	
Gross Income per SqFt	\$34.90	\$36.00	
Full Market Value	\$33,300,000	\$16,100,000	
Market Value per SqFt	\$162.00	\$168.00	
Distance from Cooperative in miles		0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00890-0049	1-00891-0039	1-00791-0078
Address	166 EAST 35 STREET	165 EAST 35 STREET	91 7 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	117	131	69
Year Built	1957	1955	1920
Gross SqFt	74,798	96,102	62,400
Estimated Gross Income	\$2,600,000	\$3,457,000	\$2,355,000
Gross Income per SqFt	\$34.80	\$36.00	\$37.70
Full Market Value	\$12,100,000	\$16,100,000	\$11,000,000
Market Value per SqFt	\$162.00	\$168.00	\$176.00
Distance from Cooperative in miles		0.05	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00890-0054	1-00885-0051	1-00768-0077
Address	152 EAST 35 STREET	150 EAST 30 STREET	274 WEST 19 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	48	25
Year Built	1930	1962	1920
Gross SqFt	28,250	20,660	22,506
Estimated Gross Income	\$1,000,000	\$758,000	\$799,000
Gross Income per SqFt	\$35.40	\$36.70	\$35.50
Full Market Value	\$4,660,000	\$3,530,000	\$3,720,000
Market Value per SqFt	\$165.00	\$171.00	\$165.00
Distance from Cooperative in miles		0.25	1.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0001	1-00885-0051	1-00768-0077
Address	23 PARK AVENUE	150 EAST 30 STREET	274 WEST 19 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	48	25
Year Built	1890	1962	1920
Gross SqFt	24,898	20,660	22,506
Estimated Gross Income	\$875,000	\$758,000	\$799,000
Gross Income per SqFt	\$35.10	\$36.70	\$35.50
Full Market Value	\$4,080,000	\$3,530,000	\$3,720,000
Market Value per SqFt	\$164.00	\$171.00	\$165.00
Distance from Cooperative in miles		0.30	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0003	1-00889-0039	1-00893-0082
Address	35 PARK AVENUE	166 EAST 34 STREET	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	150	223	146
Year Built	1955	1975	1930
Gross SqFt	153,693	182,767	110,949
Estimated Gross Income	\$5,100,000	\$8,192,000	\$4,728,000
Gross Income per SqFt	\$33.20	\$44.80	\$42.60
Full Market Value	\$23,800,000	\$40,200,000	\$23,200,000
Market Value per SqFt	\$155.00	\$220.00	\$209.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0023	1-00885-0051	1-00887-0014
Address	264 LEXINGTON AVENUE	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	35	48	96
Year Built	1924	1962	1930
Gross SqFt	35,734	20,660	58,321
Estimated Gross Income	\$1,260,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$35.30	\$36.70	\$37.90
Full Market Value	\$5,870,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$164.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0059	1-00885-0051	1-00887-0014
Address	144 EAST 36 STREET	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	38	48	96
Year Built	1916	1962	1930
Gross SqFt	39,100	20,660	58,321
Estimated Gross Income	\$1,370,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$35.00	\$36.70	\$37.90
Full Market Value	\$6,380,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$163.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0062	1-00885-0051	1-00887-0014
Address	138 EAST 36 STREET	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	31	48	96
Year Built	1916	1962	1930
Gross SqFt	40,966	20,660	58,321
Estimated Gross Income	\$1,450,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$35.40	\$36.70	\$37.90
Full Market Value	\$6,750,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$165.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0066	1-00885-0051	1-00887-0014
Address	271 LEXINGTON AVENUE	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	77	48	96
Year Built	1924	1962	1930
Gross SqFt	72,659	20,660	58,321
Estimated Gross Income	\$2,560,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$35.20	\$36.70	\$37.90
Full Market Value	\$11,900,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$164.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0077	1-00885-0051	1-00887-0014
Address	120 EAST 36 STREET	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	103	48	96
Year Built	1957	1962	1930
Gross SqFt	77,193	20,660	58,321
Estimated Gross Income	\$2,700,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$35.00	\$36.70	\$37.90
Full Market Value	\$12,600,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$163.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0083	1-00885-0051	1-00887-0014
Address	110 EAST 36 STREET	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	63	48	96
Year Built	1958	1962	1930
Gross SqFt	40,000	20,660	58,321
Estimated Gross Income	\$1,400,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$35.00	\$36.70	\$37.90
Full Market Value	\$6,520,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$163.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00892-0020	1-00792-0008	1-00876-0021
Address	288 LEXINGTON AVENUE	151 WEST 16 STREET	36 GRAMERCY PARK EAST
Neighborhood	MURRAY HILL	CHELSEA	GRAMERCY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	100	76	55
Year Built	1955	1962	1909
Gross SqFt	65,532	43,770	61,406
Estimated Gross Income	\$2,500,000	\$1,781,000	\$2,624,000
Gross Income per SqFt	\$38.10	\$40.70	\$42.70
Full Market Value	\$12,300,000	\$8,740,000	\$12,900,000
Market Value per SqFt	\$188.00	\$200.00	\$210.00
Distance from Cooperative in miles		1.10	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00892-0025	1-00893-0082	1-00909-0028
Address	273 LEXINGTON AVENUE	106 EAST 38 STREET	501 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	117	146	130
Year Built	1966	1930	1978
Gross SqFt	129,964	110,949	108,614
Estimated Gross Income	\$4,425,000	\$4,728,000	\$4,353,013
Gross Income per SqFt	\$34.00	\$42.60	\$40.10
Full Market Value	\$20,600,000	\$23,200,000	\$21,400,000
Market Value per SqFt	\$159.00	\$209.00	\$197.00
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00892-0062	1-00888-0055	1-00885-0051
Address	137 EAST 36 STREET	142 EAST 33 STREET	150 EAST 30 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	112	49	48
Year Built	1974	1927	1962
Gross SqFt	107,504	26,280	20,660
Estimated Gross Income	\$3,650,000	\$910,000	\$758,000
Gross Income per SqFt	\$34.00	\$34.60	\$36.70
Full Market Value	\$17,000,000	\$4,240,000	\$3,530,000
Market Value per SqFt	\$158.00	\$161.00	\$171.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00892-0080	1-00885-0051	1-00887-0014
Address	104 EAST 37 STREET	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	29	48	96
Year Built	1938	1962	1930
Gross SqFt	14,912	20,660	58,321
Estimated Gross Income	\$525,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$35.20	\$36.70	\$37.90
Full Market Value	\$2,450,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$164.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00893-0002	1-00885-0051	1-00887-0014
Address	55 PARK AVENUE	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	33	48	96
Year Built	1923	1962	1930
Gross SqFt	37,262	20,660	58,321
Estimated Gross Income	\$1,310,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$35.20	\$36.70	\$37.90
Full Market Value	\$6,100,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$164.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00893-0014	1-00885-0051	1-00887-0014
Address	117 EAST 37 STREET	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	62	48	96
Year Built	1954	1962	1930
Gross SqFt	32,150	20,660	58,321
Estimated Gross Income	\$1,130,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$35.10	\$36.70	\$37.90
Full Market Value	\$5,260,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$164.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00893-0017	1-00885-0051	1-00887-0014
Address	296 LEXINGTON AVENUE	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	97	48	96
Year Built	1940	1962	1930
Gross SqFt	75,273	20,660	58,321
Estimated Gross Income	\$2,730,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$36.30	\$36.70	\$37.90
Full Market Value	\$12,700,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$169.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.40	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00893-0020	1-00885-0051	1-00887-0014
Address	302 LEXINGTON AVENUE	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	129	48	96
Year Built	1959	1962	1930
Gross SqFt	115,914	20,660	58,321
Estimated Gross Income	\$4,180,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$36.10	\$36.70	\$37.90
Full Market Value	\$19,500,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$168.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00893-0041	1-00716-0062	1-00768-0077
Address	560 3 AVENUE	448 WEST 19 STREET	274 WEST 19 STREET
Neighborhood	MURRAY HILL	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	272	40	25
Year Built	1975	1910	1920
Gross SqFt	329,706	19,100	22,506
Estimated Gross Income	\$11,200,000	\$692,000	\$799,000
Gross Income per SqFt	\$34.00	\$36.20	\$35.50
Full Market Value	\$52,200,000	\$3,220,000	\$3,720,000
Market Value per SqFt	\$158.00	\$169.00	\$165.00
Distance from Cooperative in miles		1.45	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00894-0001	1-00888-0055	1-00885-0051
Address	67 PARK AVENUE	142 EAST 33 STREET	150 EAST 30 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	49	48
Year Built	1922	1927	1962
Gross SqFt	78,983	26,280	20,660
Estimated Gross Income	\$2,700,000	\$910,000	\$758,000
Gross Income per SqFt	\$34.20	\$34.60	\$36.70
Full Market Value	\$12,600,000	\$4,240,000	\$3,530,000
Market Value per SqFt	\$160.00	\$161.00	\$171.00
Distance from Cooperative in miles		0.30	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00894-0006	1-00885-0051	1-00887-0014
Address	105 EAST 38 STREET	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	27	48	96
Year Built	1924	1962	1930
Gross SqFt	23,944	20,660	58,321
Estimated Gross Income	\$850,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$35.50	\$36.70	\$37.90
Full Market Value	\$3,960,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$165.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00895-0031	1-00885-0051	1-00887-0014
Address	135 EAST 39 STREET	150 EAST 30 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	29	48	96
Year Built	1930	1962	1930
Gross SqFt	26,070	20,660	58,321
Estimated Gross Income	\$930,000	\$758,000	\$2,210,000
Gross Income per SqFt	\$35.70	\$36.70	\$37.90
Full Market Value	\$4,330,000	\$3,530,000	\$10,300,000
Market Value per SqFt	\$166.00	\$171.00	\$177.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00895-0066	1-00889-0068	1-00887-0014
Address	140 EAST 40 STREET	120 EAST 34 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	99	282	96
Year Built	1931	1962	1930
Gross SqFt	58,280	310,860	58,321
Estimated Gross Income	\$1,975,000	\$10,714,000	\$2,210,000
Gross Income per SqFt	\$33.90	\$34.50	\$37.90
Full Market Value	\$9,200,000	\$49,900,000	\$10,300,000
Market Value per SqFt	\$158.00	\$161.00	\$177.00
Distance from Cooperative in miles		0.30	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00896-0013	1-00883-0046	1-00896-0008
Address	227 EAST 14 STREET	380 3 AVENUE	207 EAST 14 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	11	17	21
Year Built	1900	1930	1900
Gross SqFt	11,935	11,750	11,855
Estimated Gross Income	\$346,115	\$575,000	\$543,762
Gross Income per SqFt	\$29.00	\$48.90	\$45.90
Full Market Value	\$734,000	\$2,820,000	\$2,670,000
Market Value per SqFt	\$61.00	\$240.00	\$225.00
Distance from Cooperative in miles		0.65	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00896-0014	1-00906-0040	1-00896-0008
Address	229 EAST 14 STREET	228 EAST 26 STREET	207 EAST 14 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	22	21
Year Built	1900	1920	1900
Gross SqFt	11,935	10,755	11,855
Estimated Gross Income	\$346,115	\$448,240	\$543,762
Gross Income per SqFt	\$29.00	\$41.70	\$45.90
Full Market Value	\$734,000	\$2,200,000	\$2,670,000
Market Value per SqFt	\$61.00	\$205.00	\$225.00
Distance from Cooperative in miles		0.55	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00896-0032	1-00878-0004	1-00928-0040
Address	230 EAST 15 STREET	295 PARK AVENUE SOUTH	320 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	175	190	213
Year Built	1961	1900	1965
Gross SqFt	116,191	145,299	153,800
Estimated Gross Income	\$3,834,303	\$6,617,000	\$6,743,612
Gross Income per SqFt	\$33.00	\$45.50	\$43.80
Full Market Value	\$17,900,000	\$32,500,000	\$33,100,000
Market Value per SqFt	\$154.00	\$224.00	\$215.00
Distance from Cooperative in miles		0.45	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00896-0039	1-00928-0040	1-00896-0048
Address	210 EAST 15 STREET	320 EAST 23 STREET	135 3 AVENUE
Neighborhood	GRAMERCY	KIPS BAY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	188	213	221
Year Built	1963	1965	1962
Gross SqFt	136,191	153,800	158,505
Estimated Gross Income	\$4,494,303	\$6,743,612	\$5,587,778
Gross Income per SqFt	\$33.00	\$43.80	\$35.30
Full Market Value	\$20,900,000	\$33,100,000	\$26,000,000
Market Value per SqFt	\$153.00	\$215.00	\$164.00
Distance from Cooperative in miles		0.40	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00897-0001	1-00872-0001	1-00876-0021
Address	147 3 AVENUE	36 UNION SQUARE	36 GRAMERCY PARK EAST
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR
Total Units	55	78	55
Year Built	1960	1963	1909
Gross SqFt	58,000	65,430	61,406
Estimated Gross Income	\$2,030,000	\$3,299,000	\$2,624,000
Gross Income per SqFt	\$35.00	\$50.00	\$42.70
Full Market Value	\$9,460,000	\$16,200,000	\$12,900,000
Market Value per SqFt	\$163.00	\$248.00	\$210.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00897-0035	1-00928-0040	1-00878-0004
Address	157 3 AVENUE	320 EAST 23 STREET	295 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	KIPS BAY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	399	213	190
Year Built	1930	1965	1900
Gross SqFt	151,832	153,800	145,299
Estimated Gross Income	\$5,238,204	\$6,743,612	\$6,617,000
Gross Income per SqFt	\$34.50	\$43.80	\$45.50
Full Market Value	\$24,400,000	\$33,100,000	\$32,500,000
Market Value per SqFt	\$161.00	\$215.00	\$224.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00897-0065	1-00902-0017	1-00907-0044
Address	220 EAST 17 STREET	223 EAST 21 STREET	224 EAST 27 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	12	20
Year Built	1930	1920	1920
Gross SqFt	4,332	6,962	9,625
Estimated Gross Income	\$151,620	\$271,062	\$343,392
Gross Income per SqFt	\$35.00	\$38.90	\$35.70
Full Market Value	\$706,000	\$1,330,000	\$1,600,000
Market Value per SqFt	\$163.00	\$191.00	\$166.00
Distance from Cooperative in miles		0.25	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00897-0069	1-00901-0036	1-00905-0042
Address	210 EAST 17 STREET	244 EAST 21 STREET	230 EAST 25 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	25	24	38
Year Built	1903	1936	1905
Gross SqFt	16,278	15,210	17,364
Estimated Gross Income	\$569,730	\$587,158	\$709,162
Gross Income per SqFt	\$35.00	\$38.60	\$40.80
Full Market Value	\$2,650,000	\$2,880,000	\$3,480,000
Market Value per SqFt	\$163.00	\$189.00	\$200.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00898-0001	1-00907-0025	1-00928-0040
Address	195 3 AVENUE	240 EAST 27 STREET	320 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	277	332	213
Year Built	1973	1977	1965
Gross SqFt	250,220	348,386	153,800
Estimated Gross Income	\$8,257,260	\$14,534,322	\$6,743,612
Gross Income per SqFt	\$33.00	\$41.70	\$43.80
Full Market Value	\$38,500,000	\$71,300,000	\$33,100,000
Market Value per SqFt	\$154.00	\$205.00	\$215.00
Distance from Cooperative in miles		0.45	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00898-0021	1-00906-0008	1-00882-0038
Address	237 EAST 17 STREET	213 EAST 25 STREET	151 EAST 26 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	C4-WALK-UP	D9-ELEVATOR
Total Units	15	22	24
Year Built	1920	1950	1910
Gross SqFt	6,233	8,720	9,865
Estimated Gross Income	\$205,689	\$319,360	\$367,000
Gross Income per SqFt	\$33.00	\$36.60	\$37.20
Full Market Value	\$958,000	\$1,490,000	\$1,710,000
Market Value per SqFt	\$154.00	\$171.00	\$173.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00898-0039	1-00908-0006	1-00873-0028
Address	232 EAST 18 STREET	203 EAST 27 STREET	135 EAST 17 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	16	55	45
Year Built	1945	1920	1963
Gross SqFt	21,000	25,777	22,512
Estimated Gross Income	\$735,000	\$933,551	\$931,000
Gross Income per SqFt	\$35.00	\$36.20	\$41.40
Full Market Value	\$3,420,000	\$4,350,000	\$4,570,000
Market Value per SqFt	\$163.00	\$169.00	\$203.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00899-0001	1-00907-0025	1-00991-0061
Address	205 3 AVENUE	240 EAST 27 STREET	F D R DRIVE
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	330	332	370
Year Built	1964	1977	1973
Gross SqFt	358,898	348,386	385,786
Estimated Gross Income	\$11,484,736	\$14,534,322	\$14,274,557
Gross Income per SqFt	\$32.00	\$41.70	\$37.00
Full Market Value	\$53,500,000	\$71,300,000	\$66,500,000
Market Value per SqFt	\$149.00	\$205.00	\$172.00
Distance from Cooperative in miles		0.40	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00899-0008	1-00896-0048	1-00878-0004
Address	211 EAST 18 STREET	135 3 AVENUE	295 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	124	221	190
Year Built	1958	1962	1900
Gross SqFt	111,396	158,505	145,299
Estimated Gross Income	\$3,564,672	\$5,587,778	\$6,617,000
Gross Income per SqFt	\$32.00	\$35.30	\$45.50
Full Market Value	\$16,600,000	\$26,000,000	\$32,500,000
Market Value per SqFt	\$149.00	\$164.00	\$224.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00899-0032	1-00896-0048	1-00878-0004
Address	323 2 AVENUE	135 3 AVENUE	295 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	127	221	190
Year Built	1929	1962	1900
Gross SqFt	138,470	158,505	145,299
Estimated Gross Income	\$4,431,040	\$5,587,778	\$6,617,000
Gross Income per SqFt	\$32.00	\$35.30	\$45.50
Full Market Value	\$20,600,000	\$26,000,000	\$32,500,000
Market Value per SqFt	\$149.00	\$164.00	\$224.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00901-0052	1-00897-0071	1-00903-0013
Address	210 EAST 21 STREET	206 EAST 17 STREET	217 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D2-ELEVATOR
Total Units	32	27	35
Year Built	1910	1910	1920
Gross SqFt	14,673	15,416	17,526
Estimated Gross Income	\$528,228	\$771,996	\$677,131
Gross Income per SqFt	\$36.00	\$50.00	\$38.60
Full Market Value	\$2,460,000	\$3,790,000	\$3,320,000
Market Value per SqFt	\$168.00	\$246.00	\$189.00
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00902-0001	1-00907-0025	1-00939-0001
Address	267 3 AVENUE	240 EAST 27 STREET	604 2 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	265	332	370
Year Built	1962	1977	1974
Gross SqFt	275,900	348,386	366,200
Estimated Gross Income	\$9,104,700	\$14,534,322	\$15,156,196
Gross Income per SqFt	\$33.00	\$41.70	\$41.40
Full Market Value	\$42,400,000	\$71,300,000	\$74,400,000
Market Value per SqFt	\$154.00	\$205.00	\$203.00
Distance from Cooperative in miles		0.25	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00902-0009	1-00908-0006	1-00873-0028
Address	207 EAST 21 STREET	203 EAST 27 STREET	135 EAST 17 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	40	55	45
Year Built	1930	1920	1963
Gross SqFt	22,476	25,777	22,512
Estimated Gross Income	\$764,184	\$933,551	\$931,000
Gross Income per SqFt	\$34.00	\$36.20	\$41.40
Full Market Value	\$3,560,000	\$4,350,000	\$4,570,000
Market Value per SqFt	\$158.00	\$169.00	\$203.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00904-0029	1-00879-0069	1-00905-0042
Address	411 2 AVENUE	126 EAST 24 STREET	230 EAST 25 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	40	28	38
Year Built	1950	1910	1905
Gross SqFt	25,259	28,397	17,364
Estimated Gross Income	\$884,065	\$1,026,000	\$709,162
Gross Income per SqFt	\$35.00	\$36.10	\$40.80
Full Market Value	\$4,120,000	\$4,780,000	\$3,480,000
Market Value per SqFt	\$163.00	\$168.00	\$200.00
Distance from Cooperative in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00904-0039	1-00896-0015	1-00903-0013
Address	222 EAST 24 STREET	231 EAST 14 STREET	217 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	11	16	35
Year Built	1900	1915	1920
Gross SqFt	13,675	13,788	17,526
Estimated Gross Income	\$478,625	\$626,875	\$677,131
Gross Income per SqFt	\$35.00	\$45.50	\$38.60
Full Market Value	\$2,230,000	\$3,080,000	\$3,320,000
Market Value per SqFt	\$163.00	\$223.00	\$189.00
Distance from Cooperative in miles		0.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00904-0050	1-00896-0048	1-00928-0040
Address	309 3 AVENUE	135 3 AVENUE	320 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	167	221	213
Year Built	1972	1962	1965
Gross SqFt	158,337	158,505	153,800
Estimated Gross Income	\$5,383,458	\$5,587,778	\$6,743,612
Gross Income per SqFt	\$34.00	\$35.30	\$43.80
Full Market Value	\$25,100,000	\$26,000,000	\$33,100,000
Market Value per SqFt	\$159.00	\$164.00	\$215.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00905-0006	1-00928-0040	1-00878-0004
Address	205 EAST 24 STREET	320 EAST 23 STREET	295 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	KIPS BAY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	180	213	190
Year Built	1976	1965	1900
Gross SqFt	126,798	153,800	145,299
Estimated Gross Income	\$4,184,334	\$6,743,612	\$6,617,000
Gross Income per SqFt	\$33.00	\$43.80	\$45.50
Full Market Value	\$19,500,000	\$33,100,000	\$32,500,000
Market Value per SqFt	\$154.00	\$215.00	\$224.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00905-0026	1-00878-0004	1-00928-0040
Address	421 2 AVENUE	295 PARK AVENUE SOUTH	320 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	167	190	213
Year Built	1963	1900	1965
Gross SqFt	112,641	145,299	153,800
Estimated Gross Income	\$3,717,153	\$6,617,000	\$6,743,612
Gross Income per SqFt	\$33.00	\$45.50	\$43.80
Full Market Value	\$17,300,000	\$32,500,000	\$33,100,000
Market Value per SqFt	\$154.00	\$224.00	\$215.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00906-0001	1-00878-0004	1-00896-0048
Address	341 3 AVENUE	295 PARK AVENUE SOUTH	135 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	166	190	221
Year Built	1965	1900	1962
Gross SqFt	161,931	145,299	158,505
Estimated Gross Income	\$6,153,378	\$6,617,000	\$5,587,778
Gross Income per SqFt	\$38.00	\$45.50	\$35.30
Full Market Value	\$28,700,000	\$32,500,000	\$26,000,000
Market Value per SqFt	\$177.00	\$224.00	\$164.00
Distance from Cooperative in miles		0.25	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00906-0024	1-00878-0004	1-00896-0048
Address	441 2 AVENUE	295 PARK AVENUE SOUTH	135 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	185	190	221
Year Built	1964	1900	1962
Gross SqFt	190,000	145,299	158,505
Estimated Gross Income	\$7,220,000	\$6,617,000	\$5,587,778
Gross Income per SqFt	\$38.00	\$45.50	\$35.30
Full Market Value	\$33,600,000	\$32,500,000	\$26,000,000
Market Value per SqFt	\$177.00	\$224.00	\$164.00
Distance from Cooperative in miles		0.25	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00907-0043	1-00907-0044	1-00906-0040
Address	226 EAST 27 STREET	224 EAST 27 STREET	228 EAST 26 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	22
Year Built	1920	1920	1920
Gross SqFt	9,620	9,625	10,755
Estimated Gross Income	\$336,700	\$343,392	\$448,240
Gross Income per SqFt	\$35.00	\$35.70	\$41.70
Full Market Value	\$1,570,000	\$1,600,000	\$2,200,000
Market Value per SqFt	\$163.00	\$166.00	\$205.00
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00907-0056	1-00896-0048	1-00939-0001
Address	200 EAST 27 STREET	135 3 AVENUE	604 2 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	284	221	370
Year Built	1965	1962	1974
Gross SqFt	233,320	158,505	366,200
Estimated Gross Income	\$7,699,560	\$5,587,778	\$15,156,196
Gross Income per SqFt	\$33.00	\$35.30	\$41.40
Full Market Value	\$35,900,000	\$26,000,000	\$74,400,000
Market Value per SqFt	\$154.00	\$164.00	\$203.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00908-0037	1-00896-0015	1-00903-0013
Address	236 EAST 28 STREET	231 EAST 14 STREET	217 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	31	16	35
Year Built	1920	1915	1920
Gross SqFt	14,981	13,788	17,526
Estimated Gross Income	\$524,335	\$626,875	\$677,131
Gross Income per SqFt	\$35.00	\$45.50	\$38.60
Full Market Value	\$2,440,000	\$3,080,000	\$3,320,000
Market Value per SqFt	\$163.00	\$223.00	\$189.00
Distance from Cooperative in miles		0.65	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00908-0047	1-00872-0001	1-00876-0021
Address	208 EAST 28 STREET	36 UNION SQUARE	36 GRAMERCY PARK EAST
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR
Total Units	70	78	55
Year Built	1940	1963	1909
Gross SqFt	50,000	65,430	61,406
Estimated Gross Income	\$1,750,000	\$3,299,000	\$2,624,000
Gross Income per SqFt	\$35.00	\$50.00	\$42.70
Full Market Value	\$8,150,000	\$16,200,000	\$12,900,000
Market Value per SqFt	\$163.00	\$248.00	\$210.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00909-0001	1-00913-0001	1-00889-0039
Address	407 3 AVENUE	471 3 AVENUE	166 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	264	311	223
Year Built	1964	1972	1975
Gross SqFt	253,489	351,560	182,767
Estimated Gross Income	\$8,618,626	\$12,995,134	\$8,192,000
Gross Income per SqFt	\$34.00	\$37.00	\$44.80
Full Market Value	\$40,100,000	\$60,500,000	\$40,200,000
Market Value per SqFt	\$158.00	\$172.00	\$220.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00909-0015	1-00862-0009	1-00860-0015
Address	229 EAST 28 STREET	9 EAST 32 STREET	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	84	77	13
Year Built	1962	1930	1920
Gross SqFt	44,912	39,740	34,545
Estimated Gross Income	\$1,571,920	\$1,827,365	\$1,371,482
Gross Income per SqFt	\$35.00	\$46.00	\$39.70
Full Market Value	\$7,320,000	\$8,970,000	\$6,730,000
Market Value per SqFt	\$163.00	\$226.00	\$195.00
Distance from Cooperative in miles		0.45	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00909-0045	1-00885-0050	1-00916-0064
Address	218 EAST 29 STREET	156 EAST 30 STREET	535 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	20	23
Year Built	1984	1920	1910
Gross SqFt	14,575	14,364	13,334
Estimated Gross Income	\$510,125	\$611,000	\$579,007
Gross Income per SqFt	\$35.00	\$42.50	\$43.40
Full Market Value	\$2,380,000	\$3,000,000	\$2,840,000
Market Value per SqFt	\$163.00	\$209.00	\$213.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00910-0012	1-00911-0028	1-00894-0046
Address	215 EAST 29 STREET	249 EAST 30 STREET	590 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	20	12	20
Year Built	1936	1917	1900
Gross SqFt	9,280	9,650	9,590
Estimated Gross Income	\$324,800	\$485,358	\$408,000
Gross Income per SqFt	\$35.00	\$50.00	\$42.50
Full Market Value	\$1,510,000	\$2,380,000	\$2,000,000
Market Value per SqFt	\$163.00	\$247.00	\$209.00
Distance from Cooperative in miles		0.05	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00910-0014	1-00888-0031	1-00887-0014
Address	229 EAST 29 STREET	153 EAST 32 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	113	71	96
Year Built	1940	1920	1930
Gross SqFt	55,737	62,188	58,321
Estimated Gross Income	\$1,950,795	\$2,504,000	\$2,210,000
Gross Income per SqFt	\$35.00	\$40.30	\$37.90
Full Market Value	\$9,090,000	\$12,300,000	\$10,300,000
Market Value per SqFt	\$163.00	\$198.00	\$177.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00910-0039	1-00910-0020	1-00894-0046
Address	244 EAST 30 STREET	231 EAST 29 STREET	590 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	C4-WALK-UP	D9-ELEVATOR
Total Units	11	19	20
Year Built	1900	1920	1900
Gross SqFt	7,495	7,595	9,590
Estimated Gross Income	\$262,325	\$299,567	\$408,000
Gross Income per SqFt	\$35.00	\$39.40	\$42.50
Full Market Value	\$1,220,000	\$1,470,000	\$2,000,000
Market Value per SqFt	\$163.00	\$194.00	\$209.00
Distance from Cooperative in miles		0.00	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00910-0041	1-00916-0037	1-00885-0066
Address	240 EAST 30 STREET	657 2 AVENUE	151 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	38	45	53
Year Built	1935	1960	1945
Gross SqFt	24,090	23,200	28,240
Estimated Gross Income	\$843,150	\$1,155,744	\$1,261,000
Gross Income per SqFt	\$35.00	\$49.80	\$44.70
Full Market Value	\$3,930,000	\$5,670,000	\$6,190,000
Market Value per SqFt	\$163.00	\$244.00	\$219.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00912-0043	1-00894-0046	1-00912-0062
Address	240 EAST 32 STREET	590 3 AVENUE	204 EAST 32 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	C4-WALK-UP
Total Units	20	20	20
Year Built	1930	1900	1900
Gross SqFt	10,275	9,590	10,510
Estimated Gross Income	\$359,625	\$408,000	\$418,795
Gross Income per SqFt	\$35.00	\$42.50	\$39.80
Full Market Value	\$1,680,000	\$2,000,000	\$2,060,000
Market Value per SqFt	\$164.00	\$209.00	\$196.00
Distance from Cooperative in miles		0.35	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00913-0028	1-00889-0039	1-00913-0001
Address	251 EAST 32 STREET	166 EAST 34 STREET	471 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	167	223	311
Year Built	1964	1975	1972
Gross SqFt	175,000	182,767	351,560
Estimated Gross Income	\$5,950,000	\$8,192,000	\$12,995,134
Gross Income per SqFt	\$34.00	\$44.80	\$37.00
Full Market Value	\$27,700,000	\$40,200,000	\$60,500,000
Market Value per SqFt	\$158.00	\$220.00	\$172.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00915-0038	1-00894-0052	1-00893-0082
Address	240 EAST 35 STREET	150 EAST 39 STREET	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	121	140	146
Year Built	1955	1928	1930
Gross SqFt	91,745	90,871	110,949
Estimated Gross Income	\$3,119,330	\$4,018,000	\$4,728,000
Gross Income per SqFt	\$34.00	\$44.20	\$42.60
Full Market Value	\$14,500,000	\$19,700,000	\$23,200,000
Market Value per SqFt	\$158.00	\$217.00	\$209.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00915-0044	1-00910-0013	1-00909-0020
Address	234 EAST 35 STREET	217 EAST 29 STREET	239 EAST 28 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	23	20
Year Built	1920	1900	1920
Gross SqFt	6,876	9,470	9,000
Estimated Gross Income	\$213,156	\$382,311	\$406,459
Gross Income per SqFt	\$31.00	\$40.40	\$45.20
Full Market Value	\$993,000	\$1,880,000	\$2,000,000
Market Value per SqFt	\$144.00	\$199.00	\$222.00
Distance from Cooperative in miles		0.25	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00915-0046	1-00858-0014	1-00887-0014
Address	222 EAST 35 STREET	80 MADISON AVENUE	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	59	61	96
Year Built	1942	1923	1930
Gross SqFt	50,796	60,110	58,321
Estimated Gross Income	\$1,727,064	\$2,668,189	\$2,210,000
Gross Income per SqFt	\$34.00	\$44.40	\$37.90
Full Market Value	\$8,040,000	\$13,100,000	\$10,300,000
Market Value per SqFt	\$158.00	\$218.00	\$177.00
Distance from Cooperative in miles		0.50	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00916-0009	1-00858-0014	1-00887-0014
Address	211 EAST 35 STREET	80 MADISON AVENUE	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	76	61	96
Year Built	1929	1923	1930
Gross SqFt	57,834	60,110	58,321
Estimated Gross Income	\$1,966,356	\$2,668,189	\$2,210,000
Gross Income per SqFt	\$34.00	\$44.40	\$37.90
Full Market Value	\$9,160,000	\$13,100,000	\$10,300,000
Market Value per SqFt	\$158.00	\$218.00	\$177.00
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00916-0023	1-00890-0005	1-00894-0052
Address	245 EAST 35 STREET	15 PARK AVENUE	150 EAST 39 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	117	102	140
Year Built	1963	1924	1928
Gross SqFt	82,014	71,115	90,871
Estimated Gross Income	\$2,788,476	\$3,531,000	\$4,018,000
Gross Income per SqFt	\$34.00	\$49.70	\$44.20
Full Market Value	\$13,000,000	\$17,300,000	\$19,700,000
Market Value per SqFt	\$159.00	\$243.00	\$217.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00916-0055	1-00858-0014	1-00888-0031
Address	210 EAST 36 STREET	80 MADISON AVENUE	153 EAST 32 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	104	61	71
Year Built	1960	1923	1920
Gross SqFt	61,839	60,110	62,188
Estimated Gross Income	\$2,102,526	\$2,668,189	\$2,504,000
Gross Income per SqFt	\$34.00	\$44.40	\$40.30
Full Market Value	\$9,790,000	\$13,100,000	\$12,300,000
Market Value per SqFt	\$158.00	\$218.00	\$198.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00916-0061	1-00893-0082	1-00919-0034
Address	537 3 AVENUE	106 EAST 38 STREET	713 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	153	146	172
Year Built	1955	1930	1955
Gross SqFt	118,467	110,949	111,570
Estimated Gross Income	\$4,027,878	\$4,728,000	\$4,362,092
Gross Income per SqFt	\$34.00	\$42.60	\$39.10
Full Market Value	\$18,800,000	\$23,200,000	\$21,400,000
Market Value per SqFt	\$159.00	\$209.00	\$192.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00917-0017	1-00913-0001	1-00889-0039
Address	225 EAST 36 STREET	471 3 AVENUE	166 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	286	311	223
Year Built	1963	1972	1975
Gross SqFt	204,638	351,560	182,767
Estimated Gross Income	\$6,957,692	\$12,995,134	\$8,192,000
Gross Income per SqFt	\$34.00	\$37.00	\$44.80
Full Market Value	\$32,400,000	\$60,500,000	\$40,200,000
Market Value per SqFt	\$158.00	\$172.00	\$220.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00918-0001	1-00890-0005	1-00894-0052
Address	561 3 AVENUE	15 PARK AVENUE	150 EAST 39 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	108	102	140
Year Built	1960	1924	1928
Gross SqFt	82,826	71,115	90,871
Estimated Gross Income	\$2,816,084	\$3,531,000	\$4,018,000
Gross Income per SqFt	\$34.00	\$49.70	\$44.20
Full Market Value	\$13,100,000	\$17,300,000	\$19,700,000
Market Value per SqFt	\$158.00	\$243.00	\$217.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00918-0025	1-00862-0009	1-00909-0043
Address	685 2 AVENUE	9 EAST 32 STREET	220 EAST 29 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	47	77	82
Year Built	1942	1930	1910
Gross SqFt	45,300	39,740	41,094
Estimated Gross Income	\$1,585,500	\$1,827,365	\$1,542,322
Gross Income per SqFt	\$35.00	\$46.00	\$37.50
Full Market Value	\$7,390,000	\$8,970,000	\$7,180,000
Market Value per SqFt	\$163.00	\$226.00	\$175.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00918-0035	1-00860-0015	1-00862-0009
Address	699 2 AVENUE	118 MADISON AVENUE	9 EAST 32 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	44	13	77
Year Built	1955	1920	1930
Gross SqFt	30,662	34,545	39,740
Estimated Gross Income	\$1,073,170	\$1,371,482	\$1,827,365
Gross Income per SqFt	\$35.00	\$39.70	\$46.00
Full Market Value	\$5,000,000	\$6,730,000	\$8,970,000
Market Value per SqFt	\$163.00	\$195.00	\$226.00
Distance from Cooperative in miles		0.55	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00921-0019	1-00928-0040	1-00939-0038
Address	333 EAST 14 STREET	320 EAST 23 STREET	340 EAST 34 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	210	213	201
Year Built	1965	1965	1962
Gross SqFt	197,904	153,800	142,260
Estimated Gross Income	\$7,520,352	\$6,743,612	\$7,101,070
Gross Income per SqFt	\$38.00	\$43.80	\$49.90
Full Market Value	\$30,700,000	\$33,100,000	\$34,900,000
Market Value per SqFt	\$155.00	\$215.00	\$245.00
Distance from Cooperative in miles		0.40	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00924-0013	1-00927-0029	1-00921-0039
Address	317 EAST 18 STREET	369 1 AVENUE	348 EAST 15 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	C4-WALK-UP
Total Units	30	18	26
Year Built	1920	1910	1910
Gross SqFt	14,292	15,838	14,130
Estimated Gross Income	\$500,220	\$653,156	\$541,084
Gross Income per SqFt	\$35.00	\$41.20	\$38.30
Full Market Value	\$2,330,000	\$3,210,000	\$2,520,000
Market Value per SqFt	\$163.00	\$203.00	\$178.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00927-0015	1-00921-0039	1-00939-0049
Address	323 EAST 21 STREET	348 EAST 15 STREET	320 EAST 34 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	26	24
Year Built	1910	1910	1940
Gross SqFt	11,718	14,130	11,586
Estimated Gross Income	\$386,694	\$541,084	\$523,142
Gross Income per SqFt	\$33.00	\$38.30	\$45.20
Full Market Value	\$1,800,000	\$2,520,000	\$2,570,000
Market Value per SqFt	\$154.00	\$178.00	\$222.00
Distance from Cooperative in miles		0.35	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00928-0001	1-00928-0040	1-00939-0038
Address	382 2 AVENUE	320 EAST 23 STREET	340 EAST 34 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	266	213	201
Year Built	1965	1965	1962
Gross SqFt	189,616	153,800	142,260
Estimated Gross Income	\$7,205,408	\$6,743,612	\$7,101,070
Gross Income per SqFt	\$38.00	\$43.80	\$49.90
Full Market Value	\$33,600,000	\$33,100,000	\$34,900,000
Market Value per SqFt	\$177.00	\$215.00	\$245.00
Distance from Cooperative in miles		0.00	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00929-0001	1-00934-0001	1-00966-0001
Address	401 1 AVENUE	500 2 AVENUE	606 1 AVENUE
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	522	900	707
Year Built	1970	1975	1985
Gross SqFt	927,591	829,024	835,279
Estimated Gross Income	\$28,755,321	\$28,788,531	\$29,503,690
Gross Income per SqFt	\$31.00	\$34.70	\$35.30
Full Market Value	\$61,000,000	\$119,000,000	\$137,000,000
Market Value per SqFt	\$66.00	\$144.00	\$164.00
Distance from Cooperative in miles		0.20	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00930-0001	1-00991-0061	1-00939-0001
Address	422 2 AVENUE	F D R DRIVE	604 2 AVENUE
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	394	370	370
Year Built	1964	1973	1974
Gross SqFt	392,100	385,786	366,200
Estimated Gross Income	\$12,155,100	\$14,274,557	\$15,156,196
Gross Income per SqFt	\$31.00	\$37.00	\$41.40
Full Market Value	\$56,600,000	\$66,500,000	\$74,400,000
Market Value per SqFt	\$144.00	\$172.00	\$203.00
Distance from Cooperative in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00930-0012	1-00944-0010	1-00939-0001
Address	319 EAST 24 STREET	330 EAST 39 STREET	604 2 AVENUE
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	236	511	370
Year Built	1975	1980	1974
Gross SqFt	265,541	438,635	366,200
Estimated Gross Income	\$8,231,771	\$19,426,570	\$15,156,196
Gross Income per SqFt	\$31.00	\$44.30	\$41.40
Full Market Value	\$17,500,000	\$95,400,000	\$74,400,000
Market Value per SqFt	\$66.00	\$217.00	\$203.00
Distance from Cooperative in miles		0.70	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00930-0043	1-00921-0039	1-00939-0051
Address	326 EAST 25 STREET	348 EAST 15 STREET	316 EAST 34 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	26	20
Year Built	1910	1910	1940
Gross SqFt	7,220	14,130	9,270
Estimated Gross Income	\$238,260	\$541,084	\$318,935
Gross Income per SqFt	\$33.00	\$38.30	\$34.40
Full Market Value	\$1,110,000	\$2,520,000	\$1,490,000
Market Value per SqFt	\$154.00	\$178.00	\$161.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00931-0009	1-00935-0005	1-00940-0017
Address	311 EAST 25 STREET	530 2 AVENUE	327 EAST 34 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	42	53	29
Year Built	1930	1964	1920
Gross SqFt	22,812	28,431	21,000
Estimated Gross Income	\$798,420	\$1,117,135	\$779,892
Gross Income per SqFt	\$35.00	\$39.30	\$37.10
Full Market Value	\$3,720,000	\$5,480,000	\$3,630,000
Market Value per SqFt	\$163.00	\$193.00	\$173.00
Distance from Cooperative in miles		0.20	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00940-0047	1-00927-0029	1-00921-0039
Address	324 EAST 35 STREET	369 1 AVENUE	348 EAST 15 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	C4-WALK-UP
Total Units	24	18	26
Year Built	1910	1910	1910
Gross SqFt	13,375	15,838	14,130
Estimated Gross Income	\$468,125	\$653,156	\$541,084
Gross Income per SqFt	\$35.00	\$41.20	\$38.30
Full Market Value	\$2,180,000	\$3,210,000	\$2,520,000
Market Value per SqFt	\$163.00	\$203.00	\$178.00
Distance from Cooperative in miles		0.65	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00940-0048	1-00940-0017	1-00935-0005
Address	320 EAST 35 STREET	327 EAST 34 STREET	530 2 AVENUE
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	51	29	53
Year Built	1959	1920	1964
Gross SqFt	30,000	21,000	28,431
Estimated Gross Income	\$1,050,000	\$779,892	\$1,117,135
Gross Income per SqFt	\$35.00	\$37.10	\$39.30
Full Market Value	\$4,890,000	\$3,630,000	\$5,480,000
Market Value per SqFt	\$163.00	\$173.00	\$193.00
Distance from Cooperative in miles		0.00	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00943-0001	1-00927-0038	1-00928-0009
Address	686 2 AVENUE	320 EAST 22 STREET	321 EAST 22 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	83	94	116
Year Built	1941	1948	1968
Gross SqFt	80,000	67,048	81,500
Estimated Gross Income	\$2,800,000	\$2,725,361	\$3,242,689
Gross Income per SqFt	\$35.00	\$40.60	\$39.80
Full Market Value	\$13,000,000	\$13,400,000	\$15,900,000
Market Value per SqFt	\$163.00	\$200.00	\$195.00
Distance from Cooperative in miles		0.80	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01007-0054	1-01011-0025	1-01008-0026
Address	146 WEST 55 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	61	102	55
Year Built	1923	1900	1917
Gross SqFt	75,600	66,173	54,838
Estimated Gross Income	\$2,419,200	\$2,258,425	\$1,920,072
Gross Income per SqFt	\$32.00	\$34.10	\$35.00
Full Market Value	\$11,300,000	\$10,500,000	\$8,940,000
Market Value per SqFt	\$149.00	\$159.00	\$163.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01009-0018	1-01041-0040	1-01034-0010
Address	125 WEST 56 STREET	312 WEST 51 STREET	331 WEST 43 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	C4-WALK-UP	C4-WALK-UP
Total Units	11	11	19
Year Built	1924	1920	1910
Gross SqFt	9,816	7,603	8,715
Estimated Gross Income	\$284,664	\$240,200	\$305,265
Gross Income per SqFt	\$29.00	\$31.60	\$35.00
Full Market Value	\$1,330,000	\$1,120,000	\$1,420,000
Market Value per SqFt	\$135.00	\$147.00	\$163.00
Distance from Cooperative in miles		0.45	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01009-0029	1-01024-0001	1-01030-0058
Address	1381 AVENUE OF THE AMERIC	870 8 AVENUE	240 CENTRAL PARK SOUTH
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	328	387	340
Year Built	1962	1965	1940
Gross SqFt	418,114	380,441	387,428
Estimated Gross Income	\$12,961,534	\$11,852,782	\$12,890,681
Gross Income per SqFt	\$31.00	\$31.20	\$33.30
Full Market Value	\$60,400,000	\$55,200,000	\$60,000,000
Market Value per SqFt	\$144.00	\$145.00	\$155.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01010-0053	1-01036-0010	1-01043-0005
Address	152 WEST 58 STREET	341 WEST 45 STREET	369 WEST 52 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	38	90	48
Year Built	1916	1939	1940
Gross SqFt	38,928	42,396	37,030
Estimated Gross Income	\$1,284,624	\$2,015,979	\$1,477,104
Gross Income per SqFt	\$33.00	\$47.60	\$39.90
Full Market Value	\$5,980,000	\$9,900,000	\$7,250,000
Market Value per SqFt	\$154.00	\$234.00	\$196.00
Distance from Cooperative in miles		0.70	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01010-0061	1-01036-0029	1-01041-0011
Address	911 7 AVENUE	717 8 AVENUE	335 WEST 50 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	77	182	151
Year Built	1909	1966	1930
Gross SqFt	120,738	126,778	150,000
Estimated Gross Income	\$3,984,354	\$4,851,850	\$6,222,652
Gross Income per SqFt	\$33.00	\$38.30	\$41.50
Full Market Value	\$18,600,000	\$22,600,000	\$13,200,000
Market Value per SqFt	\$154.00	\$178.00	\$88.00
Distance from Cooperative in miles		0.70	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-0038	1-01036-0029	1-01041-0011
Address	112 CENTRAL PARK SOUTH	717 8 AVENUE	335 WEST 50 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	69	182	151
Year Built	1927	1966	1930
Gross SqFt	142,283	126,778	150,000
Estimated Gross Income	\$6,473,876	\$4,851,850	\$6,222,652
Gross Income per SqFt	\$45.50	\$38.30	\$41.50
Full Market Value	\$31,800,000	\$22,600,000	\$13,200,000
Market Value per SqFt	\$223.00	\$178.00	\$88.00
Distance from Cooperative in miles		0.75	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-0042	1-01036-0029	1-00997-0019
Address	120 CENTRAL PARK SOUTH	717 8 AVENUE	123 WEST 44 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	119	182	122
Year Built	1941	1966	1900
Gross SqFt	98,493	126,778	115,355
Estimated Gross Income	\$3,496,501	\$4,851,850	\$10,163,437
Gross Income per SqFt	\$35.50	\$38.30	\$88.00
Full Market Value	\$16,300,000	\$22,600,000	\$49,900,000
Market Value per SqFt	\$165.00	\$178.00	\$433.00
Distance from Cooperative in miles		0.75	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-0045	1-01036-0029	1-01006-0063
Address	128 CENTRAL PARK SOUTH	717 8 AVENUE	162 WEST 54 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	63	182	83
Year Built	1925	1966	1911
Gross SqFt	90,425	126,778	98,616
Estimated Gross Income	\$3,210,087	\$4,851,850	\$4,046,898
Gross Income per SqFt	\$35.50	\$38.30	\$41.00
Full Market Value	\$15,000,000	\$22,600,000	\$19,900,000
Market Value per SqFt	\$166.00	\$178.00	\$202.00
Distance from Cooperative in miles		0.75	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-0052	1-01048-0020	1-01274-0006
Address	150 CENTRAL PARK SOUTH	315 WEST 57 STREET	39 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	223	372	338
Year Built	1940	1965	1948
Gross SqFt	307,549	392,966	269,346
Estimated Gross Income	\$10,917,989	\$18,647,220	\$13,307,257
Gross Income per SqFt	\$35.50	\$47.50	\$49.40
Full Market Value	\$50,900,000	\$91,500,000	\$65,300,000
Market Value per SqFt	\$166.00	\$233.00	\$242.00
Distance from Cooperative in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01026-0026	1-01010-0046	1-01274-0016
Address	203 WEST 54 STREET	134 WEST 58 STREET	21 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	80	121	71
Year Built	1903	1930	1926
Gross SqFt	64,757	61,791	59,701
Estimated Gross Income	\$2,007,467	\$2,423,668	\$2,138,812
Gross Income per SqFt	\$31.00	\$39.20	\$35.80
Full Market Value	\$9,350,000	\$11,900,000	\$9,960,000
Market Value per SqFt	\$144.00	\$193.00	\$167.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01029-0027	1-01036-0029	1-01041-0011
Address	205 WEST 57 STREET	717 8 AVENUE	335 WEST 50 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	119	182	151
Year Built	1900	1966	1930
Gross SqFt	167,076	126,778	150,000
Estimated Gross Income	\$6,014,736	\$4,851,850	\$6,222,652
Gross Income per SqFt	\$36.00	\$38.30	\$41.50
Full Market Value	\$28,000,000	\$22,600,000	\$13,200,000
Market Value per SqFt	\$168.00	\$178.00	\$88.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01030-0029	1-01030-0058	1-01048-0020
Address	200 CENTRAL PARK SOUTH	240 CENTRAL PARK SOUTH	315 WEST 57 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	314	340	372
Year Built	1963	1940	1965
Gross SqFt	564,196	387,428	392,966
Estimated Gross Income	\$19,746,860	\$12,890,681	\$18,647,220
Gross Income per SqFt	\$35.00	\$33.30	\$47.50
Full Market Value	\$92,000,000	\$60,000,000	\$91,500,000
Market Value per SqFt	\$163.00	\$155.00	\$233.00
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01030-0039	1-01041-0011	1-01036-0029
Address	210 CENTRAL PARK SOUTH	335 WEST 50 STREET	717 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	90	151	182
Year Built	1968	1930	1966
Gross SqFt	122,071	150,000	126,778
Estimated Gross Income	\$4,272,485	\$6,222,652	\$4,851,850
Gross Income per SqFt	\$35.00	\$41.50	\$38.30
Full Market Value	\$19,900,000	\$13,200,000	\$22,600,000
Market Value per SqFt	\$163.00	\$88.00	\$178.00
Distance from Cooperative in miles		0.45	0.65

	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	\$1,946,800	\$2,258,425	\$1,920,072
Gross Income per SqFt	\$31.00	\$34.10	\$35.00
Full Market Value	\$9,070,000	\$10,500,000	\$8,940,000
Market Value per SqFt	\$144.00	\$159.00	\$163.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01030-0048	1-01006-0063	1-01011-0025
Address	230 CENTRAL PARK SOUTH	162 WEST 54 STREET	117 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	78	83	102
Year Built	1938	1911	1900
Gross SqFt	82,835	98,616	66,173
Estimated Gross Income	\$2,567,885	\$4,046,898	\$2,258,425
Gross Income per SqFt	\$31.00	\$41.00	\$34.10
Full Market Value	\$12,000,000	\$19,900,000	\$10,500,000
Market Value per SqFt	\$145.00	\$202.00	\$159.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01034-0019	1-01035-0054	1-01034-0010
Address	325 WEST 43 STREET	348 WEST 45 STREET	331 WEST 43 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	19
Year Built	1930	1920	1910
Gross SqFt	9,535	9,975	8,715
Estimated Gross Income	\$314,655	\$330,655	\$305,265
Gross Income per SqFt	\$33.00	\$33.10	\$35.00
Full Market Value	\$667,000	\$1,540,000	\$1,420,000
Market Value per SqFt	\$70.00	\$154.00	\$163.00
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01034-0020	1-01039-0053	1-01041-0060
Address	323 WEST 43 STREET	334 WEST 49 STREET	364 WEST 51 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	15
Year Built	1920	1920	1920
Gross SqFt	9,535	9,695	9,725
Estimated Gross Income	\$314,655	\$324,957	\$380,139
Gross Income per SqFt	\$33.00	\$33.50	\$39.10
Full Market Value	\$667,000	\$1,510,000	\$1,870,000
Market Value per SqFt	\$70.00	\$156.00	\$192.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01035-0007	1-01037-0047	1-01041-0004
Address	349 WEST 44 STREET	324 WEST 47 STREET	748 9 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	22	22	15
Year Built	1920	1920	1920
Gross SqFt	10,570	11,275	9,770
Estimated Gross Income	\$338,240	\$377,275	\$361,688
Gross Income per SqFt	\$32.00	\$33.50	\$37.00
Full Market Value	\$1,580,000	\$1,760,000	\$1,680,000
Market Value per SqFt	\$149.00	\$156.00	\$172.00
Distance from Cooperative in miles		0.10	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01035-0008	1-01037-0047	1-01041-0004
Address	347 WEST 44 STREET	324 WEST 47 STREET	748 9 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	22	22	15
Year Built	1930	1920	1920
Gross SqFt	10,600	11,275	9,770
Estimated Gross Income	\$339,200	\$377,275	\$361,688
Gross Income per SqFt	\$32.00	\$33.50	\$37.00
Full Market Value	\$1,580,000	\$1,760,000	\$1,680,000
Market Value per SqFt	\$149.00	\$156.00	\$172.00
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01036-0003	1-01032-0101	1-01033-0022
Address	646 9 AVENUE	355 WEST 41 STREET	319 WEST 42 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	17	17	15
Year Built	1930	1930	1920
Gross SqFt	9,090	9,045	9,203
Estimated Gross Income	\$327,240	\$359,047	\$307,327
Gross Income per SqFt	\$36.00	\$39.70	\$33.40
Full Market Value	\$1,520,000	\$1,760,000	\$1,430,000
Market Value per SqFt	\$167.00	\$195.00	\$155.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01036-0014	1-01121-0017	1-01195-0014
Address	325 WEST 45 STREET	25 WEST 68 STREET	25 WEST 81 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	200	75	64
Year Built	1924	1925	1927
Gross SqFt	127,000	106,519	109,896
Estimated Gross Income	\$3,048,000	\$2,502,519	\$3,442,772
Gross Income per SqFt	\$24.00	\$23.49	\$31.30
Full Market Value	\$12,600,000	\$10,400,000	\$16,000,000
Market Value per SqFt	\$99.00	\$98.00	\$146.00
Distance from Cooperative in miles		1.15	1.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01038-0006	1-01037-0047	1-01041-0004
Address	353 WEST 47 STREET	324 WEST 47 STREET	748 9 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	16	22	15
Year Built	1920	1920	1920
Gross SqFt	10,735	11,275	9,770
Estimated Gross Income	\$343,520	\$377,275	\$361,688
Gross Income per SqFt	\$32.00	\$33.50	\$37.00
Full Market Value	\$728,000	\$1,760,000	\$1,680,000
Market Value per SqFt	\$68.00	\$156.00	\$172.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01038-0012	1-01229-0039	1-01199-0051
Address	341 WEST 47 STREET	208 WEST 82 STREET	32 WEST 86 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D9-ELEVATOR
Total Units	13	20	14
Year Built	1910	1910	1900
Gross SqFt	8,179	10,370	9,205
Estimated Gross Income	\$269,907	\$503,141	\$357,642
Gross Income per SqFt	\$33.00	\$48.50	\$38.90
Full Market Value	\$1,260,000	\$2,470,000	\$1,760,000
Market Value per SqFt	\$154.00	\$238.00	\$191.00
Distance from Cooperative in miles		1.75	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01038-0022	1-01032-0101	1-01033-0022
Address	319 WEST 47 STREET	355 WEST 41 STREET	319 WEST 42 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	17	15
Year Built	1920	1930	1920
Gross SqFt	9,975	9,045	9,203
Estimated Gross Income	\$369,075	\$359,047	\$307,327
Gross Income per SqFt	\$37.00	\$39.70	\$33.40
Full Market Value	\$782,000	\$1,760,000	\$1,430,000
Market Value per SqFt	\$78.00	\$195.00	\$155.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01038-0053	1-01033-0048	1-01035-0006
Address	342 WEST 48 STREET	330 WEST 43 STREET	351 WEST 44 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	22	79
Year Built	1920	1930	1920
Gross SqFt	10,035	9,495	10,540
Estimated Gross Income	\$401,400	\$378,521	\$473,454
Gross Income per SqFt	\$40.00	\$39.90	\$44.90
Full Market Value	\$851,000	\$1,860,000	\$2,320,000
Market Value per SqFt	\$85.00	\$196.00	\$220.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01038-0054	1-01035-0054	1-01034-0010
Address	344 WEST 48 STREET	348 WEST 45 STREET	331 WEST 43 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	19
Year Built	1920	1920	1910
Gross SqFt	9,020	9,975	8,715
Estimated Gross Income	\$297,660	\$330,655	\$305,265
Gross Income per SqFt	\$33.00	\$33.10	\$35.00
Full Market Value	\$631,000	\$1,540,000	\$1,420,000
Market Value per SqFt	\$70.00	\$154.00	\$163.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01038-0058	1-01045-0042	1-01196-0046
Address	352 WEST 48 STREET	320 WEST 55 STREET	28 WEST 83 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	30	40	30
Year Built	1920	1900	1900
Gross SqFt	19,465	17,552	17,755
Estimated Gross Income	\$622,880	\$567,086	\$587,172
Gross Income per SqFt	\$32.00	\$32.30	\$33.10
Full Market Value	\$1,320,000	\$2,640,000	\$2,740,000
Market Value per SqFt	\$68.00	\$150.00	\$154.00
Distance from Cooperative in miles		0.35	1.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01039-0042	1-01034-0010	1-01035-0054
Address	312 WEST 49 STREET	331 WEST 43 STREET	348 WEST 45 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	19	20
Year Built	1920	1910	1920
Gross SqFt	9,545	8,715	9,975
Estimated Gross Income	\$314,985	\$305,265	\$330,655
Gross Income per SqFt	\$33.00	\$35.00	\$33.10
Full Market Value	\$668,000	\$1,420,000	\$1,540,000
Market Value per SqFt	\$70.00	\$163.00	\$154.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01039-0057	1-01042-0007	1-01129-0047
Address	344 WEST 49 STREET	355 WEST 51 STREET	22 WEST 77 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	40	40	42
Year Built	1910	1920	1921
Gross SqFt	29,085	24,848	26,910
Estimated Gross Income	\$959,805	\$914,120	\$870,325
Gross Income per SqFt	\$33.00	\$36.80	\$32.30
Full Market Value	\$4,470,000	\$4,260,000	\$4,050,000
Market Value per SqFt	\$154.00	\$171.00	\$151.00
Distance from Cooperative in miles		0.15	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01043-0002	1-01039-0063	
Address	786 9 AVENUE	712 9 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	15	20	
Year Built	1920	1920	
Gross SqFt	9,336	9,805	
Estimated Gross Income	\$429,456	\$505,623	
Gross Income per SqFt	\$46.00	\$52.00	
Full Market Value	\$910,000	\$2,480,000	
Market Value per SqFt	\$97.00	\$253.00	
Distance from Cooperative in miles		0.20	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01043-0003	1-01037-0048	1-01037-0047
Address	788 9 AVENUE	326 WEST 47 STREET	324 WEST 47 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	20	22
Year Built	1920	1920	1920
Gross SqFt	11,071	10,110	11,275
Estimated Gross Income	\$387,485	\$386,284	\$377,275
Gross Income per SqFt	\$35.00	\$38.20	\$33.50
Full Market Value	\$1,800,000	\$1,900,000	\$1,760,000
Market Value per SqFt	\$163.00	\$188.00	\$156.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01043-0017	1-01036-0028	1-01229-0006
Address	327 WEST 52 STREET	305 WEST 45 STREET	265 WEST 81 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	45	85	36
Year Built	1910	1914	1900
Gross SqFt	41,900	44,466	41,137
Estimated Gross Income	\$1,257,000	\$1,395,626	\$1,334,760
Gross Income per SqFt	\$30.00	\$31.40	\$32.40
Full Market Value	\$5,860,000	\$6,500,000	\$6,220,000
Market Value per SqFt	\$140.00	\$146.00	\$151.00
Distance from Cooperative in miles		0.35	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01045-0005	1-01039-0053	1-01046-0018
Address	357 WEST 54 STREET	334 WEST 49 STREET	329 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	24
Year Built	1910	1920	1920
Gross SqFt	9,120	9,695	10,000
Estimated Gross Income	\$255,360	\$324,957	\$279,311
Gross Income per SqFt	\$28.00	\$33.50	\$27.90
Full Market Value	\$1,060,000	\$1,510,000	\$1,160,000
Market Value per SqFt	\$116.00	\$156.00	\$116.00
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01045-0020	1-01406-0007	1-01042-0020
Address	319 WEST 54 STREET	115 EAST 71 STREET	325 WEST 51 STREET
Neighborhood	MIDTOWN WEST	UPPER EAST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	39	30	22
Year Built	1980	1966	1987
Gross SqFt	22,580	17,930	16,130
Estimated Gross Income	\$835,460	\$644,082	\$650,624
Gross Income per SqFt	\$37.00	\$35.90	\$40.30
Full Market Value	\$3,890,000	\$3,000,000	\$3,190,000
Market Value per SqFt	\$172.00	\$167.00	\$198.00
Distance from Cooperative in miles		1.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01045-0037	1-01043-0005	1-01045-0050
Address	304 WEST 55 STREET	369 WEST 52 STREET	330 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	62	48	62
Year Built	1941	1940	1954
Gross SqFt	57,500	37,030	38,541
Estimated Gross Income	\$1,725,000	\$1,477,104	\$1,118,162
Gross Income per SqFt	\$30.00	\$39.90	\$29.00
Full Market Value	\$8,040,000	\$7,250,000	\$4,630,000
Market Value per SqFt	\$140.00	\$196.00	\$120.00
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01045-0051	1-01043-0005	1-01045-0050
Address	340 WEST 55 STREET	369 WEST 52 STREET	330 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	56	48	62
Year Built	1925	1940	1954
Gross SqFt	65,750	37,030	38,541
Estimated Gross Income	\$1,972,500	\$1,477,104	\$1,118,162
Gross Income per SqFt	\$30.00	\$39.90	\$29.00
Full Market Value	\$9,190,000	\$7,250,000	\$4,630,000
Market Value per SqFt	\$140.00	\$196.00	\$120.00
Distance from Cooperative in miles		0.10	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0001	1-01048-0026	1-01125-0009
Address	357 WEST 55 STREET	307 WEST 57 STREET	37 WEST 72 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	75	125	94
Year Built	1935	1928	1929
Gross SqFt	70,507	75,617	80,281
Estimated Gross Income	\$1,868,435	\$2,323,179	\$2,325,584
Gross Income per SqFt	\$26.50	\$30.70	\$29.00
Full Market Value	\$7,740,000	\$10,800,000	\$9,630,000
Market Value per SqFt	\$110.00	\$143.00	\$120.00
Distance from Cooperative in miles		0.10	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0013	1-01043-0005	1-01045-0050
Address	339 WEST 55 STREET	369 WEST 52 STREET	330 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	72	48	62
Year Built	1925	1940	1954
Gross SqFt	58,662	37,030	38,541
Estimated Gross Income	\$1,818,522	\$1,477,104	\$1,118,162
Gross Income per SqFt	\$31.00	\$39.90	\$29.00
Full Market Value	\$8,470,000	\$7,250,000	\$4,630,000
Market Value per SqFt	\$144.00	\$196.00	\$120.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0021	1-01036-0028	1-01211-0052
Address	321 WEST 55 STREET	305 WEST 45 STREET	158 WEST 81 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	36	85	38
Year Built	1912	1914	1930
Gross SqFt	43,243	44,466	37,251
Estimated Gross Income	\$1,081,075	\$1,395,626	\$911,520
Gross Income per SqFt	\$25.00	\$31.40	\$24.47
Full Market Value	\$4,480,000	\$6,500,000	\$3,780,000
Market Value per SqFt	\$104.00	\$146.00	\$101.00
Distance from Cooperative in miles		0.50	1.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0023	1-01309-0041	1-01125-0061
Address	315 WEST 55 STREET	160 EAST 55 STREET	46 WEST 73 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN CBD	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	43	46	36
Year Built	1945	1955	1925
Gross SqFt	28,098	26,000	22,788
Estimated Gross Income	\$899,136	\$857,177	\$747,529
Gross Income per SqFt	\$32.00	\$33.00	\$32.80
Full Market Value	\$4,190,000	\$3,990,000	\$3,480,000
Market Value per SqFt	\$149.00	\$153.00	\$153.00
Distance from Cooperative in miles		0.95	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0028	1-01045-0042	1-01196-0046
Address	305 WEST 55 STREET	320 WEST 55 STREET	28 WEST 83 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	40	30
Year Built	1920	1900	1900
Gross SqFt	14,235	17,552	17,755
Estimated Gross Income	\$441,285	\$567,086	\$587,172
Gross Income per SqFt	\$31.00	\$32.30	\$33.10
Full Market Value	\$2,060,000	\$2,640,000	\$2,740,000
Market Value per SqFt	\$145.00	\$150.00	\$154.00
Distance from Cooperative in miles		0.05	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0038	1-01331-0039	1-01344-0041
Address	306 WEST 56 STREET	210 EAST 58 STREET	320 EAST 52 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	116	109	87
Year Built	1964	1959	1960
Gross SqFt	65,000	84,000	88,300
Estimated Gross Income	\$1,950,000	\$2,768,278	\$2,483,712
Gross Income per SqFt	\$30.00	\$33.00	\$28.10
Full Market Value	\$9,080,000	\$12,900,000	\$10,300,000
Market Value per SqFt	\$140.00	\$154.00	\$117.00
Distance from Cooperative in miles		1.05	1.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0042	1-01227-0027	1-01228-0039
Address	316 WEST 56 STREET	207 WEST 79 STREET	204 WEST 81 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	33	38	20
Year Built	1933	1920	1920
Gross SqFt	18,506	23,952	15,735
Estimated Gross Income	\$666,216	\$960,914	\$571,984
Gross Income per SqFt	\$36.00	\$40.10	\$36.40
Full Market Value	\$3,100,000	\$4,720,000	\$2,660,000
Market Value per SqFt	\$168.00	\$197.00	\$169.00
Distance from Cooperative in miles		1.25	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0054	1-01143-0020	1-01184-0089
Address	342 WEST 56 STREET	133 WEST 71 STREET	306 WEST 75 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	42	36	30
Year Built	1930	1928	1920
Gross SqFt	28,034	30,712	20,130
Estimated Gross Income	\$756,918	\$901,428	\$615,199
Gross Income per SqFt	\$27.00	\$29.40	\$30.60
Full Market Value	\$3,140,000	\$4,200,000	\$2,870,000
Market Value per SqFt	\$112.00	\$137.00	\$143.00
Distance from Cooperative in miles		0.80	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0056	1-01036-0028	1-01046-0009
Address	346 WEST 56 STREET	305 WEST 45 STREET	347 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	80	85	96
Year Built	1920	1914	1911
Gross SqFt	48,810	44,466	53,952
Estimated Gross Income	\$1,464,300	\$1,395,626	\$1,624,177
Gross Income per SqFt	\$30.00	\$31.40	\$30.10
Full Market Value	\$6,820,000	\$6,500,000	\$7,570,000
Market Value per SqFt	\$140.00	\$146.00	\$140.00
Distance from Cooperative in miles		0.50	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01049-0001	1-01465-0021	1-01052-0001
Address	345 WEST 58 STREET	1313 YORK AVENUE	576 10 AVENUE
Neighborhood	MIDTOWN WEST	UPPER EAST SIDE (59-79)	CLINTON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	590	442	1,708
Year Built	1957	1966	1976
Gross SqFt	588,527	400,612	2,035,745
Estimated Gross Income	\$17,655,810	\$12,411,953	\$58,981,570
Gross Income per SqFt	\$30.00	\$31.00	\$29.00
Full Market Value	\$82,200,000	\$57,800,000	\$125,000,000
Market Value per SqFt	\$140.00	\$144.00	\$61.00
Distance from Cooperative in miles		1.50	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01053-0007	1-01054-0036	1-01061-0060
Address	455 WEST 43 STREET	637 9 AVENUE	458 WEST 52 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	34	52	26
Year Built	1939	1940	1910
Gross SqFt	17,415	21,840	21,000
Estimated Gross Income	\$505,035	\$789,979	\$705,187
Gross Income per SqFt	\$29.00	\$36.20	\$33.60
Full Market Value	\$2,350,000	\$3,680,000	\$3,280,000
Market Value per SqFt	\$135.00	\$168.00	\$156.00
Distance from Cooperative in miles		0.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01053-0009	1-01064-0055	1-01058-0012
Address	453 WEST 43 STREET	446 WEST 55 STREET	437 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	14	20	20
Year Built	1920	1901	1901
Gross SqFt	8,450	9,155	8,185
Estimated Gross Income	\$261,950	\$287,092	\$322,492
Gross Income per SqFt	\$31.00	\$31.40	\$39.40
Full Market Value	\$1,220,000	\$1,340,000	\$1,580,000
Market Value per SqFt	\$144.00	\$146.00	\$193.00
Distance from Cooperative in miles		0.55	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01054-0002	1-01054-0036	
Address	463 WEST 44 STREET	637 9 AVENUE	
Neighborhood	CLINTON	CLINTON	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	43	52	
Year Built	1940	1940	
Gross SqFt	17,484	21,840	
Estimated Gross Income	\$507,036	\$789,979	
Gross Income per SqFt	\$29.00	\$36.20	
Full Market Value	\$2,360,000	\$3,680,000	
Market Value per SqFt	\$135.00	\$168.00	
Distance from Cooperative in miles		0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01054-0024	1-01053-0023	1-01057-0048
Address	411 WEST 44 STREET	417 WEST 43 STREET	426 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	35	36	36
Year Built	1920	1910	1900
Gross SqFt	21,540	20,886	20,235
Estimated Gross Income	\$603,120	\$800,597	\$717,882
Gross Income per SqFt	\$28.00	\$38.30	\$35.50
Full Market Value	\$2,500,000	\$3,930,000	\$3,340,000
Market Value per SqFt	\$116.00	\$188.00	\$165.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0001	1-01054-0056	1-01056-0052
Address	454 WEST 46 STREET	444 WEST 45 STREET	440 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	48	60	46
Year Built	1900	1926	1940
Gross SqFt	60,000	65,615	37,480
Estimated Gross Income	\$1,560,000	\$1,841,320	\$1,145,851
Gross Income per SqFt	\$26.00	\$28.10	\$30.60
Full Market Value	\$6,460,000	\$7,630,000	\$5,340,000
Market Value per SqFt	\$108.00	\$116.00	\$142.00
Distance from Cooperative in miles		0.05	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0028	1-01057-0048	1-01053-0037
Address	405 WEST 45 STREET	426 WEST 48 STREET	404 WEST 44 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	30	36	35
Year Built	1930	1900	1901
Gross SqFt	21,090	20,235	20,682
Estimated Gross Income	\$590,520	\$717,882	\$886,483
Gross Income per SqFt	\$28.00	\$35.50	\$42.90
Full Market Value	\$2,450,000	\$3,340,000	\$4,350,000
Market Value per SqFt	\$116.00	\$165.00	\$210.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0038	1-01078-0014	1-01077-0017
Address	406 WEST 46 STREET	533 WEST 49 STREET	527 WEST 48 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	10,945	9,690	10,730
Estimated Gross Income	\$339,295	\$360,534	\$411,487
Gross Income per SqFt	\$31.00	\$37.20	\$38.30
Full Market Value	\$1,580,000	\$1,680,000	\$2,020,000
Market Value per SqFt	\$144.00	\$173.00	\$188.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0044	1-01078-0014	1-01077-0017
Address	418 WEST 46 STREET	533 WEST 49 STREET	527 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	20	20
Year Built	1910	1901	1901
Gross SqFt	10,050	9,690	10,730
Estimated Gross Income	\$311,550	\$360,534	\$411,487
Gross Income per SqFt	\$31.00	\$37.20	\$38.30
Full Market Value	\$1,450,000	\$1,680,000	\$2,020,000
Market Value per SqFt	\$144.00	\$173.00	\$188.00
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0045	1-01078-0014	1-01053-0012
Address	420 WEST 46 STREET	533 WEST 49 STREET	447 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	21	20	20
Year Built	1910	1901	1920
Gross SqFt	10,974	9,690	9,855
Estimated Gross Income	\$340,194	\$360,534	\$406,485
Gross Income per SqFt	\$31.00	\$37.20	\$41.20
Full Market Value	\$1,580,000	\$1,680,000	\$2,000,000
Market Value per SqFt	\$144.00	\$173.00	\$203.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0047	1-01053-0012	1-01058-0012
Address	424 WEST 46 STREET	447 WEST 43 STREET	437 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1910	1920	1901
Gross SqFt	8,550	9,855	8,185
Estimated Gross Income	\$265,050	\$406,485	\$322,492
Gross Income per SqFt	\$31.00	\$41.20	\$39.40
Full Market Value	\$1,230,000	\$2,000,000	\$1,580,000
Market Value per SqFt	\$144.00	\$203.00	\$193.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0048	1-01058-0012	1-01053-0012
Address	426 WEST 46 STREET	437 WEST 48 STREET	447 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1910	1901	1920
Gross SqFt	8,175	8,185	9,855
Estimated Gross Income	\$253,425	\$322,492	\$406,485
Gross Income per SqFt	\$31.00	\$39.40	\$41.20
Full Market Value	\$1,180,000	\$1,580,000	\$2,000,000
Market Value per SqFt	\$144.00	\$193.00	\$203.00
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0049	1-01053-0012	1-01078-0014
Address	428 WEST 46 STREET	447 WEST 43 STREET	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1910	1920	1901
Gross SqFt	8,175	9,855	9,690
Estimated Gross Income	\$253,425	\$406,485	\$360,534
Gross Income per SqFt	\$31.00	\$41.20	\$37.20
Full Market Value	\$1,180,000	\$2,000,000	\$1,680,000
Market Value per SqFt	\$144.00	\$203.00	\$173.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01056-0001	1-01058-0016	1-01057-0141
Address	465 WEST 46 STREET	425 WEST 48 STREET	414 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	61	39	54
Year Built	1920	1901	1930
Gross SqFt	59,043	35,404	57,700
Estimated Gross Income	\$1,771,290	\$1,263,254	\$2,342,405
Gross Income per SqFt	\$30.00	\$35.70	\$40.60
Full Market Value	\$3,760,000	\$2,680,000	\$4,970,000
Market Value per SqFt	\$64.00	\$76.00	\$86.00
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01056-0018	1-01053-0012	1-01078-0014
Address	433 WEST 46 STREET	447 WEST 43 STREET	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	16	20	20
Year Built	1910	1920	1901
Gross SqFt	9,390	9,855	9,690
Estimated Gross Income	\$291,090	\$406,485	\$360,534
Gross Income per SqFt	\$31.00	\$41.20	\$37.20
Full Market Value	\$617,000	\$2,000,000	\$1,680,000
Market Value per SqFt	\$66.00	\$203.00	\$173.00
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01056-0025	1-01078-0014	1-01077-0017
Address	415 WEST 46 STREET	533 WEST 49 STREET	527 WEST 48 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	9,970	9,690	10,730
Estimated Gross Income	\$309,070	\$360,534	\$411,487
Gross Income per SqFt	\$31.00	\$37.20	\$38.30
Full Market Value	\$1,440,000	\$1,680,000	\$2,020,000
Market Value per SqFt	\$144.00	\$173.00	\$188.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01056-0037	1-01053-0012	1-01078-0014
Address	406 WEST 47 STREET	447 WEST 43 STREET	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1901	1920	1901
Gross SqFt	10,520	9,855	9,690
Estimated Gross Income	\$336,640	\$406,485	\$360,534
Gross Income per SqFt	\$32.00	\$41.20	\$37.20
Full Market Value	\$714,000	\$2,000,000	\$1,680,000
Market Value per SqFt	\$68.00	\$203.00	\$173.00
Distance from Cooperative in miles		0.15	0.20

	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	\$584,640	\$705,187	\$789,979
Gross Income per SqFt	\$29.00	\$33.60	\$36.20
Full Market Value	\$2,720,000	\$3,280,000	\$3,680,000
Market Value per SqFt	\$135.00	\$156.00	\$168.00
Distance from Cooperative in miles		0.25	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01057-0035	1-01053-0037	1-01057-0048
Address	695 9 AVENUE	404 WEST 44 STREET	426 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	35	36
Year Built	1900	1901	1900
Gross SqFt	21,225	20,682	20,235
Estimated Gross Income	\$594,300	\$886,483	\$717,882
Gross Income per SqFt	\$28.00	\$42.90	\$35.50
Full Market Value	\$2,460,000	\$4,350,000	\$3,340,000
Market Value per SqFt	\$116.00	\$210.00	\$165.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01057-0037	1-01055-0029	1-01056-0060
Address	404 WEST 48 STREET	643 9 AVENUE	456 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	21	15
Year Built	1900	1910	1925
Gross SqFt	13,375	13,500	11,455
Estimated Gross Income	\$428,000	\$729,807	\$412,202
Gross Income per SqFt	\$32.00	\$54.00	\$36.00
Full Market Value	\$907,000	\$3,580,000	\$1,920,000
Market Value per SqFt	\$68.00	\$265.00	\$168.00
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01058-0024	1-01078-0014	1-01053-0012
Address	413 WEST 48 STREET	533 WEST 49 STREET	447 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	19	20	20
Year Built	1910	1901	1920
Gross SqFt	9,475	9,690	9,855
Estimated Gross Income	\$303,200	\$360,534	\$406,485
Gross Income per SqFt	\$32.00	\$37.20	\$41.20
Full Market Value	\$643,000	\$1,680,000	\$2,000,000
Market Value per SqFt	\$68.00	\$173.00	\$203.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01058-0025	1-01078-0014	1-01053-0012
Address	411 WEST 48 STREET	533 WEST 49 STREET	447 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1901	1901	1920
Gross SqFt	10,200	9,690	9,855
Estimated Gross Income	\$316,200	\$360,534	\$406,485
Gross Income per SqFt	\$31.00	\$37.20	\$41.20
Full Market Value	\$1,470,000	\$1,680,000	\$2,000,000
Market Value per SqFt	\$144.00	\$173.00	\$203.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01058-0026	1-01078-0014	1-01053-0012
Address	409 WEST 48 STREET	533 WEST 49 STREET	447 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1901	1901	1920
Gross SqFt	10,200	9,690	9,855
Estimated Gross Income	\$316,200	\$360,534	\$406,485
Gross Income per SqFt	\$31.00	\$37.20	\$41.20
Full Market Value	\$1,470,000	\$1,680,000	\$2,000,000
Market Value per SqFt	\$144.00	\$173.00	\$203.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01058-0027	1-01056-0057	1-01056-0060
Address	405 WEST 48 STREET	450 WEST 47 STREET	456 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	17	16	15
Year Built	1910	1910	1925
Gross SqFt	12,315	11,285	11,455
Estimated Gross Income	\$394,080	\$387,020	\$412,202
Gross Income per SqFt	\$32.00	\$34.30	\$36.00
Full Market Value	\$835,000	\$1,800,000	\$1,920,000
Market Value per SqFt	\$68.00	\$160.00	\$168.00
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01058-0052	1-01058-0012	1-01078-0014
Address	438 WEST 49 STREET	437 WEST 48 STREET	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1910	1901	1901
Gross SqFt	9,925	8,185	9,690
Estimated Gross Income	\$307,675	\$322,492	\$360,534
Gross Income per SqFt	\$31.00	\$39.40	\$37.20
Full Market Value	\$1,430,000	\$1,580,000	\$1,680,000
Market Value per SqFt	\$144.00	\$193.00	\$173.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01060-0024	1-01053-0012	1-01058-0012
Address	413 WEST 50 STREET	447 WEST 43 STREET	437 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	15	20	20
Year Built	1901	1920	1901
Gross SqFt	7,640	9,855	8,185
Estimated Gross Income	\$236,840	\$406,485	\$322,492
Gross Income per SqFt	\$31.00	\$41.20	\$39.40
Full Market Value	\$1,100,000	\$2,000,000	\$1,580,000
Market Value per SqFt	\$144.00	\$203.00	\$193.00
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01062-0026	1-01053-0012	1-01056-0012
Address	411 WEST 52 STREET	447 WEST 43 STREET	449 WEST 46 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	18
Year Built	1901	1920	1910
Gross SqFt	7,500	9,855	7,300
Estimated Gross Income	\$232,500	\$406,485	\$240,600
Gross Income per SqFt	\$31.00	\$41.20	\$33.00
Full Market Value	\$1,080,000	\$2,000,000	\$1,120,000
Market Value per SqFt	\$144.00	\$203.00	\$153.00
Distance from Cooperative in miles		0.45	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01063-0054	1-01053-0012	1-01077-0017
Address	444 WEST 54 STREET	447 WEST 43 STREET	527 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	19	20	20
Year Built	1910	1920	1901
Gross SqFt	9,660	9,855	10,730
Estimated Gross Income	\$309,120	\$406,485	\$411,487
Gross Income per SqFt	\$32.00	\$41.20	\$38.30
Full Market Value	\$655,000	\$2,000,000	\$2,020,000
Market Value per SqFt	\$68.00	\$203.00	\$188.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01064-0001	1-01055-0029	1-01061-0001
Address	812 10 AVENUE	643 9 AVENUE	750 10 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	21	24
Year Built	1920	1910	1910
Gross SqFt	13,574	13,500	15,506
Estimated Gross Income	\$434,368	\$729,807	\$602,912
Gross Income per SqFt	\$32.00	\$54.00	\$38.90
Full Market Value	\$921,000	\$3,580,000	\$2,960,000
Market Value per SqFt	\$68.00	\$265.00	\$191.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01064-0014	1-01078-0014	1-01077-0017
Address	433 WEST 54 STREET	533 WEST 49 STREET	527 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1920	1901	1901
Gross SqFt	9,920	9,690	10,730
Estimated Gross Income	\$307,520	\$360,534	\$411,487
Gross Income per SqFt	\$31.00	\$37.20	\$38.30
Full Market Value	\$1,430,000	\$1,680,000	\$2,020,000
Market Value per SqFt	\$144.00	\$173.00	\$188.00
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01064-0015	1-01078-0014	1-01077-0017
Address	431 WEST 54 STREET	533 WEST 49 STREET	527 WEST 48 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	9,920	9,690	10,730
Estimated Gross Income	\$307,520	\$360,534	\$411,487
Gross Income per SqFt	\$31.00	\$37.20	\$38.30
Full Market Value	\$1,430,000	\$1,680,000	\$2,020,000
Market Value per SqFt	\$144.00	\$173.00	\$188.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01065-0021	1-01054-0056	1-01056-0052
Address	419 WEST 55 STREET	444 WEST 45 STREET	440 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	24	60	46
Year Built	1911	1926	1940
Gross SqFt	31,000	65,615	37,480
Estimated Gross Income	\$837,000	\$1,841,320	\$1,145,851
Gross Income per SqFt	\$27.00	\$28.10	\$30.60
Full Market Value	\$3,470,000	\$7,630,000	\$5,340,000
Market Value per SqFt	\$112.00	\$116.00	\$142.00
Distance from Cooperative in miles		0.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01065-0023	1-01053-0018	1-01056-0052
Address	415 WEST 55 STREET	433 WEST 43 STREET	440 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	22	34	46
Year Built	1911	1900	1940
Gross SqFt	31,468	26,009	37,480
Estimated Gross Income	\$881,104	\$865,892	\$1,145,851
Gross Income per SqFt	\$28.00	\$33.30	\$30.60
Full Market Value	\$3,650,000	\$4,030,000	\$5,340,000
Market Value per SqFt	\$116.00	\$155.00	\$142.00
Distance from Cooperative in miles		0.60	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01065-0033	1-01053-0012	1-01058-0033
Address	855 9 AVENUE	447 WEST 43 STREET	709 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	20	20
Year Built	1901	1920	1901
Gross SqFt	7,920	9,855	9,743
Estimated Gross Income	\$253,440	\$406,485	\$380,597
Gross Income per SqFt	\$32.00	\$41.20	\$39.10
Full Market Value	\$1,180,000	\$2,000,000	\$1,870,000
Market Value per SqFt	\$149.00	\$203.00	\$192.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01065-0034	1-01055-0029	1-01061-0001
Address	857 9 AVENUE	643 9 AVENUE	750 10 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	21	24
Year Built	1901	1910	1910
Gross SqFt	14,220	13,500	15,506
Estimated Gross Income	\$526,140	\$729,807	\$602,912
Gross Income per SqFt	\$37.00	\$54.00	\$38.90
Full Market Value	\$2,450,000	\$3,580,000	\$2,960,000
Market Value per SqFt	\$172.00	\$265.00	\$191.00
Distance from Cooperative in miles		0.50	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01066-0037	1-01066-0053	1-01054-0056
Address	408 WEST 57 STREET	442 WEST 57 STREET	444 WEST 45 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	147	118	60
Year Built	1957	1960	1926
Gross SqFt	104,966	103,612	65,615
Estimated Gross Income	\$2,729,116	\$2,617,143	\$1,841,320
Gross Income per SqFt	\$26.00	\$25.30	\$28.10
Full Market Value	\$11,300,000	\$10,800,000	\$7,630,000
Market Value per SqFt	\$108.00	\$104.00	\$116.00
Distance from Cooperative in miles		0.00	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01066-0063	1-01078-0014	1-01056-0060
Address	458 WEST 57 STREET	533 WEST 49 STREET	456 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	15
Year Built	1910	1901	1925
Gross SqFt	10,100	9,690	11,455
Estimated Gross Income	\$323,200	\$360,534	\$412,202
Gross Income per SqFt	\$32.00	\$37.20	\$36.00
Full Market Value	\$685,000	\$1,680,000	\$1,920,000
Market Value per SqFt	\$68.00	\$173.00	\$168.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01067-0008	1-01054-0056	1-01066-0053
Address	457 WEST 57 STREET	444 WEST 45 STREET	442 WEST 57 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	237	60	118
Year Built	1929	1926	1960
Gross SqFt	114,992	65,615	103,612
Estimated Gross Income	\$2,989,792	\$1,841,320	\$2,617,143
Gross Income per SqFt	\$26.00	\$28.10	\$25.30
Full Market Value	\$12,400,000	\$7,630,000	\$10,800,000
Market Value per SqFt	\$108.00	\$116.00	\$104.00
Distance from Cooperative in miles		0.65	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01067-0022	1-01054-0036	1-01067-0032
Address	421 WEST 57 STREET	637 9 AVENUE	401 WEST 57 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	42	52	34
Year Built	1940	1940	1890
Gross SqFt	24,426	21,840	20,265
Estimated Gross Income	\$708,354	\$789,979	\$977,024
Gross Income per SqFt	\$29.00	\$36.20	\$48.20
Full Market Value	\$3,300,000	\$3,680,000	\$4,800,000
Market Value per SqFt	\$135.00	\$168.00	\$237.00
Distance from Cooperative in miles		0.65	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01067-0026	1-01067-0032	1-01054-0036
Address	413 WEST 57 STREET	401 WEST 57 STREET	637 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	29	34	52
Year Built	1900	1890	1940
Gross SqFt	12,500	20,265	21,840
Estimated Gross Income	\$362,500	\$977,024	\$789,979
Gross Income per SqFt	\$29.00	\$48.20	\$36.20
Full Market Value	\$1,690,000	\$4,800,000	\$3,680,000
Market Value per SqFt	\$135.00	\$237.00	\$168.00
Distance from Cooperative in miles		0.00	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01067-0028	1-01054-0056	1-01056-0052
Address	405 WEST 57 STREET	444 WEST 45 STREET	440 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	48	60	46
Year Built	1940	1926	1940
Gross SqFt	43,809	65,615	37,480
Estimated Gross Income	\$1,182,843	\$1,841,320	\$1,145,851
Gross Income per SqFt	\$27.00	\$28.10	\$30.60
Full Market Value	\$4,900,000	\$7,630,000	\$5,340,000
Market Value per SqFt	\$112.00	\$116.00	\$142.00
Distance from Cooperative in miles		0.65	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01067-0033	1-01054-0056	1-01056-0052
Address	400 WEST 58 STREET	444 WEST 45 STREET	440 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	50	60	46
Year Built	1957	1926	1940
Gross SqFt	40,512	65,615	37,480
Estimated Gross Income	\$1,093,824	\$1,841,320	\$1,145,851
Gross Income per SqFt	\$27.00	\$28.10	\$30.60
Full Market Value	\$4,530,000	\$7,630,000	\$5,340,000
Market Value per SqFt	\$112.00	\$116.00	\$142.00
Distance from Cooperative in miles		0.65	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01075-0033	1-01057-0048	1-01055-0029
Address	661 10 AVENUE	426 WEST 48 STREET	643 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	15	36	21
Year Built	1910	1900	1910
Gross SqFt	15,500	20,235	13,500
Estimated Gross Income	\$496,000	\$717,882	\$729,807
Gross Income per SqFt	\$32.00	\$35.50	\$54.00
Full Market Value	\$2,310,000	\$3,340,000	\$3,580,000
Market Value per SqFt	\$149.00	\$165.00	\$265.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01076-0019	1-01053-0037	1-01057-0048
Address	521 WEST 47 STREET	404 WEST 44 STREET	426 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	35	36
Year Built	1910	1901	1900
Gross SqFt	19,471	20,682	20,235
Estimated Gross Income	\$564,659	\$886,483	\$717,882
Gross Income per SqFt	\$29.00	\$42.90	\$35.50
Full Market Value	\$2,630,000	\$4,350,000	\$3,340,000
Market Value per SqFt	\$135.00	\$210.00	\$165.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01077-0015	1-01053-0012	1-01078-0014
Address	531 WEST 48 STREET	447 WEST 43 STREET	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1901	1920	1901
Gross SqFt	9,730	9,855	9,690
Estimated Gross Income	\$301,630	\$406,485	\$360,534
Gross Income per SqFt	\$31.00	\$41.20	\$37.20
Full Market Value	\$1,410,000	\$2,000,000	\$1,680,000
Market Value per SqFt	\$145.00	\$203.00	\$173.00
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01077-0022	1-01053-0012	1-01078-0014
Address	517 WEST 48 STREET	447 WEST 43 STREET	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	18	20	20
Year Built	1901	1920	1901
Gross SqFt	9,730	9,855	9,690
Estimated Gross Income	\$311,360	\$406,485	\$360,534
Gross Income per SqFt	\$32.00	\$41.20	\$37.20
Full Market Value	\$660,000	\$2,000,000	\$1,680,000
Market Value per SqFt	\$68.00	\$203.00	\$173.00
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01078-0042	1-01053-0012	1-01078-0014
Address	514 WEST 50 STREET	447 WEST 43 STREET	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	18	20	20
Year Built	1901	1920	1901
Gross SqFt	9,650	9,855	9,690
Estimated Gross Income	\$308,800	\$406,485	\$360,534
Gross Income per SqFt	\$32.00	\$41.20	\$37.20
Full Market Value	\$655,000	\$2,000,000	\$1,680,000
Market Value per SqFt	\$68.00	\$203.00	\$173.00
Distance from Cooperative in miles		0.35	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01078-0045	1-01078-0014	1-01053-0012
Address	520 WEST 50 STREET	533 WEST 49 STREET	447 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1901	1901	1920
Gross SqFt	9,525	9,690	9,855
Estimated Gross Income	\$295,275	\$360,534	\$406,485
Gross Income per SqFt	\$31.00	\$37.20	\$41.20
Full Market Value	\$1,380,000	\$1,680,000	\$2,000,000
Market Value per SqFt	\$145.00	\$173.00	\$203.00
Distance from Cooperative in miles		0.00	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01078-0046	1-01053-0012	1-01078-0014
Address	522 WEST 50 STREET	447 WEST 43 STREET	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1901	1920	1901
Gross SqFt	9,645	9,855	9,690
Estimated Gross Income	\$298,995	\$406,485	\$360,534
Gross Income per SqFt	\$31.00	\$41.20	\$37.20
Full Market Value	\$1,390,000	\$2,000,000	\$1,680,000
Market Value per SqFt	\$144.00	\$203.00	\$173.00
Distance from Cooperative in miles		0.35	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01083-0035	1-01058-0016	1-01057-0141
Address	498 WEST 55 STREET	425 WEST 48 STREET	414 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	47	39	54
Year Built	1920	1901	1930
Gross SqFt	35,625	35,404	57,700
Estimated Gross Income	\$1,068,750	\$1,263,254	\$2,342,405
Gross Income per SqFt	\$30.00	\$35.70	\$40.60
Full Market Value	\$2,270,000	\$2,680,000	\$4,970,000
Market Value per SqFt	\$64.00	\$76.00	\$86.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01114-0061	1-01332-0029	1-01338-0040
Address	44 WEST 62 STREET	240 EAST 59 STREET	314 EAST 46 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	161	167	250
Year Built	1974	1983	1981
Gross SqFt	247,176	324,212	253,256
Estimated Gross Income	\$10,381,392	\$13,165,445	\$11,384,191
Gross Income per SqFt	\$42.00	\$40.60	\$45.00
Full Market Value	\$51,000,000	\$64,600,000	\$55,900,000
Market Value per SqFt	\$206.00	\$199.00	\$221.00
Distance from Cooperative in miles		1.10	1.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01117-0016	1-01043-0005	1-01320-0018
Address	29 WEST 64 STREET	369 WEST 52 STREET	235 EAST 46 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	45	48	63
Year Built	1938	1940	1938
Gross SqFt	38,563	37,030	49,914
Estimated Gross Income	\$1,503,957	\$1,477,104	\$2,191,782
Gross Income per SqFt	\$39.00	\$39.90	\$43.90
Full Market Value	\$7,380,000	\$7,250,000	\$10,800,000
Market Value per SqFt	\$191.00	\$196.00	\$216.00
Distance from Cooperative in miles		0.60	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01117-0019	1-01253-0035	1-01143-0020
Address	25 WEST 64 STREET	310 WEST 95 STREET	133 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	53	45	36
Year Built	1923	1925	1928
Gross SqFt	33,492	37,674	30,712
Estimated Gross Income	\$1,172,220	\$1,466,490	\$901,428
Gross Income per SqFt	\$35.00	\$38.90	\$29.40
Full Market Value	\$5,460,000	\$7,200,000	\$4,200,000
Market Value per SqFt	\$163.00	\$191.00	\$137.00
Distance from Cooperative in miles		1.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01117-0021	1-01043-0005	1-01129-0047
Address	17 WEST 64 STREET	369 WEST 52 STREET	22 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	54	48	42
Year Built	1924	1940	1921
Gross SqFt	32,881	37,030	26,910
Estimated Gross Income	\$1,150,835	\$1,477,104	\$870,325
Gross Income per SqFt	\$35.00	\$39.90	\$32.30
Full Market Value	\$5,360,000	\$7,250,000	\$4,050,000
Market Value per SqFt	\$163.00	\$196.00	\$151.00
Distance from Cooperative in miles		0.60	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01117-0029	1-01210-0012	1-01150-0041
Address	1 WEST 64 STREET	147 WEST 79 STREET	120 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	94	61	64
Year Built	1910	1926	1926
Gross SqFt	119,866	76,193	114,696
Estimated Gross Income	\$4,075,444	\$2,581,011	\$3,364,798
Gross Income per SqFt	\$34.00	\$33.90	\$29.30
Full Market Value	\$19,000,000	\$12,000,000	\$15,700,000
Market Value per SqFt	\$159.00	\$157.00	\$137.00
Distance from Cooperative in miles		0.80	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01117-0036	1-01232-0014	1-01162-0046
Address	46 CENTRAL PARK WEST	2326 BROADWAY	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	43	129	170
Year Built	1907	1925	1917
Gross SqFt	122,273	104,810	106,920
Estimated Gross Income	\$5,013,193	\$4,157,479	\$5,390,335
Gross Income per SqFt	\$41.00	\$39.70	\$50.00
Full Market Value	\$24,600,000	\$20,400,000	\$26,500,000
Market Value per SqFt	\$201.00	\$195.00	\$248.00
Distance from Cooperative in miles		1.05	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01118-0022	1-01218-0001	1-01314-0021
Address	5 WEST 65 STREET	567 AMSTERDAM AVENUE	747 2 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	277	272	276
Year Built	1969	1975	1972
Gross SqFt	400,000	288,418	387,761
Estimated Gross Income	\$12,800,000	\$9,048,983	\$13,163,054
Gross Income per SqFt	\$32.00	\$31.40	\$33.90
Full Market Value	\$59,600,000	\$33,800,000	\$61,300,000
Market Value per SqFt	\$149.00	\$117.00	\$158.00
Distance from Cooperative in miles		1.15	1.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01118-0036	1-01167-0011	1-01233-0016
Address	55 CENTRAL PARK WEST	2139 BROADWAY	2350 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	111	224	321
Year Built	1930	1901	1903
Gross SqFt	231,733	224,803	236,789
Estimated Gross Income	\$9,269,320	\$9,272,595	\$8,282,855
Gross Income per SqFt	\$40.00	\$41.20	\$35.00
Full Market Value	\$45,500,000	\$45,500,000	\$38,600,000
Market Value per SqFt	\$196.00	\$202.00	\$163.00
Distance from Cooperative in miles		0.65	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01119-0029	1-01158-0033	1-01230-0043
Address	65 CENTRAL PARK WEST	212 AMSTERDAM AVENUE	2290 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	111	233	125
Year Built	1929	1926	1924
Gross SqFt	182,048	160,049	165,452
Estimated Gross Income	\$6,371,680	\$6,399,443	\$5,301,704
Gross Income per SqFt	\$35.00	\$40.00	\$32.00
Full Market Value	\$29,700,000	\$31,400,000	\$24,700,000
Market Value per SqFt	\$163.00	\$196.00	\$149.00
Distance from Cooperative in miles		0.35	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01119-0036	1-01210-0012	1-01150-0041
Address	70 CENTRAL PARK WEST	147 WEST 79 STREET	120 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	67	61	64
Year Built	1918	1926	1926
Gross SqFt	126,557	76,193	114,696
Estimated Gross Income	\$4,429,495	\$2,581,011	\$3,364,798
Gross Income per SqFt	\$35.00	\$33.90	\$29.30
Full Market Value	\$20,600,000	\$12,000,000	\$15,700,000
Market Value per SqFt	\$163.00	\$157.00	\$137.00
Distance from Cooperative in miles		0.70	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01119-0047	1-01126-0038	1-01200-0005
Address	40 WEST 67 STREET	8 WEST 74 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	39	86	83
Year Built	1930	1941	1927
Gross SqFt	56,245	71,890	70,144
Estimated Gross Income	\$1,968,575	\$3,489,309	\$2,064,827
Gross Income per SqFt	\$35.00	\$48.50	\$29.40
Full Market Value	\$9,170,000	\$17,100,000	\$9,620,000
Market Value per SqFt	\$163.00	\$238.00	\$137.00
Distance from Cooperative in miles		0.35	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01119-0050	1-01039-0032	1-01241-0046
Address	50 WEST 67 STREET	799 8 AVENUE	2512 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	62	115	68
Year Built	1917	1910	1900
Gross SqFt	84,062	95,026	62,280
Estimated Gross Income	\$3,110,294	\$3,810,990	\$2,453,957
Gross Income per SqFt	\$37.00	\$40.10	\$39.40
Full Market Value	\$14,500,000	\$18,700,000	\$12,000,000
Market Value per SqFt	\$172.00	\$197.00	\$193.00
Distance from Cooperative in miles		0.90	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0007	1-01253-0035	1-01143-0027
Address	39 WEST 67 STREET	310 WEST 95 STREET	113 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	41	45	38
Year Built	1906	1925	1913
Gross SqFt	42,857	37,674	36,364
Estimated Gross Income	\$1,414,281	\$1,466,490	\$994,508
Gross Income per SqFt	\$33.00	\$38.90	\$27.30
Full Market Value	\$6,590,000	\$7,200,000	\$4,120,000
Market Value per SqFt	\$154.00	\$191.00	\$113.00
Distance from Cooperative in miles		1.45	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0011	1-01128-0061	1-01150-0048
Address	33 WEST 67 STREET	331 COLUMBUS AVENUE	140 WEST 79 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	36	57	74
Year Built	1905	1900	1914
Gross SqFt	66,847	62,434	75,240
Estimated Gross Income	\$2,005,410	\$2,023,651	\$2,297,524
Gross Income per SqFt	\$30.00	\$32.40	\$30.50
Full Market Value	\$9,340,000	\$9,430,000	\$10,700,000
Market Value per SqFt	\$140.00	\$151.00	\$142.00
Distance from Cooperative in miles		0.40	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0014	1-01046-0009	1-01229-0006
Address	27 WEST 67 STREET	347 WEST 55 STREET	265 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	32	96	36
Year Built	1902	1911	1900
Gross SqFt	59,431	53,952	41,137
Estimated Gross Income	\$1,723,499	\$1,624,177	\$1,334,760
Gross Income per SqFt	\$29.00	\$30.10	\$32.40
Full Market Value	\$8,030,000	\$7,570,000	\$6,220,000
Market Value per SqFt	\$135.00	\$140.00	\$151.00
Distance from Cooperative in miles		0.60	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0017	1-01126-0038	1-01200-0005
Address	17 WEST 67 STREET	8 WEST 74 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	73	86	83
Year Built	1930	1941	1927
Gross SqFt	61,568	71,890	70,144
Estimated Gross Income	\$2,216,448	\$3,489,309	\$2,064,827
Gross Income per SqFt	\$36.00	\$48.50	\$29.40
Full Market Value	\$10,300,000	\$17,100,000	\$9,620,000
Market Value per SqFt	\$167.00	\$238.00	\$137.00
Distance from Cooperative in miles		0.30	0.95

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0022	1-01251-0063	1-01252-0001
Address	15 WEST 67 STREET	302 WEST 92 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	34	100	59
Year Built	1905	1912	1906
Gross SqFt	64,899	64,598	63,794
Estimated Gross Income	\$2,336,364	\$3,053,300	\$1,880,141
Gross Income per SqFt	\$36.00	\$47.30	\$29.50
Full Market Value	\$10,900,000	\$15,000,000	\$8,760,000
Market Value per SqFt	\$168.00	\$232.00	\$137.00
Distance from Cooperative in miles		1.30	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0023	1-01233-0016	1-01158-0033
Address	11 WEST 67 STREET	2350 BROADWAY	212 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	122	321	233
Year Built	1917	1903	1926
Gross SqFt	212,000	236,789	160,049
Estimated Gross Income	\$7,420,000	\$8,282,855	\$6,399,443
Gross Income per SqFt	\$35.00	\$35.00	\$40.00
Full Market Value	\$34,600,000	\$38,600,000	\$31,400,000
Market Value per SqFt	\$163.00	\$163.00	\$196.00
Distance from Cooperative in miles		0.95	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0029	1-01129-0059	1-01200-0019
Address	75 CENTRAL PARK WEST	52 WEST 77 STREET	21 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	61	149	157
Year Built	1929	1903	1927
Gross SqFt	117,150	113,309	141,498
Estimated Gross Income	\$4,100,250	\$5,082,279	\$4,756,889
Gross Income per SqFt	\$35.00	\$44.90	\$33.60
Full Market Value	\$19,100,000	\$24,900,000	\$22,200,000
Market Value per SqFt	\$163.00	\$220.00	\$157.00
Distance from Cooperative in miles		0.45	0.95

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0057	1-01251-0063	1-01126-0038
Address	60 WEST 68 STREET	302 WEST 92 STREET	8 WEST 74 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	73	100	86
Year Built	1920	1912	1941
Gross SqFt	61,908	64,598	71,890
Estimated Gross Income	\$2,723,952	\$3,053,300	\$3,489,309
Gross Income per SqFt	\$44.00	\$47.30	\$48.50
Full Market Value	\$13,400,000	\$15,000,000	\$17,100,000
Market Value per SqFt	\$216.00	\$232.00	\$238.00
Distance from Cooperative in miles		1.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0061	1-01126-0038	1-01200-0005
Address	74 WEST 68 STREET	8 WEST 74 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	58	86	83
Year Built	1924	1941	1927
Gross SqFt	51,428	71,890	70,144
Estimated Gross Income	\$1,748,552	\$3,489,309	\$2,064,827
Gross Income per SqFt	\$34.00	\$48.50	\$29.40
Full Market Value	\$8,140,000	\$17,100,000	\$9,620,000
Market Value per SqFt	\$158.00	\$238.00	\$137.00
Distance from Cooperative in miles		0.30	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01121-0002	1-01145-0032	
Address	75 WEST 68 STREET	101 WEST 73 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	12	22	
Year Built	1910	1920	
Gross SqFt	9,465	11,776	
Estimated Gross Income	\$605,760	\$954,063	
Gross Income per SqFt	\$64.00	\$81.00	
Full Market Value	\$2,970,000	\$4,680,000	
Market Value per SqFt	\$314.00	\$397.00	
Distance from Cooperative in miles		0.30	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01121-0008	1-01145-0034	1-01117-0013
Address	61 WEST 68 STREET	102 WEST 74 STREET	41 WEST 64 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	16	16	15
Year Built	1910	1900	1910
Gross SqFt	11,197	10,540	10,120
Estimated Gross Income	\$369,501	\$366,175	\$333,674
Gross Income per SqFt	\$33.00	\$34.70	\$33.00
Full Market Value	\$1,720,000	\$1,710,000	\$1,550,000
Market Value per SqFt	\$154.00	\$162.00	\$153.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01121-0029	1-01272-0001	1-01309-0050
Address	80 CENTRAL PARK WEST	1380 AVENUE OF THE AMERIC	136 EAST 55 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	175	252	200
Year Built	1968	1963	1957
Gross SqFt	201,052	303,642	204,269
Estimated Gross Income	\$6,835,768	\$12,588,334	\$7,495,751
Gross Income per SqFt	\$34.00	\$41.50	\$36.70
Full Market Value	\$31,800,000	\$61,800,000	\$34,900,000
Market Value per SqFt	\$158.00	\$204.00	\$171.00
Distance from Cooperative in miles		0.80	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01121-0036	1-01041-0011	1-01195-0014
Address	88 CENTRAL PARK WEST	335 WEST 50 STREET	25 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	42	151	64
Year Built	1910	1930	1927
Gross SqFt	132,291	150,000	109,896
Estimated Gross Income	\$4,630,185	\$6,222,652	\$3,442,772
Gross Income per SqFt	\$35.00	\$41.50	\$31.30
Full Market Value	\$21,600,000	\$13,200,000	\$16,000,000
Market Value per SqFt	\$163.00	\$88.00	\$146.00
Distance from Cooperative in miles		0.90	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01121-0043	1-01253-0035	1-01043-0046
Address	24 WEST 69 STREET	310 WEST 95 STREET	328 WEST 53 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	19	45	41
Year Built	1922	1925	1920
Gross SqFt	28,168	37,674	29,422
Estimated Gross Income	\$1,183,056	\$1,466,490	\$1,736,319
Gross Income per SqFt	\$42.00	\$38.90	\$59.00
Full Market Value	\$5,810,000	\$7,200,000	\$3,680,000
Market Value per SqFt	\$206.00	\$191.00	\$125.00
Distance from Cooperative in miles		1.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01121-0045	1-01167-0007	1-01244-0022
Address	26 WEST 69 STREET	245 WEST 75 STREET	310 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	48	36
Year Built	1925	1924	1910
Gross SqFt	27,308	24,840	22,728
Estimated Gross Income	\$1,037,704	\$970,184	\$916,700
Gross Income per SqFt	\$38.00	\$39.10	\$40.30
Full Market Value	\$4,830,000	\$4,760,000	\$4,500,000
Market Value per SqFt	\$177.00	\$192.00	\$198.00
Distance from Cooperative in miles		0.50	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01122-0023	1-01126-0038	1-01200-0005
Address	11 WEST 69 STREET	8 WEST 74 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	39	86	83
Year Built	1928	1941	1927
Gross SqFt	43,820	71,890	70,144
Estimated Gross Income	\$1,489,880	\$3,489,309	\$2,064,827
Gross Income per SqFt	\$34.00	\$48.50	\$29.40
Full Market Value	\$6,940,000	\$17,100,000	\$9,620,000
Market Value per SqFt	\$158.00	\$238.00	\$137.00
Distance from Cooperative in miles		0.20	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01122-0029	1-01124-0059	1-01210-0001
Address	91 CENTRAL PARK WEST	50 WEST 72 STREET	401 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	94	213	80
Year Built	1929	1927	1927
Gross SqFt	209,355	143,791	106,521
Estimated Gross Income	\$7,118,070	\$5,059,608	\$3,260,582
Gross Income per SqFt	\$34.00	\$35.20	\$30.60
Full Market Value	\$33,200,000	\$23,600,000	\$15,200,000
Market Value per SqFt	\$159.00	\$164.00	\$143.00
Distance from Cooperative in miles		0.10	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01122-0040	1-01126-0038	1-01200-0005
Address	18 WEST 70 STREET	8 WEST 74 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	56	86	83
Year Built	1926	1941	1927
Gross SqFt	60,300	71,890	70,144
Estimated Gross Income	\$2,110,500	\$3,489,309	\$2,064,827
Gross Income per SqFt	\$35.00	\$48.50	\$29.40
Full Market Value	\$9,830,000	\$17,100,000	\$9,620,000
Market Value per SqFt	\$163.00	\$238.00	\$137.00
Distance from Cooperative in miles		0.20	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01123-0029	1-01302-0033	1-01336-0040
Address	101 CENTRAL PARK WEST	760 3 AVENUE	310 EAST 44 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	104	310	328
Year Built	1930	1929	1929
Gross SqFt	384,336	297,703	206,598
Estimated Gross Income	\$13,836,096	\$10,353,518	\$7,527,089
Gross Income per SqFt	\$36.00	\$34.80	\$36.40
Full Market Value	\$64,400,000	\$48,200,000	\$35,100,000
Market Value per SqFt	\$168.00	\$162.00	\$170.00
Distance from Cooperative in miles		1.45	1.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01124-0005	1-01320-0018	1-01200-0005
Address	59 WEST 71 STREET	235 EAST 46 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	40	63	83
Year Built	1924	1938	1927
Gross SqFt	54,976	49,914	70,144
Estimated Gross Income	\$1,924,160	\$2,191,782	\$2,064,827
Gross Income per SqFt	\$35.00	\$43.90	\$29.40
Full Market Value	\$8,960,000	\$10,800,000	\$9,620,000
Market Value per SqFt	\$163.00	\$216.00	\$137.00
Distance from Cooperative in miles		1.60	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01124-0021	1-01126-0038	1-01251-0063
Address	17 WEST 71 STREET	8 WEST 74 STREET	302 WEST 92 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	39	86	100
Year Built	1923	1941	1912
Gross SqFt	71,907	71,890	64,598
Estimated Gross Income	\$2,588,652	\$3,489,309	\$3,053,300
Gross Income per SqFt	\$36.00	\$48.50	\$47.30
Full Market Value	\$12,100,000	\$17,100,000	\$15,000,000
Market Value per SqFt	\$168.00	\$238.00	\$232.00
Distance from Cooperative in miles		0.10	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01124-0027	1-00015-0022	1-01234-0019
Address	115 CENTRAL PARK WEST	21 WEST STREET	2360 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	FINANCIAL	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	238	293	218
Year Built	1931	1931	1920
Gross SqFt	617,569	335,746	665,741
Estimated Gross Income	\$20,379,777	\$10,045,000	\$23,615,531
Gross Income per SqFt	\$33.00	\$29.90	\$35.50
Full Market Value	\$94,900,000	\$46,800,000	\$110,000,000
Market Value per SqFt	\$154.00	\$139.00	\$165.00
Distance from Cooperative in miles		5.20	0.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01124-0042	1-01201-0034	1-01041-0011
Address	12 WEST 72 STREET	275 CENTRAL PARK WEST	335 WEST 50 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	174	114	151
Year Built	1927	1931	1930
Gross SqFt	178,893	248,962	150,000
Estimated Gross Income	\$5,724,576	\$7,512,261	\$6,222,652
Gross Income per SqFt	\$32.00	\$30.20	\$41.50
Full Market Value	\$26,700,000	\$35,000,000	\$13,200,000
Market Value per SqFt	\$149.00	\$141.00	\$88.00
Distance from Cooperative in miles		0.85	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01124-0046	1-01148-0001	1-01168-0010
Address	20 WEST 72 STREET	341 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	170	103	83
Year Built	1925	1925	1925
Gross SqFt	127,961	125,040	170,800
Estimated Gross Income	\$3,710,869	\$3,555,606	\$5,310,724
Gross Income per SqFt	\$29.00	\$28.40	\$31.10
Full Market Value	\$17,300,000	\$14,700,000	\$24,700,000
Market Value per SqFt	\$135.00	\$118.00	\$145.00
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01125-0002	1-01228-0013	1-01274-0016
Address	49 WEST 72 STREET	2242 BROADWAY	21 WEST 58 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	81	49	71
Year Built	1930	1905	1926
Gross SqFt	54,488	45,640	59,701
Estimated Gross Income	\$1,852,592	\$1,671,088	\$2,138,812
Gross Income per SqFt	\$34.00	\$36.60	\$35.80
Full Market Value	\$8,630,000	\$7,780,000	\$9,960,000
Market Value per SqFt	\$158.00	\$170.00	\$167.00
Distance from Cooperative in miles		0.50	0.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01125-0024	1-01418-0021	1-00026-0021
Address	15 WEST 72 STREET	1201 2 AVENUE	45 WALL STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	FINANCIAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	504	547	438
Year Built	1964	1963	1958
Gross SqFt	625,517	566,083	493,187
Estimated Gross Income	\$22,518,612	\$22,219,160	\$16,700,000
Gross Income per SqFt	\$36.00	\$39.30	\$33.90
Full Market Value	\$105,000,000	\$109,000,000	\$77,800,000
Market Value per SqFt	\$168.00	\$193.00	\$158.00
Distance from Cooperative in miles		1.15	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01125-0025	1-01422-0048	1-01201-0034
Address	121 CENTRAL PARK WEST	210 EAST 68 STREET	275 CENTRAL PARK WEST
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	94	210	114
Year Built	1900	1929	1931
Gross SqFt	309,608	243,802	248,962
Estimated Gross Income	\$11,455,496	\$10,785,305	\$7,512,261
Gross Income per SqFt	\$37.00	\$44.20	\$30.20
Full Market Value	\$53,400,000	\$52,900,000	\$35,000,000
Market Value per SqFt	\$172.00	\$217.00	\$141.00
Distance from Cooperative in miles		1.10	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01126-0014	1-01142-0064	1-01233-0016
Address	23 WEST 73 STREET	2054 BROADWAY	2350 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	258	320	321
Year Built	1926	1923	1903
Gross SqFt	289,066	235,400	236,789
Estimated Gross Income	\$9,250,112	\$7,031,692	\$8,282,855
Gross Income per SqFt	\$32.00	\$29.90	\$35.00
Full Market Value	\$43,100,000	\$32,800,000	\$38,600,000
Market Value per SqFt	\$149.00	\$139.00	\$163.00
Distance from Cooperative in miles		0.20	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01126-0042	1-01120-0038	1-01118-0009
Address	16 WEST 74 STREET	12 WEST 68 STREET	35 WEST 65 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	12	27	21
Year Built	1900	1900	1910
Gross SqFt	10,174	10,438	11,930
Estimated Gross Income	\$508,700	\$705,102	\$451,559
Gross Income per SqFt	\$50.00	\$68.00	\$37.90
Full Market Value	\$2,500,000	\$3,460,000	\$2,100,000
Market Value per SqFt	\$246.00	\$331.00	\$176.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01126-0048	1-01164-0013	1-01228-0039
Address	28 WEST 74 STREET	245 WEST 72 STREET	204 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	26	20
Year Built	1902	1900	1920
Gross SqFt	18,940	17,723	15,735
Estimated Gross Income	\$776,540	\$783,641	\$571,984
Gross Income per SqFt	\$41.00	\$44.20	\$36.40
Full Market Value	\$3,810,000	\$3,850,000	\$2,660,000
Market Value per SqFt	\$201.00	\$217.00	\$169.00
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01126-0050	1-01164-0013	1-01141-0015
Address	32 WEST 74 STREET	245 WEST 72 STREET	143 WEST 69 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	26	40
Year Built	1910	1900	1926
Gross SqFt	18,569	17,723	19,660
Estimated Gross Income	\$649,915	\$783,641	\$581,937
Gross Income per SqFt	\$35.00	\$44.20	\$29.60
Full Market Value	\$3,030,000	\$3,850,000	\$2,710,000
Market Value per SqFt	\$163.00	\$217.00	\$138.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01127-0029	1-01497-0009	1-00026-0014
Address	145 CENTRAL PARK WEST	1150 MADISON AVENUE	37 WALL STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	FINANCIAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	146	360	374
Year Built	1930	1923	1904
Gross SqFt	490,265	472,600	377,214
Estimated Gross Income	\$15,198,215	\$14,568,575	\$13,153,000
Gross Income per SqFt	\$31.00	\$30.80	\$34.90
Full Market Value	\$70,800,000	\$67,900,000	\$61,300,000
Market Value per SqFt	\$144.00	\$144.00	\$163.00
Distance from Cooperative in miles		0.90	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01128-0029	1-01150-0041	1-01199-0045
Address	151 CENTRAL PARK WEST	120 WEST 79 STREET	20 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	35	64	64
Year Built	1907	1926	1929
Gross SqFt	124,867	114,696	103,112
Estimated Gross Income	\$3,496,276	\$3,364,798	\$2,917,833
Gross Income per SqFt	\$28.00	\$29.30	\$28.30
Full Market Value	\$14,500,000	\$15,700,000	\$12,100,000
Market Value per SqFt	\$116.00	\$137.00	\$117.00
Distance from Cooperative in miles		0.25	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01128-0052	1-01117-0023	1-01129-0003
Address	34 WEST 76 STREET	15 WEST 64 STREET	55 WEST 76 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	13	20	14
Year Built	1900	1910	1920
Gross SqFt	9,603	9,415	7,091
Estimated Gross Income	\$393,723	\$412,309	\$302,943
Gross Income per SqFt	\$41.00	\$43.80	\$42.70
Full Market Value	\$1,930,000	\$2,020,000	\$1,490,000
Market Value per SqFt	\$201.00	\$215.00	\$210.00
Distance from Cooperative in miles		0.55	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01129-0039	1-01126-0029	1-01041-0011
Address	6 WEST 77 STREET	135 CENTRAL PARK WEST	335 WEST 50 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	102	64	151
Year Built	1928	1906	1930
Gross SqFt	176,891	217,280	150,000
Estimated Gross Income	\$7,429,422	\$12,932,460	\$6,222,652
Gross Income per SqFt	\$42.00	\$60.00	\$41.50
Full Market Value	\$36,500,000	\$63,500,000	\$13,200,000
Market Value per SqFt	\$206.00	\$292.00	\$88.00
Distance from Cooperative in miles		0.15	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01129-0045	1-01126-0038	1-01200-0005
Address	20 WEST 77 STREET	8 WEST 74 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	31	86	83
Year Built	1926	1941	1927
Gross SqFt	58,723	71,890	70,144
Estimated Gross Income	\$2,055,305	\$3,489,309	\$2,064,827
Gross Income per SqFt	\$35.00	\$48.50	\$29.40
Full Market Value	\$9,570,000	\$17,100,000	\$9,620,000
Market Value per SqFt	\$163.00	\$238.00	\$137.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01129-0050	1-01200-0019	1-01158-0033
Address	40 WEST 77 STREET	21 WEST 86 STREET	212 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	102	157	233
Year Built	1928	1927	1926
Gross SqFt	162,676	141,498	160,049
Estimated Gross Income	\$6,181,688	\$4,756,889	\$6,399,443
Gross Income per SqFt	\$38.00	\$33.60	\$40.00
Full Market Value	\$28,800,000	\$22,200,000	\$31,400,000
Market Value per SqFt	\$177.00	\$157.00	\$196.00
Distance from Cooperative in miles		0.50	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01129-0055	1-01249-0036	1-01195-0014
Address	44 WEST 77 STREET	575 WEST END AVENUE	25 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	54	64
Year Built	1909	1915	1927
Gross SqFt	118,168	104,942	109,896
Estimated Gross Income	\$4,254,048	\$4,016,950	\$3,442,772
Gross Income per SqFt	\$36.00	\$38.30	\$31.30
Full Market Value	\$19,800,000	\$19,700,000	\$16,000,000
Market Value per SqFt	\$168.00	\$188.00	\$146.00
Distance from Cooperative in miles		0.75	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01138-0001	1-01272-0001	1-01314-0021
Address	141 AMSTERDAM AVENUE	1380 AVENUE OF THE AMERIC	747 2 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	376	252	276
Year Built	1962	1963	1972
Gross SqFt	367,600	303,642	387,761
Estimated Gross Income	\$11,763,200	\$12,588,334	\$13,163,054
Gross Income per SqFt	\$32.00	\$41.50	\$33.90
Full Market Value	\$54,800,000	\$61,800,000	\$61,300,000
Market Value per SqFt	\$149.00	\$204.00	\$158.00
Distance from Cooperative in miles		0.85	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01138-0053	1-01046-0047	1-01318-0019
Address	130 WEST 67 STREET	330 WEST 56 STREET	245 EAST 44 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	245	275	182
Year Built	1975	1974	1986
Gross SqFt	186,737	229,973	168,998
Estimated Gross Income	\$6,535,795	\$7,350,617	\$7,288,133
Gross Income per SqFt	\$35.00	\$32.00	\$43.10
Full Market Value	\$30,400,000	\$34,200,000	\$35,800,000
Market Value per SqFt	\$163.00	\$149.00	\$212.00
Distance from Cooperative in miles		0.60	1.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01140-0036	1-01117-0023	1-01129-0003
Address	108 WEST 69 STREET	15 WEST 64 STREET	55 WEST 76 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	11	20	14
Year Built	1900	1910	1920
Gross SqFt	7,813	9,415	7,091
Estimated Gross Income	\$312,520	\$412,309	\$302,943
Gross Income per SqFt	\$40.00	\$43.80	\$42.70
Full Market Value	\$1,530,000	\$2,020,000	\$1,490,000
Market Value per SqFt	\$196.00	\$215.00	\$210.00
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01140-0046	1-01124-0059	1-01300-0050
Address	140 WEST 69 STREET	50 WEST 72 STREET	140 EAST 46 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	246	213	202
Year Built	1905	1927	1924
Gross SqFt	142,894	143,791	131,175
Estimated Gross Income	\$5,001,290	\$5,059,608	\$5,000,929
Gross Income per SqFt	\$35.00	\$35.20	\$38.10
Full Market Value	\$23,300,000	\$23,600,000	\$24,500,000
Market Value per SqFt	\$163.00	\$164.00	\$187.00
Distance from Cooperative in miles		0.25	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01141-0037	1-01129-0047	1-01169-0042
Address	114 WEST 70 STREET	22 WEST 77 STREET	226 WEST 78 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	42	42
Year Built	1922	1921	1925
Gross SqFt	41,034	26,910	27,100
Estimated Gross Income	\$1,272,054	\$870,325	\$796,674
Gross Income per SqFt	\$31.00	\$32.30	\$29.40
Full Market Value	\$5,930,000	\$4,050,000	\$3,710,000
Market Value per SqFt	\$145.00	\$151.00	\$137.00
Distance from Cooperative in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01141-0039	1-01210-0012	1-01217-0025
Address	120 WEST 70 STREET	147 WEST 79 STREET	115 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	61	81
Year Built	1917	1926	1931
Gross SqFt	66,917	76,193	83,837
Estimated Gross Income	\$2,208,261	\$2,581,011	\$2,751,520
Gross Income per SqFt	\$33.00	\$33.90	\$32.80
Full Market Value	\$10,300,000	\$12,000,000	\$12,800,000
Market Value per SqFt	\$154.00	\$157.00	\$153.00
Distance from Cooperative in miles		0.50	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01142-0048	1-01126-0038	1-01200-0005
Address	140 WEST 71 STREET	8 WEST 74 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	80	86	83
Year Built	1920	1941	1927
Gross SqFt	57,086	71,890	70,144
Estimated Gross Income	\$1,940,924	\$3,489,309	\$2,064,827
Gross Income per SqFt	\$34.00	\$48.50	\$29.40
Full Market Value	\$9,040,000	\$17,100,000	\$9,620,000
Market Value per SqFt	\$158.00	\$238.00	\$137.00
Distance from Cooperative in miles		0.20	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-0001	1-01129-0059	1-01200-0019
Address	2060 BROADWAY	52 WEST 77 STREET	21 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	53	149	157
Year Built	1902	1903	1927
Gross SqFt	130,410	113,309	141,498
Estimated Gross Income	\$4,564,350	\$5,082,279	\$4,756,889
Gross Income per SqFt	\$35.00	\$44.90	\$33.60
Full Market Value	\$21,300,000	\$24,900,000	\$22,200,000
Market Value per SqFt	\$163.00	\$220.00	\$157.00
Distance from Cooperative in miles		0.30	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-0007	1-01118-0009	1-01126-0053
Address	167 WEST 71 STREET	35 WEST 65 STREET	38 WEST 74 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	21	21	14
Year Built	1920	1910	1926
Gross SqFt	11,224	11,930	8,599
Estimated Gross Income	\$370,392	\$451,559	\$224,664
Gross Income per SqFt	\$33.00	\$37.90	\$26.10
Full Market Value	\$1,730,000	\$2,100,000	\$931,000
Market Value per SqFt	\$154.00	\$176.00	\$108.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-0024	1-01126-0038	1-01200-0005
Address	119 WEST 71 STREET	8 WEST 74 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	36	86	83
Year Built	1913	1941	1927
Gross SqFt	55,382	71,890	70,144
Estimated Gross Income	\$1,938,370	\$3,489,309	\$2,064,827
Gross Income per SqFt	\$35.00	\$48.50	\$29.40
Full Market Value	\$9,030,000	\$17,100,000	\$9,620,000
Market Value per SqFt	\$163.00	\$238.00	\$137.00
Distance from Cooperative in miles		0.20	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-0037	1-01122-0047	1-01163-0020
Address	116 WEST 72 STREET	30 WEST 70 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	D7-ELEVATOR	D7-ELEVATOR
Total Units	92	35	37
Year Built	1918	1916	1920
Gross SqFt	50,590	58,361	49,150
Estimated Gross Income	\$1,264,750	\$1,692,517	\$1,044,114
Gross Income per SqFt	\$25.00	\$29.00	\$21.24
Full Market Value	\$5,240,000	\$7,880,000	\$4,320,000
Market Value per SqFt	\$104.00	\$135.00	\$88.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-0039	1-01167-0007	1-01129-0047
Address	118 WEST 72 STREET	245 WEST 75 STREET	22 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	48	42
Year Built	1915	1924	1921
Gross SqFt	26,911	24,840	26,910
Estimated Gross Income	\$1,022,618	\$970,184	\$870,325
Gross Income per SqFt	\$38.00	\$39.10	\$32.30
Full Market Value	\$4,760,000	\$4,760,000	\$4,050,000
Market Value per SqFt	\$177.00	\$192.00	\$151.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01144-0024	1-01163-0053	1-01246-0001
Address	121 WEST 72 STREET	244 WEST 72 STREET	125 RIVERSIDE DRIVE
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	92	92	64
Year Built	1926	1928	1907
Gross SqFt	74,654	87,150	70,328
Estimated Gross Income	\$2,388,928	\$2,475,180	\$1,522,451
Gross Income per SqFt	\$32.00	\$28.40	\$21.65
Full Market Value	\$11,100,000	\$10,300,000	\$6,310,000
Market Value per SqFt	\$149.00	\$118.00	\$90.00
Distance from Cooperative in miles		0.20	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01144-0043	1-01169-0042	1-01124-0056
Address	126 WEST 73 STREET	226 WEST 78 STREET	42 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	40	42	51
Year Built	1915	1925	1920
Gross SqFt	24,596	27,100	24,607
Estimated Gross Income	\$860,860	\$796,674	\$1,045,311
Gross Income per SqFt	\$35.00	\$29.40	\$42.50
Full Market Value	\$4,010,000	\$3,710,000	\$5,130,000
Market Value per SqFt	\$163.00	\$137.00	\$208.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01145-0001	1-01129-0059	1-01200-0019
Address	175 WEST 73 STREET	52 WEST 77 STREET	21 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	152	149	157
Year Built	1924	1903	1927
Gross SqFt	120,383	113,309	141,498
Estimated Gross Income	\$4,333,788	\$5,082,279	\$4,756,889
Gross Income per SqFt	\$36.00	\$44.90	\$33.60
Full Market Value	\$20,200,000	\$24,900,000	\$22,200,000
Market Value per SqFt	\$168.00	\$220.00	\$157.00
Distance from Cooperative in miles		0.20	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01145-0007	1-01145-0155	1-01117-0024
Address	167 WEST 73 STREET	156 WEST 74 STREET	15A WEST 64 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	20	20	28
Year Built	1910	1920	1910
Gross SqFt	11,655	11,960	9,415
Estimated Gross Income	\$442,890	\$437,431	\$412,309
Gross Income per SqFt	\$38.00	\$36.60	\$43.80
Full Market Value	\$2,060,000	\$2,040,000	\$2,020,000
Market Value per SqFt	\$177.00	\$171.00	\$215.00
Distance from Cooperative in miles		0.00	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01145-0029	1-01229-0006	1-01247-0010
Address	105 WEST 73 STREET	265 WEST 81 STREET	355 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	36	73
Year Built	1920	1900	1910
Gross SqFt	46,621	41,137	40,937
Estimated Gross Income	\$1,398,630	\$1,334,760	\$1,224,995
Gross Income per SqFt	\$30.00	\$32.40	\$29.90
Full Market Value	\$6,510,000	\$6,220,000	\$5,710,000
Market Value per SqFt	\$140.00	\$151.00	\$139.00
Distance from Cooperative in miles		0.45	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01145-0049	1-01141-0015	1-01203-0031
Address	140 WEST 74 STREET	143 WEST 69 STREET	293 CENTRAL PARK WEST
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	31	40	35
Year Built	1910	1926	1925
Gross SqFt	19,190	19,660	21,960
Estimated Gross Income	\$633,270	\$581,937	\$771,105
Gross Income per SqFt	\$33.00	\$29.60	\$35.10
Full Market Value	\$2,950,000	\$2,710,000	\$3,590,000
Market Value per SqFt	\$154.00	\$138.00	\$163.00
Distance from Cooperative in miles		0.20	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01145-0061	1-01232-0055	1-01124-0059
Address	287 AMSTERDAM AVENUE	2333 BROADWAY	50 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	156	128	213
Year Built	1913	1922	1927
Gross SqFt	114,150	111,811	143,791
Estimated Gross Income	\$3,652,800	\$3,414,116	\$5,059,608
Gross Income per SqFt	\$32.00	\$30.50	\$35.20
Full Market Value	\$17,000,000	\$15,900,000	\$23,600,000
Market Value per SqFt	\$149.00	\$142.00	\$164.00
Distance from Cooperative in miles		0.60	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01145-0105	1-01129-0020	1-01121-0009
Address	171 WEST 73 STREET	17 WEST 76 STREET	57 WEST 68 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	11	20	11
Year Built	1910	1900	1900
Gross SqFt	5,525	8,168	6,564
Estimated Gross Income	\$193,375	\$297,349	\$224,044
Gross Income per SqFt	\$35.00	\$36.40	\$34.10
Full Market Value	\$901,000	\$1,390,000	\$1,040,000
Market Value per SqFt	\$163.00	\$170.00	\$158.00
Distance from Cooperative in miles		0.20	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01146-0008	1-01229-0006	1-01247-0010
Address	151 WEST 74 STREET	265 WEST 81 STREET	355 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	43	36	73
Year Built	1923	1900	1910
Gross SqFt	47,551	41,137	40,937
Estimated Gross Income	\$1,426,530	\$1,334,760	\$1,224,995
Gross Income per SqFt	\$30.00	\$32.40	\$29.90
Full Market Value	\$6,640,000	\$6,220,000	\$5,710,000
Market Value per SqFt	\$140.00	\$151.00	\$139.00
Distance from Cooperative in miles		0.40	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01146-0018	1-01253-0035	1-01186-0009
Address	123 WEST 74 STREET	310 WEST 95 STREET	325 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	42	45	48
Year Built	1925	1925	1920
Gross SqFt	54,105	37,674	41,931
Estimated Gross Income	\$1,947,780	\$1,466,490	\$1,056,429
Gross Income per SqFt	\$36.00	\$38.90	\$25.20
Full Market Value	\$9,070,000	\$7,200,000	\$4,380,000
Market Value per SqFt	\$168.00	\$191.00	\$104.00
Distance from Cooperative in miles		1.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01146-0049	1-01129-0047	1-01169-0042
Address	136 WEST 75 STREET	22 WEST 77 STREET	226 WEST 78 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	42	42
Year Built	1940	1921	1925
Gross SqFt	27,176	26,910	27,100
Estimated Gross Income	\$842,456	\$870,325	\$796,674
Gross Income per SqFt	\$31.00	\$32.30	\$29.40
Full Market Value	\$3,920,000	\$4,050,000	\$3,710,000
Market Value per SqFt	\$144.00	\$151.00	\$137.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01147-0056	1-01129-0047	1-01252-0024
Address	166 WEST 76 STREET	22 WEST 77 STREET	308 WEST 93 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	42	48
Year Built	1900	1921	1927
Gross SqFt	28,300	26,910	25,890
Estimated Gross Income	\$820,700	\$870,325	\$686,470
Gross Income per SqFt	\$29.00	\$32.30	\$26.50
Full Market Value	\$3,820,000	\$4,050,000	\$2,840,000
Market Value per SqFt	\$135.00	\$151.00	\$110.00
Distance from Cooperative in miles		0.15	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01147-0059	1-01129-0047	1-01139-0057
Address	170 WEST 76 STREET	22 WEST 77 STREET	146 WEST 68 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	22	42	46
Year Built	1926	1921	1926
Gross SqFt	28,971	26,910	24,370
Estimated Gross Income	\$956,043	\$870,325	\$861,746
Gross Income per SqFt	\$33.00	\$32.30	\$35.40
Full Market Value	\$4,450,000	\$4,050,000	\$4,010,000
Market Value per SqFt	\$154.00	\$151.00	\$165.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01148-0021	1-01229-0006	1-01247-0010
Address	125 WEST 76 STREET	265 WEST 81 STREET	355 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	28	36	73
Year Built	1922	1900	1910
Gross SqFt	46,118	41,137	40,937
Estimated Gross Income	\$1,383,540	\$1,334,760	\$1,224,995
Gross Income per SqFt	\$30.00	\$32.40	\$29.90
Full Market Value	\$6,440,000	\$6,220,000	\$5,710,000
Market Value per SqFt	\$140.00	\$151.00	\$139.00
Distance from Cooperative in miles		0.35	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01148-0056	1-01126-0038	1-01200-0005
Address	160 WEST 77 STREET	8 WEST 74 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	45	86	83
Year Built	1927	1941	1927
Gross SqFt	53,427	71,890	70,144
Estimated Gross Income	\$1,816,518	\$3,489,309	\$2,064,827
Gross Income per SqFt	\$34.00	\$48.50	\$29.40
Full Market Value	\$8,460,000	\$17,100,000	\$9,620,000
Market Value per SqFt	\$158.00	\$238.00	\$137.00
Distance from Cooperative in miles		0.25	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01149-0043	1-01118-0009	1-01128-0039
Address	120 WEST 78 STREET	35 WEST 65 STREET	8 WEST 76 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	18	21	16
Year Built	1910	1910	1900
Gross SqFt	10,934	11,930	9,810
Estimated Gross Income	\$371,756	\$451,559	\$260,623
Gross Income per SqFt	\$34.00	\$37.90	\$26.60
Full Market Value	\$1,730,000	\$2,100,000	\$1,080,000
Market Value per SqFt	\$158.00	\$176.00	\$110.00
Distance from Cooperative in miles		0.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01150-0037	1-01195-0014	1-01249-0036
Address	112 WEST 79 STREET	25 WEST 81 STREET	575 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	50	64	54
Year Built	1925	1927	1915
Gross SqFt	104,238	109,896	104,942
Estimated Gross Income	\$3,335,616	\$3,442,772	\$4,016,950
Gross Income per SqFt	\$32.00	\$31.30	\$38.30
Full Market Value	\$15,500,000	\$16,000,000	\$19,700,000
Market Value per SqFt	\$149.00	\$146.00	\$188.00
Distance from Cooperative in miles		0.25	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01150-0055	1-01126-0038	1-01200-0005
Address	150 WEST 79 STREET	8 WEST 74 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	72	86	83
Year Built	1911	1941	1927
Gross SqFt	70,080	71,890	70,144
Estimated Gross Income	\$2,452,800	\$3,489,309	\$2,064,827
Gross Income per SqFt	\$35.00	\$48.50	\$29.40
Full Market Value	\$11,400,000	\$17,100,000	\$9,620,000
Market Value per SqFt	\$163.00	\$238.00	\$137.00
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01150-0056	1-01125-0009	1-01232-0014
Address	160 WEST 79 STREET	37 WEST 72 STREET	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	62	94	129
Year Built	1925	1929	1925
Gross SqFt	93,100	80,281	104,810
Estimated Gross Income	\$3,258,500	\$2,325,584	\$4,157,479
Gross Income per SqFt	\$35.00	\$29.00	\$39.70
Full Market Value	\$15,200,000	\$9,630,000	\$20,400,000
Market Value per SqFt	\$163.00	\$120.00	\$195.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01156-0001	1-01561-0021	1-01465-0021
Address	110 WEST END AVENUE	1533 YORK AVENUE	1313 YORK AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	188	415	442
Year Built	1976	1966	1966
Gross SqFt	403,200	502,595	400,612
Estimated Gross Income	\$12,499,200	\$12,927,607	\$12,411,953
Gross Income per SqFt	\$31.00	\$25.70	\$31.00
Full Market Value	\$26,500,000	\$53,500,000	\$57,800,000
Market Value per SqFt	\$66.00	\$106.00	\$144.00
Distance from Cooperative in miles		1.90	1.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01162-0001	1-01163-0053	1-01210-0001
Address	230 WEST END AVENUE	244 WEST 72 STREET	401 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	115	92	80
Year Built	1927	1928	1927
Gross SqFt	92,239	87,150	106,521
Estimated Gross Income	\$2,490,453	\$2,475,180	\$3,260,582
Gross Income per SqFt	\$27.00	\$28.40	\$30.60
Full Market Value	\$10,300,000	\$10,300,000	\$15,200,000
Market Value per SqFt	\$112.00	\$118.00	\$143.00
Distance from Cooperative in miles		0.05	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01162-0012	1-01143-0015	1-01200-0005
Address	243 WEST 70 STREET	145 WEST 71 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	53	68	83
Year Built	1926	1923	1927
Gross SqFt	68,989	75,144	70,144
Estimated Gross Income	\$1,862,703	\$1,946,274	\$2,064,827
Gross Income per SqFt	\$27.00	\$25.90	\$29.40
Full Market Value	\$7,720,000	\$8,060,000	\$9,620,000
Market Value per SqFt	\$112.00	\$107.00	\$137.00
Distance from Cooperative in miles		0.20	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01162-0016	1-01527-0009	1-00906-0042
Address	235 WEST 70 STREET	219 EAST 81 STREET	220 EAST 26 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	GRAMERCY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	61	53	89
Year Built	1965	1972	1963
Gross SqFt	44,975	36,720	48,300
Estimated Gross Income	\$1,484,175	\$1,243,097	\$1,562,293
Gross Income per SqFt	\$33.00	\$33.90	\$32.30
Full Market Value	\$6,910,000	\$5,790,000	\$7,280,000
Market Value per SqFt	\$154.00	\$158.00	\$151.00
Distance from Cooperative in miles		1.50	2.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01162-0020	1-01525-0029	1-01567-0035
Address	225 WEST 70 STREET	242 EAST 80 STREET	432 EAST 88 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	42	39	45
Year Built	1975	1969	1973
Gross SqFt	22,626	17,424	24,572
Estimated Gross Income	\$905,040	\$611,939	\$1,029,180
Gross Income per SqFt	\$40.00	\$35.10	\$41.90
Full Market Value	\$4,440,000	\$2,850,000	\$5,050,000
Market Value per SqFt	\$196.00	\$164.00	\$206.00
Distance from Cooperative in miles		1.50	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01162-0029	1-01113-0001	
Address	2039 BROADWAY	45 WEST 60 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	
Total Units	396	325	
Year Built	1971	1981	
Gross SqFt	421,205	408,644	
Estimated Gross Income	\$16,848,200	\$18,148,640	
Gross Income per SqFt	\$40.00	\$44.40	
Full Market Value	\$82,700,000	\$89,100,000	
Market Value per SqFt	\$196.00	\$218.00	
Distance from Cooperative in miles		0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01163-0001	1-01249-0036	1-01195-0014
Address	246 WEST END AVENUE	575 WEST END AVENUE	25 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	102	54	64
Year Built	1912	1915	1927
Gross SqFt	125,284	104,942	109,896
Estimated Gross Income	\$4,009,088	\$4,016,950	\$3,442,772
Gross Income per SqFt	\$32.00	\$38.30	\$31.30
Full Market Value	\$18,700,000	\$19,700,000	\$16,000,000
Market Value per SqFt	\$149.00	\$188.00	\$146.00
Distance from Cooperative in miles		0.85	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01163-0061	1-01162-0046	1-01169-0008
Address	260 WEST END AVENUE	228 WEST 71 STREET	2181 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	80	170	115
Year Built	1925	1917	1924
Gross SqFt	109,069	106,920	114,767
Estimated Gross Income	\$3,926,484	\$5,390,335	\$3,408,456
Gross Income per SqFt	\$36.00	\$50.00	\$29.70
Full Market Value	\$18,300,000	\$26,500,000	\$15,900,000
Market Value per SqFt	\$168.00	\$248.00	\$139.00
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01164-0002	1-01117-0014	1-01163-0011
Address	269 WEST 72 STREET	35 WEST 64 STREET	251 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	60	69	25
Year Built	1924	1904	1920
Gross SqFt	49,327	37,778	33,600
Estimated Gross Income	\$1,627,791	\$1,379,725	\$1,101,337
Gross Income per SqFt	\$33.00	\$36.50	\$32.80
Full Market Value	\$7,580,000	\$6,430,000	\$5,130,000
Market Value per SqFt	\$154.00	\$170.00	\$153.00
Distance from Cooperative in miles		0.55	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01164-0063	1-01150-0048	1-01125-0009
Address	270 WEST END AVENUE	140 WEST 79 STREET	37 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	36	74	94
Year Built	1918	1914	1929
Gross SqFt	80,463	75,240	80,281
Estimated Gross Income	\$2,333,427	\$2,297,524	\$2,325,584
Gross Income per SqFt	\$29.00	\$30.50	\$29.00
Full Market Value	\$10,900,000	\$10,700,000	\$9,630,000
Market Value per SqFt	\$135.00	\$142.00	\$120.00
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01165-0004	1-01041-0011	1-01201-0034
Address	290 WEST END AVENUE	335 WEST 50 STREET	275 CENTRAL PARK WEST
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	63	151	114
Year Built	1925	1930	1931
Gross SqFt	148,845	150,000	248,962
Estimated Gross Income	\$5,060,730	\$6,222,652	\$7,512,261
Gross Income per SqFt	\$34.00	\$41.50	\$30.20
Full Market Value	\$23,600,000	\$13,200,000	\$35,000,000
Market Value per SqFt	\$159.00	\$88.00	\$141.00
Distance from Cooperative in miles		1.20	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01166-0001	1-01162-0046	1-01169-0008
Address	300 WEST END AVENUE	228 WEST 71 STREET	2181 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	35	170	115
Year Built	1917	1917	1924
Gross SqFt	125,030	106,920	114,767
Estimated Gross Income	\$4,376,050	\$5,390,335	\$3,408,456
Gross Income per SqFt	\$35.00	\$50.00	\$29.70
Full Market Value	\$20,400,000	\$26,500,000	\$15,900,000
Market Value per SqFt	\$163.00	\$248.00	\$139.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01166-0006	1-01245-0040	1-01041-0038
Address	251 WEST 74 STREET	328 WEST 83 STREET	306 WEST 51 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	27	42	38
Year Built	1948	1950	1945
Gross SqFt	22,400	30,600	25,482
Estimated Gross Income	\$694,400	\$723,257	\$872,762
Gross Income per SqFt	\$31.00	\$23.64	\$34.30
Full Market Value	\$3,230,000	\$3,000,000	\$4,070,000
Market Value per SqFt	\$144.00	\$98.00	\$160.00
Distance from Cooperative in miles		0.40	1.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01166-0007	1-01200-0005	1-01143-0015
Address	245 WEST 74 STREET	51 WEST 86 STREET	145 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	59	83	68
Year Built	1924	1927	1923
Gross SqFt	75,312	70,144	75,144
Estimated Gross Income	\$2,108,736	\$2,064,827	\$1,946,274
Gross Income per SqFt	\$28.00	\$29.40	\$25.90
Full Market Value	\$8,730,000	\$9,620,000	\$8,060,000
Market Value per SqFt	\$116.00	\$137.00	\$107.00
Distance from Cooperative in miles		0.70	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01166-0058	1-01129-0047	1-01169-0042
Address	250 WEST 75 STREET	22 WEST 77 STREET	226 WEST 78 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	42	42
Year Built	1922	1921	1925
Gross SqFt	38,277	26,910	27,100
Estimated Gross Income	\$1,186,587	\$870,325	\$796,674
Gross Income per SqFt	\$31.00	\$32.30	\$29.40
Full Market Value	\$5,530,000	\$4,050,000	\$3,710,000
Market Value per SqFt	\$144.00	\$151.00	\$137.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01166-0061	1-01126-0038	1-01143-0015
Address	310 WEST END AVENUE	8 WEST 74 STREET	145 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	66	86	68
Year Built	1925	1941	1923
Gross SqFt	85,836	71,890	75,144
Estimated Gross Income	\$2,918,424	\$3,489,309	\$1,946,274
Gross Income per SqFt	\$34.00	\$48.50	\$25.90
Full Market Value	\$13,600,000	\$17,100,000	\$8,060,000
Market Value per SqFt	\$158.00	\$238.00	\$107.00
Distance from Cooperative in miles		0.40	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01166-0154	1-01229-0006	1-01247-0010
Address	240 WEST 75 STREET	265 WEST 81 STREET	355 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	36	73
Year Built	1920	1900	1910
Gross SqFt	44,351	41,137	40,937
Estimated Gross Income	\$1,286,179	\$1,334,760	\$1,224,995
Gross Income per SqFt	\$29.00	\$32.40	\$29.90
Full Market Value	\$5,990,000	\$6,220,000	\$5,710,000
Market Value per SqFt	\$135.00	\$151.00	\$139.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01167-0001	1-01150-0048	1-01125-0009
Address	320 WEST END AVENUE	140 WEST 79 STREET	37 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	34	74	94
Year Built	1924	1914	1929
Gross SqFt	77,008	75,240	80,281
Estimated Gross Income	\$2,233,232	\$2,297,524	\$2,325,584
Gross Income per SqFt	\$29.00	\$30.50	\$29.00
Full Market Value	\$10,400,000	\$10,700,000	\$9,630,000
Market Value per SqFt	\$135.00	\$142.00	\$120.00
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01167-0061	1-01200-0019	1-01169-0008
Address	336 WEST END AVENUE	21 WEST 86 STREET	2181 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	105	157	115
Year Built	1931	1927	1924
Gross SqFt	126,811	141,498	114,767
Estimated Gross Income	\$4,057,952	\$4,756,889	\$3,408,456
Gross Income per SqFt	\$32.00	\$33.60	\$29.70
Full Market Value	\$18,900,000	\$22,200,000	\$15,900,000
Market Value per SqFt	\$149.00	\$157.00	\$139.00
Distance from Cooperative in miles		0.70	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01167-0064	1-01129-0047	1-01139-0057
Address	330 WEST END AVENUE	22 WEST 77 STREET	146 WEST 68 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	22	42	46
Year Built	1916	1921	1926
Gross SqFt	39,466	26,910	24,370
Estimated Gross Income	\$1,302,378	\$870,325	\$861,746
Gross Income per SqFt	\$33.00	\$32.30	\$35.40
Full Market Value	\$6,070,000	\$4,050,000	\$4,010,000
Market Value per SqFt	\$154.00	\$151.00	\$165.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01168-0022	1-01158-0033	1-01230-0043
Address	2162 BROADWAY	212 AMSTERDAM AVENUE	2290 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	121	233	125
Year Built	1930	1926	1924
Gross SqFt	195,491	160,049	165,452
Estimated Gross Income	\$7,037,676	\$6,399,443	\$5,301,704
Gross Income per SqFt	\$36.00	\$40.00	\$32.00
Full Market Value	\$32,800,000	\$31,400,000	\$24,700,000
Market Value per SqFt	\$168.00	\$196.00	\$149.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01169-0036	1-01122-0008	1-01145-0155
Address	204 WEST 78 STREET	51 WEST 69 STREET	156 WEST 74 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	20	20
Year Built	1920	1910	1920
Gross SqFt	14,015	13,557	11,960
Estimated Gross Income	\$462,495	\$457,805	\$437,431
Gross Income per SqFt	\$33.00	\$33.80	\$36.60
Full Market Value	\$2,150,000	\$2,130,000	\$2,040,000
Market Value per SqFt	\$153.00	\$157.00	\$171.00
Distance from Cooperative in miles		0.50	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01169-0037	1-01126-0038	1-01200-0005
Address	210 WEST 78 STREET	8 WEST 74 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	38	86	83
Year Built	1926	1941	1927
Gross SqFt	56,147	71,890	70,144
Estimated Gross Income	\$1,852,851	\$3,489,309	\$2,064,827
Gross Income per SqFt	\$33.00	\$48.50	\$29.40
Full Market Value	\$8,630,000	\$17,100,000	\$9,620,000
Market Value per SqFt	\$154.00	\$238.00	\$137.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01170-0023	1-01126-0038	1-01200-0005
Address	215 WEST 78 STREET	8 WEST 74 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	40	86	83
Year Built	1926	1941	1927
Gross SqFt	62,403	71,890	70,144
Estimated Gross Income	\$1,872,090	\$3,489,309	\$2,064,827
Gross Income per SqFt	\$30.00	\$48.50	\$29.40
Full Market Value	\$8,720,000	\$17,100,000	\$9,620,000
Market Value per SqFt	\$140.00	\$238.00	\$137.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01179-0019	1-01218-0001	1-01274-0006
Address	139 WEST END AVENUE	567 AMSTERDAM AVENUE	39 WEST 58 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	421	272	338
Year Built	1962	1975	1948
Gross SqFt	426,476	288,418	269,346
Estimated Gross Income	\$13,647,232	\$9,048,983	\$13,307,257
Gross Income per SqFt	\$32.00	\$31.40	\$49.40
Full Market Value	\$63,600,000	\$33,800,000	\$65,300,000
Market Value per SqFt	\$149.00	\$117.00	\$242.00
Distance from Cooperative in miles		1.05	1.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01182-0012	1-01143-0027	1-01253-0035
Address	345 WEST 70 STREET	113 WEST 71 STREET	310 WEST 95 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	36	38	45
Year Built	1910	1913	1925
Gross SqFt	41,106	36,364	37,674
Estimated Gross Income	\$1,274,286	\$994,508	\$1,466,490
Gross Income per SqFt	\$31.00	\$27.30	\$38.90
Full Market Value	\$5,940,000	\$4,120,000	\$7,200,000
Market Value per SqFt	\$145.00	\$113.00	\$191.00
Distance from Cooperative in miles		0.30	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01182-0020	1-01309-0050	1-01272-0001
Address	315 WEST 70 STREET	136 EAST 55 STREET	1380 AVENUE OF THE AMERIC
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN CBD	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	185	200	252
Year Built	1963	1957	1963
Gross SqFt	243,741	204,269	303,642
Estimated Gross Income	\$8,774,676	\$7,495,751	\$12,588,334
Gross Income per SqFt	\$36.00	\$36.70	\$41.50
Full Market Value	\$40,900,000	\$34,900,000	\$61,800,000
Market Value per SqFt	\$168.00	\$171.00	\$204.00
Distance from Cooperative in miles		1.65	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01183-0029	1-01169-0008	1-01162-0046
Address	243 WEST END AVENUE	2181 BROADWAY	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	186	115	170
Year Built	1925	1924	1917
Gross SqFt	105,996	114,767	106,920
Estimated Gross Income	\$3,497,868	\$3,408,456	\$5,390,335
Gross Income per SqFt	\$33.00	\$29.70	\$50.00
Full Market Value	\$16,300,000	\$15,900,000	\$26,500,000
Market Value per SqFt	\$154.00	\$139.00	\$248.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01183-0032	1-01150-0048	1-01241-0046
Address	255 WEST END AVENUE	140 WEST 79 STREET	2512 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	60	74	68
Year Built	1917	1914	1900
Gross SqFt	63,495	75,240	62,280
Estimated Gross Income	\$2,222,325	\$2,297,524	\$2,453,957
Gross Income per SqFt	\$35.00	\$30.50	\$39.40
Full Market Value	\$10,400,000	\$10,700,000	\$12,000,000
Market Value per SqFt	\$164.00	\$142.00	\$193.00
Distance from Cooperative in miles		0.50	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01183-0035	1-01149-0033	1-01125-0061
Address	257 WEST END AVENUE	370 COLUMBUS AVENUE	46 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	35	56	36
Year Built	1942	1910	1925
Gross SqFt	32,940	31,125	22,788
Estimated Gross Income	\$1,021,140	\$1,010,856	\$747,529
Gross Income per SqFt	\$31.00	\$32.50	\$32.80
Full Market Value	\$4,760,000	\$4,710,000	\$3,480,000
Market Value per SqFt	\$145.00	\$151.00	\$153.00
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01183-0037	1-01200-0019	1-01129-0059
Address	310 WEST 72 STREET	21 WEST 86 STREET	52 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	123	157	149
Year Built	1925	1927	1903
Gross SqFt	143,554	141,498	113,309
Estimated Gross Income	\$4,737,282	\$4,756,889	\$5,082,279
Gross Income per SqFt	\$33.00	\$33.60	\$44.90
Full Market Value	\$22,100,000	\$22,200,000	\$24,900,000
Market Value per SqFt	\$154.00	\$157.00	\$220.00
Distance from Cooperative in miles		0.90	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01183-0042	1-01249-0036	1-01195-0014
Address	322 WEST 72 STREET	575 WEST END AVENUE	25 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	62	54	64
Year Built	1925	1915	1927
Gross SqFt	107,376	104,942	109,896
Estimated Gross Income	\$3,436,032	\$4,016,950	\$3,442,772
Gross Income per SqFt	\$32.00	\$38.30	\$31.30
Full Market Value	\$16,000,000	\$19,700,000	\$16,000,000
Market Value per SqFt	\$149.00	\$188.00	\$146.00
Distance from Cooperative in miles		0.80	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01183-0046	1-01195-0014	1-01216-0060
Address	330 WEST 72 STREET	25 WEST 81 STREET	168 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	63	64	50
Year Built	1927	1927	1923
Gross SqFt	100,056	109,896	100,042
Estimated Gross Income	\$3,001,680	\$3,442,772	\$2,925,528
Gross Income per SqFt	\$30.00	\$31.30	\$29.20
Full Market Value	\$14,000,000	\$16,000,000	\$13,600,000
Market Value per SqFt	\$140.00	\$146.00	\$136.00
Distance from Cooperative in miles		0.70	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-0007	1-01126-0038	1-01200-0005
Address	305 WEST 72 STREET	8 WEST 74 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	49	86	83
Year Built	1913	1941	1927
Gross SqFt	56,074	71,890	70,144
Estimated Gross Income	\$1,850,442	\$3,489,309	\$2,064,827
Gross Income per SqFt	\$33.00	\$48.50	\$29.40
Full Market Value	\$8,620,000	\$17,100,000	\$9,620,000
Market Value per SqFt	\$154.00	\$238.00	\$137.00
Distance from Cooperative in miles		0.45	0.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-0010	1-01158-0033	1-01230-0043
Address	263 WEST END AVENUE	212 AMSTERDAM AVENUE	2290 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	125	233	125
Year Built	1929	1926	1924
Gross SqFt	172,671	160,049	165,452
Estimated Gross Income	\$6,043,485	\$6,399,443	\$5,301,704
Gross Income per SqFt	\$35.00	\$40.00	\$32.00
Full Market Value	\$28,200,000	\$31,400,000	\$24,700,000
Market Value per SqFt	\$163.00	\$196.00	\$149.00
Distance from Cooperative in miles		0.25	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-0019	1-01233-0016	1-01230-0043
Address	277 WEST END AVENUE	2350 BROADWAY	2290 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	81	321	125
Year Built	1926	1903	1924
Gross SqFt	203,479	236,789	165,452
Estimated Gross Income	\$6,918,286	\$8,282,855	\$5,301,704
Gross Income per SqFt	\$34.00	\$35.00	\$32.00
Full Market Value	\$32,200,000	\$38,600,000	\$24,700,000
Market Value per SqFt	\$158.00	\$163.00	\$149.00
Distance from Cooperative in miles		0.70	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-0028	1-01124-0059	1-01300-0050
Address	5 RIVERSIDE DRIVE	50 WEST 72 STREET	140 EAST 46 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	100	213	202
Year Built	1936	1927	1924
Gross SqFt	127,782	143,791	131,175
Estimated Gross Income	\$4,855,716	\$5,059,608	\$5,000,929
Gross Income per SqFt	\$38.00	\$35.20	\$38.10
Full Market Value	\$22,600,000	\$23,600,000	\$24,500,000
Market Value per SqFt	\$177.00	\$164.00	\$187.00
Distance from Cooperative in miles		0.45	1.95

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-0031	1-00031-0001	1-01465-0021
Address	11 RIVERSIDE DRIVE	10 HANOVER SQUARE	1313 YORK AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	FINANCIAL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	658	494	442
Year Built	1950	1972	1966
Gross SqFt	676,308	487,404	400,612
Estimated Gross Income	\$24,347,088	\$20,175,336	\$12,411,953
Gross Income per SqFt	\$36.00	\$41.40	\$31.00
Full Market Value	\$113,000,000	\$99,000,000	\$57,800,000
Market Value per SqFt	\$167.00	\$203.00	\$144.00
Distance from Cooperative in miles		5.40	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-0083	1-01045-0050	1-01041-0038
Address	315 WEST END AVENUE	330 WEST 55 STREET	306 WEST 51 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	25	62	38
Year Built	1950	1954	1945
Gross SqFt	33,880	38,541	25,482
Estimated Gross Income	\$1,118,040	\$1,118,162	\$872,762
Gross Income per SqFt	\$33.00	\$29.00	\$34.30
Full Market Value	\$5,210,000	\$4,630,000	\$4,070,000
Market Value per SqFt	\$154.00	\$120.00	\$160.00
Distance from Cooperative in miles		1.10	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-0087	1-01246-0001	1-01163-0053
Address	304 WEST 75 STREET	125 RIVERSIDE DRIVE	244 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	120	64	92
Year Built	1930	1907	1928
Gross SqFt	77,310	70,328	87,150
Estimated Gross Income	\$2,473,920	\$1,522,451	\$2,475,180
Gross Income per SqFt	\$32.00	\$21.65	\$28.40
Full Market Value	\$11,500,000	\$6,310,000	\$10,300,000
Market Value per SqFt	\$149.00	\$90.00	\$118.00
Distance from Cooperative in miles		0.50	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01185-0001	1-01230-0043	1-01158-0033
Address	33 RIVERSIDE DRIVE	2290 BROADWAY	212 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	144	125	233
Year Built	1928	1924	1926
Gross SqFt	186,100	165,452	160,049
Estimated Gross Income	\$6,513,500	\$5,301,704	\$6,399,443
Gross Income per SqFt	\$35.00	\$32.00	\$40.00
Full Market Value	\$30,300,000	\$24,700,000	\$31,400,000
Market Value per SqFt	\$163.00	\$149.00	\$196.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01185-0019	1-01158-0033	1-01200-0019
Address	325 WEST END AVENUE	212 AMSTERDAM AVENUE	21 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	54	233	157
Year Built	1916	1926	1927
Gross SqFt	160,203	160,049	141,498
Estimated Gross Income	\$5,767,308	\$6,399,443	\$4,756,889
Gross Income per SqFt	\$36.00	\$40.00	\$33.60
Full Market Value	\$26,900,000	\$31,400,000	\$22,200,000
Market Value per SqFt	\$168.00	\$196.00	\$157.00
Distance from Cooperative in miles		0.40	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01185-0025	1-01195-0014	1-01249-0036
Address	333 WEST END AVENUE	25 WEST 81 STREET	575 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	50	64	54
Year Built	1925	1927	1915
Gross SqFt	100,772	109,896	104,942
Estimated Gross Income	\$3,224,704	\$3,442,772	\$4,016,950
Gross Income per SqFt	\$32.00	\$31.30	\$38.30
Full Market Value	\$15,000,000	\$16,000,000	\$19,700,000
Market Value per SqFt	\$149.00	\$146.00	\$188.00
Distance from Cooperative in miles		0.55	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01185-0032	1-00927-0038	1-00925-0060
Address	320 WEST 76 STREET	320 EAST 22 STREET	304 EAST 20 STREET
Neighborhood	UPPER WEST SIDE (59-79)	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	75	94	70
Year Built	1948	1948	1948
Gross SqFt	79,050	67,048	56,310
Estimated Gross Income	\$3,082,950	\$2,725,361	\$2,034,409
Gross Income per SqFt	\$39.00	\$40.60	\$36.10
Full Market Value	\$15,100,000	\$13,400,000	\$9,480,000
Market Value per SqFt	\$191.00	\$200.00	\$168.00
Distance from Cooperative in miles		3.15	3.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01185-0042	1-01126-0038	1-01143-0015
Address	37 RIVERSIDE DRIVE	8 WEST 74 STREET	145 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	32	86	68
Year Built	1925	1941	1923
Gross SqFt	82,662	71,890	75,144
Estimated Gross Income	\$2,810,508	\$3,489,309	\$1,946,274
Gross Income per SqFt	\$34.00	\$48.50	\$25.90
Full Market Value	\$13,100,000	\$17,100,000	\$8,060,000
Market Value per SqFt	\$158.00	\$238.00	\$107.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01185-0082	1-01143-0020	1-01253-0035
Address	314 WEST 77 STREET	133 WEST 71 STREET	310 WEST 95 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	18	36	45
Year Built	1924	1928	1925
Gross SqFt	30,265	30,712	37,674
Estimated Gross Income	\$968,480	\$901,428	\$1,466,490
Gross Income per SqFt	\$32.00	\$29.40	\$38.90
Full Market Value	\$4,510,000	\$4,200,000	\$7,200,000
Market Value per SqFt	\$149.00	\$137.00	\$191.00
Distance from Cooperative in miles		0.40	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0001	1-01201-0034	1-01041-0011
Address	329 WEST 77 STREET	275 CENTRAL PARK WEST	335 WEST 50 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	97	114	151
Year Built	1930	1931	1930
Gross SqFt	209,780	248,962	150,000
Estimated Gross Income	\$6,922,740	\$7,512,261	\$6,222,652
Gross Income per SqFt	\$33.00	\$30.20	\$41.50
Full Market Value	\$32,200,000	\$35,000,000	\$13,200,000
Market Value per SqFt	\$153.00	\$141.00	\$88.00
Distance from Cooperative in miles		0.70	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0016	1-01129-0020	1-01121-0009
Address	313 WEST 77 STREET	17 WEST 76 STREET	57 WEST 68 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	11	20	11
Year Built	1920	1900	1900
Gross SqFt	5,898	8,168	6,564
Estimated Gross Income	\$206,430	\$297,349	\$224,044
Gross Income per SqFt	\$35.00	\$36.40	\$34.10
Full Market Value	\$962,000	\$1,390,000	\$1,040,000
Market Value per SqFt	\$163.00	\$170.00	\$158.00
Distance from Cooperative in miles		0.50	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0033	1-01210-0012	1-01217-0025
Address	375 WEST END AVENUE	147 WEST 79 STREET	115 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	48	61	81
Year Built	1912	1926	1931
Gross SqFt	80,613	76,193	83,837
Estimated Gross Income	\$2,660,229	\$2,581,011	\$2,751,520
Gross Income per SqFt	\$33.00	\$33.90	\$32.80
Full Market Value	\$12,400,000	\$12,000,000	\$12,800,000
Market Value per SqFt	\$154.00	\$157.00	\$153.00
Distance from Cooperative in miles		0.35	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0048	1-01200-0019	1-01129-0059
Address	54 RIVERSIDE DRIVE	21 WEST 86 STREET	52 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	81	157	149
Year Built	1926	1927	1903
Gross SqFt	147,001	141,498	113,309
Estimated Gross Income	\$4,998,034	\$4,756,889	\$5,082,279
Gross Income per SqFt	\$34.00	\$33.60	\$44.90
Full Market Value	\$23,300,000	\$22,200,000	\$24,900,000
Market Value per SqFt	\$159.00	\$157.00	\$220.00
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0051	1-01150-0048	1-01125-0009
Address	52 RIVERSIDE DRIVE	140 WEST 79 STREET	37 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	48	74	94
Year Built	1926	1914	1929
Gross SqFt	62,487	75,240	80,281
Estimated Gross Income	\$1,812,123	\$2,297,524	\$2,325,584
Gross Income per SqFt	\$29.00	\$30.50	\$29.00
Full Market Value	\$8,440,000	\$10,700,000	\$9,630,000
Market Value per SqFt	\$135.00	\$142.00	\$120.00
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0052	1-01342-0012	1-01318-0022
Address	60 RIVERSIDE DRIVE	333 EAST 49 STREET	825 2 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	152	204	249
Year Built	1965	1965	1964
Gross SqFt	177,041	177,380	210,810
Estimated Gross Income	\$6,373,476	\$6,219,538	\$9,171,805
Gross Income per SqFt	\$36.00	\$35.10	\$43.50
Full Market Value	\$29,700,000	\$29,000,000	\$45,000,000
Market Value per SqFt	\$168.00	\$163.00	\$213.00
Distance from Cooperative in miles		2.20	2.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0059	1-01126-0038	1-01143-0015
Address	321 WEST 78 STREET	8 WEST 74 STREET	145 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	56	86	68
Year Built	1925	1941	1923
Gross SqFt	95,992	71,890	75,144
Estimated Gross Income	\$3,263,728	\$3,489,309	\$1,946,274
Gross Income per SqFt	\$34.00	\$48.50	\$25.90
Full Market Value	\$15,200,000	\$17,100,000	\$8,060,000
Market Value per SqFt	\$158.00	\$238.00	\$107.00
Distance from Cooperative in miles		0.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0084	1-01143-0027	1-01253-0035
Address	302 WEST 79 STREET	113 WEST 71 STREET	310 WEST 95 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	45	38	45
Year Built	1905	1913	1925
Gross SqFt	41,800	36,364	37,674
Estimated Gross Income	\$1,379,400	\$994,508	\$1,466,490
Gross Income per SqFt	\$33.00	\$27.30	\$38.90
Full Market Value	\$6,430,000	\$4,120,000	\$7,200,000
Market Value per SqFt	\$154.00	\$113.00	\$191.00
Distance from Cooperative in miles		0.45	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0087	1-01126-0038	1-01200-0005
Address	310 WEST 79 STREET	8 WEST 74 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	35	86	83
Year Built	1910	1941	1927
Gross SqFt	58,266	71,890	70,144
Estimated Gross Income	\$2,039,310	\$3,489,309	\$2,064,827
Gross Income per SqFt	\$35.00	\$48.50	\$29.40
Full Market Value	\$9,500,000	\$17,100,000	\$9,620,000
Market Value per SqFt	\$163.00	\$238.00	\$137.00
Distance from Cooperative in miles		0.55	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0091	1-01126-0038	1-01200-0005
Address	316 WEST 79 STREET	8 WEST 74 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	25	86	83
Year Built	1910	1941	1927
Gross SqFt	58,266	71,890	70,144
Estimated Gross Income	\$2,039,310	\$3,489,309	\$2,064,827
Gross Income per SqFt	\$35.00	\$48.50	\$29.40
Full Market Value	\$9,500,000	\$17,100,000	\$9,620,000
Market Value per SqFt	\$163.00	\$238.00	\$137.00
Distance from Cooperative in miles		0.55	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0095	1-01210-0012	1-01216-0048
Address	67 RIVERSIDE DRIVE	147 WEST 79 STREET	140 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	37	61	47
Year Built	1907	1926	1925
Gross SqFt	64,421	76,193	66,614
Estimated Gross Income	\$1,739,367	\$2,581,011	\$1,592,813
Gross Income per SqFt	\$27.00	\$33.90	\$23.91
Full Market Value	\$7,200,000	\$12,000,000	\$6,600,000
Market Value per SqFt	\$112.00	\$157.00	\$99.00
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01195-0001	1-01129-0059	1-01169-0008
Address	441 COLUMBUS AVENUE	52 WEST 77 STREET	2181 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	130	149	115
Year Built	1905	1903	1924
Gross SqFt	101,145	113,309	114,767
Estimated Gross Income	\$3,034,350	\$5,082,279	\$3,408,456
Gross Income per SqFt	\$30.00	\$44.90	\$29.70
Full Market Value	\$14,100,000	\$24,900,000	\$15,900,000
Market Value per SqFt	\$139.00	\$220.00	\$139.00
Distance from Cooperative in miles		0.25	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01195-0010	1-01200-0005	1-01252-0001
Address	35 WEST 81 STREET	51 WEST 86 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	72	83	59
Year Built	1914	1927	1906
Gross SqFt	69,707	70,144	63,794
Estimated Gross Income	\$1,951,796	\$2,064,827	\$1,880,141
Gross Income per SqFt	\$28.00	\$29.40	\$29.50
Full Market Value	\$8,080,000	\$9,620,000	\$8,760,000
Market Value per SqFt	\$116.00	\$137.00	\$137.00
Distance from Cooperative in miles		0.25	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01195-0018	1-01201-0034	1-01208-0029
Address	15 WEST 81 STREET	275 CENTRAL PARK WEST	350 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	134	114	174
Year Built	1930	1931	1929
Gross SqFt	325,873	248,962	323,690
Estimated Gross Income	\$9,450,317	\$7,512,261	\$6,023,984
Gross Income per SqFt	\$29.00	\$30.20	\$18.61
Full Market Value	\$39,100,000	\$35,000,000	\$22,500,000
Market Value per SqFt	\$120.00	\$141.00	\$70.00
Distance from Cooperative in miles		0.30	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01195-0023	1-01229-0006	1-01036-0028
Address	11 WEST 81 STREET	265 WEST 81 STREET	305 WEST 45 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	36	36	85
Year Built	1908	1900	1914
Gross SqFt	46,086	41,137	44,466
Estimated Gross Income	\$1,382,580	\$1,334,760	\$1,395,626
Gross Income per SqFt	\$30.00	\$32.40	\$31.40
Full Market Value	\$6,440,000	\$6,220,000	\$6,500,000
Market Value per SqFt	\$140.00	\$151.00	\$146.00
Distance from Cooperative in miles		0.40	1.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01195-0029	1-01497-0009	1-00721-0007
Address	211 CENTRAL PARK WEST	1150 MADISON AVENUE	415 WEST 23 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	193	360	959
Year Built	1929	1923	1934
Gross SqFt	600,613	472,600	950,200
Estimated Gross Income	\$17,417,777	\$14,568,575	\$31,215,000
Gross Income per SqFt	\$29.00	\$30.80	\$32.90
Full Market Value	\$81,100,000	\$67,900,000	\$145,000,000
Market Value per SqFt	\$135.00	\$144.00	\$153.00
Distance from Cooperative in miles		0.70	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01195-0048	1-01046-0009	1-01200-0005
Address	32 WEST 82 STREET	347 WEST 55 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	57	96	83
Year Built	1926	1911	1927
Gross SqFt	55,120	53,952	70,144
Estimated Gross Income	\$1,598,480	\$1,624,177	\$2,064,827
Gross Income per SqFt	\$29.00	\$30.10	\$29.40
Full Market Value	\$6,620,000	\$7,570,000	\$9,620,000
Market Value per SqFt	\$120.00	\$140.00	\$137.00
Distance from Cooperative in miles		1.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01195-0054	1-01218-0015	1-01196-0046
Address	56 WEST 82 STREET	151 WEST 87 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	C5-WALK-UP	C5-WALK-UP
Total Units	19	21	30
Year Built	1900	1910	1900
Gross SqFt	14,214	11,940	17,755
Estimated Gross Income	\$454,848	\$399,400	\$587,172
Gross Income per SqFt	\$32.00	\$33.50	\$33.10
Full Market Value	\$2,120,000	\$1,860,000	\$2,740,000
Market Value per SqFt	\$149.00	\$156.00	\$154.00
Distance from Cooperative in miles		0.35	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01196-0009	1-01252-0001	1-01200-0005
Address	41 WEST 82 STREET	200 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	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	59	83
Year Built	1916	1906	1927
Gross SqFt	59,824	63,794	70,144
Estimated Gross Income	\$1,675,072	\$1,880,141	\$2,064,827
Gross Income per SqFt	\$28.00	\$29.50	\$29.40
Full Market Value	\$6,940,000	\$8,760,000	\$9,620,000
Market Value per SqFt	\$116.00	\$137.00	\$137.00
Distance from Cooperative in miles		0.70	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01196-0013	1-01143-0027	1-01253-0035
Address	35 WEST 82 STREET	113 WEST 71 STREET	310 WEST 95 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	29	38	45
Year Built	1912	1913	1925
Gross SqFt	33,102	36,364	37,674
Estimated Gross Income	\$926,856	\$994,508	\$1,466,490
Gross Income per SqFt	\$28.00	\$27.30	\$38.90
Full Market Value	\$4,320,000	\$4,120,000	\$7,200,000
Market Value per SqFt	\$131.00	\$113.00	\$191.00
Distance from Cooperative in miles		0.60	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01196-0029	1-01233-0016	1-01164-0005
Address	225 CENTRAL PARK WEST	2350 BROADWAY	253 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	345	321	265
Year Built	1926	1903	1926
Gross SqFt	245,676	236,789	218,851
Estimated Gross Income	\$7,615,956	\$8,282,855	\$6,112,988
Gross Income per SqFt	\$31.00	\$35.00	\$27.90
Full Market Value	\$35,500,000	\$38,600,000	\$25,300,000
Market Value per SqFt	\$144.00	\$163.00	\$116.00
Distance from Cooperative in miles		0.35	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01196-0035	1-01246-0044	1-01169-0042
Address	227 CENTRAL PARK WEST	328 WEST 85 STREET	226 WEST 78 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	22	48	42
Year Built	1900	1920	1925
Gross SqFt	28,206	24,544	27,100
Estimated Gross Income	\$1,015,416	\$910,337	\$796,674
Gross Income per SqFt	\$36.00	\$37.10	\$29.40
Full Market Value	\$4,730,000	\$4,240,000	\$3,710,000
Market Value per SqFt	\$168.00	\$173.00	\$137.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01196-0052	1-01046-0009	1-01200-0005
Address	46 WEST 83 STREET	347 WEST 55 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	66	96	83
Year Built	1911	1911	1927
Gross SqFt	56,949	53,952	70,144
Estimated Gross Income	\$1,651,521	\$1,624,177	\$2,064,827
Gross Income per SqFt	\$29.00	\$30.10	\$29.40
Full Market Value	\$6,840,000	\$7,570,000	\$9,620,000
Market Value per SqFt	\$120.00	\$140.00	\$137.00
Distance from Cooperative in miles		1.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0001	1-01211-0002	1-01229-0045
Address	481 COLUMBUS AVENUE	423 AMSTERDAM AVENUE	2276 BROADWAY
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	17
Year Built	1900	1910	1910
Gross SqFt	10,910	10,790	11,840
Estimated Gross Income	\$578,230	\$593,295	\$617,921
Gross Income per SqFt	\$53.00	\$55.00	\$52.00
Full Market Value	\$2,840,000	\$2,910,000	\$3,030,000
Market Value per SqFt	\$260.00	\$270.00	\$256.00
Distance from Cooperative in miles		0.25	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0005	1-01198-0015	1-01228-0027
Address	71 WEST 83 STREET	29 WEST 84 STREET	207 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	12	18	20
Year Built	1900	1900	1910
Gross SqFt	11,000	11,988	11,445
Estimated Gross Income	\$385,000	\$341,329	\$487,381
Gross Income per SqFt	\$35.00	\$28.50	\$42.60
Full Market Value	\$1,790,000	\$1,410,000	\$2,390,000
Market Value per SqFt	\$163.00	\$118.00	\$209.00
Distance from Cooperative in miles		0.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0010	1-01229-0039	1-01197-0027
Address	55 WEST 83 STREET	208 WEST 82 STREET	3 WEST 83 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	21	20	26
Year Built	1900	1910	1900
Gross SqFt	12,641	10,370	13,839
Estimated Gross Income	\$391,871	\$503,141	\$383,334
Gross Income per SqFt	\$31.00	\$48.50	\$27.70
Full Market Value	\$1,830,000	\$2,470,000	\$1,590,000
Market Value per SqFt	\$145.00	\$238.00	\$115.00
Distance from Cooperative in miles		0.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0029	1-01041-0011	1-01200-0025
Address	232 CENTRAL PARK WEST	335 WEST 50 STREET	5 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	164	151	85
Year Built	1929	1930	1937
Gross SqFt	156,360	150,000	116,021
Estimated Gross Income	\$4,690,800	\$6,222,652	\$3,176,090
Gross Income per SqFt	\$30.00	\$41.50	\$27.40
Full Market Value	\$21,800,000	\$13,200,000	\$13,200,000
Market Value per SqFt	\$139.00	\$88.00	\$114.00
Distance from Cooperative in miles		1.65	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0036	1-01170-0012	1-01164-0005
Address	239 CENTRAL PARK WEST	2200 BROADWAY	253 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	92	117	265
Year Built	1926	1905	1926
Gross SqFt	203,217	202,586	218,851
Estimated Gross Income	\$6,299,727	\$6,619,892	\$6,112,988
Gross Income per SqFt	\$31.00	\$32.70	\$27.90
Full Market Value	\$29,300,000	\$30,800,000	\$25,300,000
Market Value per SqFt	\$144.00	\$152.00	\$116.00
Distance from Cooperative in miles		0.40	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0050	1-01253-0035	1-01245-0088
Address	36 WEST 84 STREET	310 WEST 95 STREET	324 WEST 84 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	27	45	48
Year Built	1924	1925	1914
Gross SqFt	42,814	37,674	38,016
Estimated Gross Income	\$1,198,792	\$1,466,490	\$1,057,568
Gross Income per SqFt	\$28.00	\$38.90	\$27.80
Full Market Value	\$5,580,000	\$7,200,000	\$4,380,000
Market Value per SqFt	\$130.00	\$191.00	\$115.00
Distance from Cooperative in miles		0.75	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0052	1-01211-0052	1-01252-0025
Address	40 WEST 84 STREET	158 WEST 81 STREET	310 WEST 93 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	36
Year Built	1917	1930	1910
Gross SqFt	36,265	37,251	32,490
Estimated Gross Income	\$906,625	\$911,520	\$902,667
Gross Income per SqFt	\$25.00	\$24.47	\$27.80
Full Market Value	\$3,760,000	\$3,780,000	\$3,740,000
Market Value per SqFt	\$104.00	\$101.00	\$115.00
Distance from Cooperative in miles		0.25	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0061	1-01200-0043	1-01203-0031
Address	493 COLUMBUS AVENUE	20 WEST 87 STREET	293 CENTRAL PARK WEST
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	33	16	35
Year Built	1900	1910	1925
Gross SqFt	20,350	17,046	21,960
Estimated Gross Income	\$651,200	\$502,184	\$771,105
Gross Income per SqFt	\$32.00	\$29.50	\$35.10
Full Market Value	\$3,030,000	\$2,340,000	\$3,590,000
Market Value per SqFt	\$149.00	\$137.00	\$163.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01198-0019	1-01343-0036	1-01271-0007
Address	15 WEST 84 STREET	340 EAST 51 STREET	57 WEST 55 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	90	116	105
Year Built	1950	1965	1962
Gross SqFt	89,840	88,658	112,000
Estimated Gross Income	\$2,695,200	\$3,369,296	\$3,902,419
Gross Income per SqFt	\$30.00	\$38.00	\$34.80
Full Market Value	\$12,600,000	\$15,700,000	\$18,200,000
Market Value per SqFt	\$140.00	\$177.00	\$163.00
Distance from Cooperative in miles		2.10	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01199-0029	1-01195-0014	1-01144-0056
Address	251 CENTRAL PARK WEST	25 WEST 81 STREET	160 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	68	64	148
Year Built	1925	1927	1929
Gross SqFt	128,194	109,896	126,513
Estimated Gross Income	\$3,076,656	\$3,442,772	\$2,536,969
Gross Income per SqFt	\$24.00	\$31.30	\$20.05
Full Market Value	\$12,700,000	\$16,000,000	\$9,490,000
Market Value per SqFt	\$99.00	\$146.00	\$75.00
Distance from Cooperative in miles		0.20	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01199-0036	1-01230-0043	1-01200-0019
Address	257 CENTRAL PARK WEST	2290 BROADWAY	21 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	D7-ELEVATOR
Total Units	72	125	157
Year Built	1925	1924	1927
Gross SqFt	148,380	165,452	141,498
Estimated Gross Income	\$4,599,780	\$5,301,704	\$4,756,889
Gross Income per SqFt	\$31.00	\$32.00	\$33.60
Full Market Value	\$21,400,000	\$24,700,000	\$22,200,000
Market Value per SqFt	\$144.00	\$149.00	\$157.00
Distance from Cooperative in miles		0.35	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01199-0040	1-01239-0044	1-01128-0061
Address	10 WEST 86 STREET	2476 BROADWAY	331 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	30	64	57
Year Built	1925	1920	1900
Gross SqFt	66,227	67,954	62,434
Estimated Gross Income	\$1,854,356	\$1,923,124	\$2,023,651
Gross Income per SqFt	\$28.00	\$28.30	\$32.40
Full Market Value	\$7,680,000	\$7,970,000	\$9,430,000
Market Value per SqFt	\$116.00	\$117.00	\$151.00
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01200-0031	1-01170-0012	1-01164-0005
Address	261 CENTRAL PARK WEST	2200 BROADWAY	253 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	91	117	265
Year Built	1927	1905	1926
Gross SqFt	238,548	202,586	218,851
Estimated Gross Income	\$6,679,344	\$6,619,892	\$6,112,988
Gross Income per SqFt	\$28.00	\$32.70	\$27.90
Full Market Value	\$27,700,000	\$30,800,000	\$25,300,000
Market Value per SqFt	\$116.00	\$152.00	\$116.00
Distance from Cooperative in miles		0.50	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01201-0029	1-01236-0044	1-01216-0027
Address	271 CENTRAL PARK WEST	2412 BROADWAY	101 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	27	52	44
Year Built	1913	1915	1900
Gross SqFt	83,743	76,626	73,764
Estimated Gross Income	\$1,842,346	\$1,757,811	\$1,512,348
Gross Income per SqFt	\$22.00	\$22.94	\$20.50
Full Market Value	\$7,630,000	\$7,280,000	\$5,650,000
Market Value per SqFt	\$91.00	\$95.00	\$77.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01202-0036	1-01309-0050	1-01338-0049
Address	285 CENTRAL PARK WEST	136 EAST 55 STREET	300 EAST 46 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	58	200	185
Year Built	1966	1957	1960
Gross SqFt	177,679	204,269	190,738
Estimated Gross Income	\$4,975,012	\$7,495,751	\$4,985,980
Gross Income per SqFt	\$28.00	\$36.70	\$26.10
Full Market Value	\$23,200,000	\$34,900,000	\$20,700,000
Market Value per SqFt	\$131.00	\$171.00	\$109.00
Distance from Cooperative in miles		1.95	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01203-0001	1-01226-0029	1-01527-0028
Address	609 COLUMBUS AVENUE	720 COLUMBUS AVENUE	1571 2 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	189	171	182
Year Built	1971	1986	1963
Gross SqFt	224,530	232,831	189,612
Estimated Gross Income	\$5,613,250	\$7,023,341	\$4,814,679
Gross Income per SqFt	\$25.00	\$30.20	\$25.40
Full Market Value	\$11,900,000	\$32,700,000	\$19,900,000
Market Value per SqFt	\$53.00	\$140.00	\$105.00
Distance from Cooperative in miles		0.35	1.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01203-0037	1-01118-0009	1-01244-0022
Address	2 WEST 90 STREET	35 WEST 65 STREET	310 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	23	21	36
Year Built	1930	1910	1910
Gross SqFt	15,658	11,930	22,728
Estimated Gross Income	\$610,662	\$451,559	\$916,700
Gross Income per SqFt	\$39.00	\$37.90	\$40.30
Full Market Value	\$2,840,000	\$2,100,000	\$4,500,000
Market Value per SqFt	\$181.00	\$176.00	\$198.00
Distance from Cooperative in miles		1.20	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01204-0001	1-01226-0029	1-01527-0028
Address	621 COLUMBUS AVENUE	720 COLUMBUS AVENUE	1571 2 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	183	171	182
Year Built	1970	1986	1963
Gross SqFt	221,587	232,831	189,612
Estimated Gross Income	\$5,096,501	\$7,023,341	\$4,814,679
Gross Income per SqFt	\$23.00	\$30.20	\$25.40
Full Market Value	\$10,800,000	\$32,700,000	\$19,900,000
Market Value per SqFt	\$48.70	\$140.00	\$105.00
Distance from Cooperative in miles		0.30	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01204-0016	1-01216-0051	1-01252-0005
Address	35 WEST 90 STREET	144 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	100	66	90
Year Built	1931	1929	1905
Gross SqFt	109,451	96,546	102,791
Estimated Gross Income	\$2,626,824	\$2,563,767	\$2,517,656
Gross Income per SqFt	\$24.00	\$26.60	\$24.49
Full Market Value	\$10,900,000	\$10,600,000	\$10,400,000
Market Value per SqFt	\$100.00	\$110.00	\$101.00
Distance from Cooperative in miles		0.30	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01204-0029	1-01234-0019	1-01302-0033
Address	300 CENTRAL PARK WEST	2360 BROADWAY	760 3 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	212	218	310
Year Built	1930	1920	1929
Gross SqFt	608,532	665,741	297,703
Estimated Gross Income	\$18,255,960	\$23,615,531	\$10,353,518
Gross Income per SqFt	\$30.00	\$35.50	\$34.80
Full Market Value	\$75,600,000	\$110,000,000	\$48,200,000
Market Value per SqFt	\$124.00	\$165.00	\$162.00
Distance from Cooperative in miles		0.35	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01205-0034	1-01234-0019	
Address	320 CENTRAL PARK WEST	2360 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	201	218	
Year Built	1931	1920	
Gross SqFt	349,342	665,741	
Estimated Gross Income	\$9,082,892	\$23,615,531	
Gross Income per SqFt	\$26.00	\$35.50	
Full Market Value	\$37,600,000	\$110,000,000	
Market Value per SqFt	\$108.00	\$165.00	
Distance from Cooperative in miles		0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01206-0017	1-01216-0051	1-01199-0055
Address	35 WEST 92 STREET	144 WEST 86 STREET	40 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	66	61
Year Built	1931	1929	1931
Gross SqFt	98,081	96,546	92,065
Estimated Gross Income	\$2,452,025	\$2,563,767	\$2,297,590
Gross Income per SqFt	\$25.00	\$26.60	\$24.96
Full Market Value	\$10,200,000	\$10,600,000	\$9,520,000
Market Value per SqFt	\$104.00	\$110.00	\$103.00
Distance from Cooperative in miles		0.40	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01206-0029	1-01199-0045	1-01150-0041
Address	322 CENTRAL PARK WEST	20 WEST 86 STREET	120 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	49	64	64
Year Built	1926	1929	1926
Gross SqFt	120,112	103,112	114,696
Estimated Gross Income	\$3,243,024	\$2,917,833	\$3,364,798
Gross Income per SqFt	\$27.00	\$28.30	\$29.30
Full Market Value	\$13,400,000	\$12,100,000	\$15,700,000
Market Value per SqFt	\$112.00	\$117.00	\$137.00
Distance from Cooperative in miles		0.35	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01206-0032	1-01253-0064	1-01252-0025
Address	325 CENTRAL PARK WEST	311 WEST 95 STREET	310 WEST 93 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	32	36
Year Built	1930	1931	1910
Gross SqFt	32,725	31,360	32,490
Estimated Gross Income	\$916,300	\$951,385	\$902,667
Gross Income per SqFt	\$28.00	\$30.30	\$27.80
Full Market Value	\$3,800,000	\$4,430,000	\$3,740,000
Market Value per SqFt	\$116.00	\$141.00	\$115.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01206-0042	1-01184-0089	1-01185-0008
Address	10 WEST 93 STREET	306 WEST 75 STREET	323 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	30	30
Year Built	1915	1920	1925
Gross SqFt	21,692	20,130	14,127
Estimated Gross Income	\$672,452	\$615,199	\$456,915
Gross Income per SqFt	\$31.00	\$30.60	\$32.30
Full Market Value	\$1,430,000	\$2,870,000	\$2,130,000
Market Value per SqFt	\$66.00	\$143.00	\$151.00
Distance from Cooperative in miles		1.05	1.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01207-0001	1-01417-0028	1-01560-0021
Address	689 COLUMBUS AVENUE	1191 2 AVENUE	1511 YORK AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	243	191	156
Year Built	1965	1964	1966
Gross SqFt	303,950	207,284	223,798
Estimated Gross Income	\$7,598,750	\$5,897,593	\$4,787,529
Gross Income per SqFt	\$25.00	\$28.50	\$21.39
Full Market Value	\$16,100,000	\$24,400,000	\$19,800,000
Market Value per SqFt	\$53.00	\$118.00	\$88.00
Distance from Cooperative in miles		1.90	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01207-0006	1-01252-0022	1-01244-0020
Address	57 WEST 93 STREET	306 WEST 93 STREET	306 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	42	48	30
Year Built	1926	1927	1910
Gross SqFt	28,764	25,794	22,740
Estimated Gross Income	\$805,392	\$618,263	\$741,600
Gross Income per SqFt	\$28.00	\$23.97	\$32.60
Full Market Value	\$3,340,000	\$2,560,000	\$3,450,000
Market Value per SqFt	\$116.00	\$99.00	\$152.00
Distance from Cooperative in miles		0.45	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01207-0015	1-01167-0059	1-01182-0029
Address	37 WEST 93 STREET	252 WEST 76 STREET	225 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	32	61	43
Year Built	1920	1903	1910
Gross SqFt	53,478	50,600	44,838
Estimated Gross Income	\$1,123,038	\$1,053,273	\$974,581
Gross Income per SqFt	\$21.00	\$20.82	\$21.74
Full Market Value	\$4,650,000	\$3,940,000	\$4,040,000
Market Value per SqFt	\$87.00	\$78.00	\$90.00
Distance from Cooperative in miles		1.00	1.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01207-0016	1-01211-0052	1-01162-0141
Address	31 WEST 93 STREET	158 WEST 81 STREET	220 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	34	38	37
Year Built	1920	1930	1920
Gross SqFt	47,349	37,251	38,463
Estimated Gross Income	\$1,041,678	\$911,520	\$846,153
Gross Income per SqFt	\$22.00	\$24.47	\$22.00
Full Market Value	\$4,310,000	\$3,780,000	\$3,500,000
Market Value per SqFt	\$91.00	\$101.00	\$91.00
Distance from Cooperative in miles		0.70	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01207-0029	1-01200-0015	1-01186-0083
Address	333 CENTRAL PARK WEST	27 WEST 86 STREET	393 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	69	64	114
Year Built	1910	1926	1927
Gross SqFt	163,032	126,045	134,183
Estimated Gross Income	\$3,749,736	\$3,285,925	\$2,573,018
Gross Income per SqFt	\$23.00	\$26.10	\$19.18
Full Market Value	\$15,500,000	\$13,600,000	\$9,620,000
Market Value per SqFt	\$95.00	\$108.00	\$72.00
Distance from Cooperative in miles		0.35	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01207-0034	1-01186-0083	1-01200-0015
Address	336 CENTRAL PARK WEST	393 WEST END AVENUE	27 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	97	114	64
Year Built	1929	1927	1926
Gross SqFt	202,485	134,183	126,045
Estimated Gross Income	\$4,657,155	\$2,573,018	\$3,285,925
Gross Income per SqFt	\$23.00	\$19.18	\$26.10
Full Market Value	\$19,300,000	\$9,620,000	\$13,600,000
Market Value per SqFt	\$95.00	\$72.00	\$108.00
Distance from Cooperative in miles		0.90	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01208-0052	1-01248-0051	1-01253-0007
Address	46 WEST 95 STREET	340 WEST 87 STREET	321 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	38	29	30
Year Built	1923	1925	1930
Gross SqFt	39,941	29,303	30,960
Estimated Gross Income	\$878,702	\$790,532	\$639,190
Gross Income per SqFt	\$22.00	\$27.00	\$20.65
Full Market Value	\$3,640,000	\$3,270,000	\$2,390,000
Market Value per SqFt	\$91.00	\$112.00	\$77.00
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01209-0006	1-01245-0075	1-01143-0015
Address	65 WEST 95 STREET	495 WEST END AVENUE	145 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	71	128	68
Year Built	1928	1907	1923
Gross SqFt	75,686	83,154	75,144
Estimated Gross Income	\$1,513,720	\$1,938,284	\$1,946,274
Gross Income per SqFt	\$20.00	\$23.31	\$25.90
Full Market Value	\$6,270,000	\$8,030,000	\$8,060,000
Market Value per SqFt	\$83.00	\$97.00	\$107.00
Distance from Cooperative in miles		0.80	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01209-0037	1-01186-0083	1-01203-0033
Address	12 WEST 96 STREET	393 WEST END AVENUE	295 CENTRAL PARK WEST
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	69	114	136
Year Built	1930	1927	1941
Gross SqFt	127,289	134,183	145,476
Estimated Gross Income	\$2,545,780	\$2,573,018	\$4,141,606
Gross Income per SqFt	\$20.00	\$19.18	\$28.50
Full Market Value	\$10,500,000	\$9,620,000	\$17,200,000
Market Value per SqFt	\$82.00	\$72.00	\$118.00
Distance from Cooperative in miles		1.00	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01209-0049	1-01441-0014	1-00906-0006
Address	44 WEST 96 STREET	321 EAST 66 STREET	209 EAST 25 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	45	44
Year Built	1964	1959	1950
Gross SqFt	20,358	27,210	24,640
Estimated Gross Income	\$529,308	\$807,570	\$454,953
Gross Income per SqFt	\$26.00	\$29.70	\$18.46
Full Market Value	\$2,190,000	\$3,760,000	\$1,700,000
Market Value per SqFt	\$108.00	\$138.00	\$69.00
Distance from Cooperative in miles		1.90	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01209-0051	1-01117-0025	1-01244-0020
Address	46 WEST 96 STREET	9 WEST 64 STREET	306 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	12	37	30
Year Built	1910	1900	1910
Gross SqFt	21,258	21,528	22,740
Estimated Gross Income	\$573,966	\$472,344	\$741,600
Gross Income per SqFt	\$27.00	\$21.94	\$32.60
Full Market Value	\$2,380,000	\$1,960,000	\$3,450,000
Market Value per SqFt	\$112.00	\$91.00	\$152.00
Distance from Cooperative in miles		1.55	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01209-0053	1-01199-0045	1-01205-0029
Address	50 WEST 96 STREET	20 WEST 86 STREET	315 CENTRAL PARK WEST
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	61	64	51
Year Built	1929	1929	1911
Gross SqFt	108,666	103,112	109,769
Estimated Gross Income	\$2,499,318	\$2,917,833	\$2,162,291
Gross Income per SqFt	\$23.00	\$28.30	\$19.70
Full Market Value	\$10,400,000	\$12,100,000	\$8,080,000
Market Value per SqFt	\$96.00	\$117.00	\$74.00
Distance from Cooperative in miles		0.50	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01209-0109	1-01253-0048	1-01117-0047
Address	55 WEST 95 STREET	227 RIVERSIDE DRIVE	34 WEST 65 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	48	39	44
Year Built	1913	1930	1939
Gross SqFt	61,605	48,178	37,716
Estimated Gross Income	\$1,355,310	\$1,141,116	\$901,148
Gross Income per SqFt	\$22.00	\$23.69	\$23.89
Full Market Value	\$5,610,000	\$4,730,000	\$3,730,000
Market Value per SqFt	\$91.00	\$98.00	\$99.00
Distance from Cooperative in miles		0.50	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01209-0146	1-01210-0038	1-01214-0007
Address	36 WEST 96 STREET	104 WEST 80 STREET	167 WEST 83 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	11	13	11
Year Built	1910	1910	1900
Gross SqFt	5,355	5,670	5,545
Estimated Gross Income	\$144,585	\$195,700	\$148,385
Gross Income per SqFt	\$27.00	\$34.50	\$26.80
Full Market Value	\$599,000	\$912,000	\$615,000
Market Value per SqFt	\$112.00	\$161.00	\$111.00
Distance from Cooperative in miles		0.80	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-0005	1-01150-0001	1-01233-0029
Address	171 WEST 79 STREET	173 WEST 78 STREET	520 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	63	90	87
Year Built	1924	1929	1929
Gross SqFt	94,659	96,992	102,692
Estimated Gross Income	\$2,366,475	\$2,433,789	\$2,676,585
Gross Income per SqFt	\$25.00	\$25.10	\$26.10
Full Market Value	\$9,800,000	\$10,100,000	\$11,100,000
Market Value per SqFt	\$104.00	\$104.00	\$108.00
Distance from Cooperative in miles		0.05	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-0009	1-01167-0059	1-01182-0029
Address	157 WEST 79 STREET	252 WEST 76 STREET	225 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	60	61	43
Year Built	1911	1903	1910
Gross SqFt	51,453	50,600	44,838
Estimated Gross Income	\$1,080,513	\$1,053,273	\$974,581
Gross Income per SqFt	\$21.00	\$20.82	\$21.74
Full Market Value	\$4,480,000	\$3,940,000	\$4,040,000
Market Value per SqFt	\$87.00	\$78.00	\$90.00
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-0015	1-01122-0047	1-01143-0060
Address	145 WEST 79 STREET	30 WEST 70 STREET	166 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	67	35	51
Year Built	1928	1916	1911
Gross SqFt	59,544	58,361	59,210
Estimated Gross Income	\$1,548,144	\$1,692,517	\$1,546,411
Gross Income per SqFt	\$26.00	\$29.00	\$26.10
Full Market Value	\$6,410,000	\$7,880,000	\$6,410,000
Market Value per SqFt	\$108.00	\$135.00	\$108.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-0017	1-01167-0059	1-01182-0029
Address	135 WEST 79 STREET	252 WEST 76 STREET	225 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	53	61	43
Year Built	1914	1903	1910
Gross SqFt	53,370	50,600	44,838
Estimated Gross Income	\$1,120,770	\$1,053,273	\$974,581
Gross Income per SqFt	\$21.00	\$20.82	\$21.74
Full Market Value	\$4,640,000	\$3,940,000	\$4,040,000
Market Value per SqFt	\$87.00	\$78.00	\$90.00
Distance from Cooperative in miles		0.30	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-0019	1-01233-0029	1-01169-0008
Address	127 WEST 79 STREET	520 AMSTERDAM AVENUE	2181 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	132	87	115
Year Built	1926	1929	1924
Gross SqFt	123,898	102,692	114,767
Estimated Gross Income	\$3,097,450	\$2,676,585	\$3,408,456
Gross Income per SqFt	\$25.00	\$26.10	\$29.70
Full Market Value	\$12,800,000	\$11,100,000	\$15,900,000
Market Value per SqFt	\$103.00	\$108.00	\$139.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-0037	1-01154-0202	1-01162-0141
Address	102 WEST 80 STREET	236 WEST 64 STREET	220 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	65	63	37
Year Built	1901	1911	1920
Gross SqFt	40,916	42,102	38,463
Estimated Gross Income	\$1,063,816	\$1,085,574	\$846,153
Gross Income per SqFt	\$26.00	\$25.80	\$22.00
Full Market Value	\$4,410,000	\$4,500,000	\$3,500,000
Market Value per SqFt	\$108.00	\$107.00	\$91.00
Distance from Cooperative in miles		0.90	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0013	1-01198-0006	1-01212-0006
Address	153 WEST 80 STREET	51 WEST 84 STREET	169 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	C4-WALK-UP
Total Units	20	22	20
Year Built	1910	1895	1900
Gross SqFt	14,100	13,244	15,535
Estimated Gross Income	\$451,200	\$526,609	\$405,829
Gross Income per SqFt	\$32.00	\$39.80	\$26.10
Full Market Value	\$2,100,000	\$2,590,000	\$1,680,000
Market Value per SqFt	\$149.00	\$196.00	\$108.00
Distance from Cooperative in miles		0.25	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0026	1-01239-0027	1-01198-0006
Address	123 WEST 80 STREET	205 WEST 91 STREET	51 WEST 84 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	22	22
Year Built	1890	1900	1895
Gross SqFt	11,700	11,900	13,244
Estimated Gross Income	\$421,200	\$367,645	\$526,609
Gross Income per SqFt	\$36.00	\$30.90	\$39.80
Full Market Value	\$1,960,000	\$1,710,000	\$2,590,000
Market Value per SqFt	\$168.00	\$144.00	\$196.00
Distance from Cooperative in miles		0.55	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0029	1-01143-0042	1-01037-0038
Address	418 COLUMBUS AVENUE	124 WEST 72 STREET	306 WEST 47 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	63	53	80
Year Built	1900	1916	1910
Gross SqFt	47,487	40,982	52,860
Estimated Gross Income	\$1,187,175	\$1,076,239	\$1,337,677
Gross Income per SqFt	\$25.00	\$26.30	\$25.30
Full Market Value	\$4,920,000	\$4,460,000	\$5,540,000
Market Value per SqFt	\$104.00	\$109.00	\$105.00
Distance from Cooperative in miles		0.45	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0034	1-01196-0061	1-01196-0064
Address	430 COLUMBUS AVENUE	475 COLUMBUS AVENUE	469 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	24	13
Year Built	1900	1900	1900
Gross SqFt	12,628	13,667	10,065
Estimated Gross Income	\$416,724	\$531,255	\$351,121
Gross Income per SqFt	\$33.00	\$38.90	\$34.90
Full Market Value	\$1,940,000	\$2,610,000	\$1,640,000
Market Value per SqFt	\$154.00	\$191.00	\$163.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0042	1-01245-0046	1-01200-0152
Address	118 WEST 81 STREET	104 RIVERSIDE DRIVE	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	15	13
Year Built	1900	1910	1910
Gross SqFt	6,150	7,722	8,861
Estimated Gross Income	\$209,100	\$262,228	\$321,789
Gross Income per SqFt	\$34.00	\$34.00	\$36.30
Full Market Value	\$974,000	\$1,220,000	\$1,500,000
Market Value per SqFt	\$158.00	\$158.00	\$169.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0056	1-01143-0042	1-01271-0012
Address	170 WEST 81 STREET	124 WEST 72 STREET	51 WEST 55 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	49	53	37
Year Built	1927	1916	1916
Gross SqFt	43,896	40,982	37,704
Estimated Gross Income	\$1,229,088	\$1,076,239	\$1,127,887
Gross Income per SqFt	\$28.00	\$26.30	\$29.90
Full Market Value	\$5,090,000	\$4,460,000	\$5,250,000
Market Value per SqFt	\$116.00	\$109.00	\$139.00
Distance from Cooperative in miles		0.45	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0061	1-01196-0046	1-01218-0015
Address	176 WEST 81 STREET	28 WEST 83 STREET	151 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	11	30	21
Year Built	1900	1900	1910
Gross SqFt	15,240	17,755	11,940
Estimated Gross Income	\$487,680	\$587,172	\$399,400
Gross Income per SqFt	\$32.00	\$33.10	\$33.50
Full Market Value	\$1,030,000	\$2,740,000	\$1,860,000
Market Value per SqFt	\$68.00	\$154.00	\$156.00
Distance from Cooperative in miles		0.20	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0135	1-01163-0011	1-01227-0027
Address	100 WEST 81 STREET	251 WEST 71 STREET	207 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	17	25	38
Year Built	1920	1920	1920
Gross SqFt	29,540	33,600	23,952
Estimated Gross Income	\$945,280	\$1,101,337	\$960,914
Gross Income per SqFt	\$32.00	\$32.80	\$40.10
Full Market Value	\$4,400,000	\$5,130,000	\$4,720,000
Market Value per SqFt	\$149.00	\$153.00	\$197.00
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01212-0047	1-01229-0039	1-01197-0027
Address	134 WEST 82 STREET	208 WEST 82 STREET	3 WEST 83 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	20	20	26
Year Built	1900	1910	1900
Gross SqFt	10,568	10,370	13,839
Estimated Gross Income	\$327,608	\$503,141	\$383,334
Gross Income per SqFt	\$31.00	\$48.50	\$27.70
Full Market Value	\$1,530,000	\$2,470,000	\$1,590,000
Market Value per SqFt	\$145.00	\$238.00	\$115.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01212-0052	1-01229-0039	1-01197-0027
Address	146 WEST 82 STREET	208 WEST 82 STREET	3 WEST 83 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	18	20	26
Year Built	1900	1910	1900
Gross SqFt	11,863	10,370	13,839
Estimated Gross Income	\$367,753	\$503,141	\$383,334
Gross Income per SqFt	\$31.00	\$48.50	\$27.70
Full Market Value	\$1,710,000	\$2,470,000	\$1,590,000
Market Value per SqFt	\$144.00	\$238.00	\$115.00
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$1,852,512	\$1,723,762	\$2,581,011
Gross Income per SqFt	\$24.00	\$21.27	\$33.90
Full Market Value	\$7,670,000	\$7,140,000	\$12,000,000
Market Value per SqFt	\$99.00	\$88.00	\$157.00
Distance from Cooperative in miles		0.65	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01214-0001	1-01196-0061	1-01196-0064
Address	177 WEST 83 STREET	475 COLUMBUS AVENUE	469 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	15	24	13
Year Built	1900	1900	1900
Gross SqFt	11,855	13,667	10,065
Estimated Gross Income	\$414,925	\$531,255	\$351,121
Gross Income per SqFt	\$35.00	\$38.90	\$34.90
Full Market Value	\$880,000	\$2,610,000	\$1,640,000
Market Value per SqFt	\$74.00	\$191.00	\$163.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01215-0035	1-01252-0001	1-01200-0005
Address	102 WEST 85 STREET	200 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	D3-ELEVATOR	D3-ELEVATOR
Total Units	91	59	83
Year Built	1931	1906	1927
Gross SqFt	64,429	63,794	70,144
Estimated Gross Income	\$1,804,012	\$1,880,141	\$2,064,827
Gross Income per SqFt	\$28.00	\$29.50	\$29.40
Full Market Value	\$7,470,000	\$8,760,000	\$9,620,000
Market Value per SqFt	\$116.00	\$137.00	\$137.00
Distance from Cooperative in miles		0.50	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01215-0056	1-01045-0050	1-01046-0043
Address	160 WEST 85 STREET	330 WEST 55 STREET	318 WEST 56 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	60	62	68
Year Built	1950	1954	1961
Gross SqFt	56,023	38,541	54,400
Estimated Gross Income	\$1,288,529	\$1,118,162	\$1,109,960
Gross Income per SqFt	\$23.00	\$29.00	\$20.40
Full Market Value	\$5,340,000	\$4,630,000	\$4,150,000
Market Value per SqFt	\$95.00	\$120.00	\$76.00
Distance from Cooperative in miles		1.50	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01215-0061	1-01232-0029	1-01149-0061
Address	170 WEST 85 STREET	498 AMSTERDAM AVENUE	373 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	28	22	16
Year Built	1900	1900	1900
Gross SqFt	20,945	19,573	22,874
Estimated Gross Income	\$544,570	\$540,725	\$552,064
Gross Income per SqFt	\$26.00	\$27.60	\$24.14
Full Market Value	\$1,150,000	\$2,240,000	\$2,290,000
Market Value per SqFt	\$55.00	\$114.00	\$100.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01216-0016	1-01129-0047	1-01169-0042
Address	131 WEST 85 STREET	22 WEST 77 STREET	226 WEST 78 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	42	42
Year Built	1900	1921	1925
Gross SqFt	25,090	26,910	27,100
Estimated Gross Income	\$-	\$870,325	\$796,674
Gross Income per SqFt	\$0.00	\$32.30	\$29.40
Full Market Value	\$3,430,000	\$4,050,000	\$3,710,000
Market Value per SqFt	\$137.00	\$151.00	\$137.00
Distance from Cooperative in miles		0.50	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01216-0044	1-01239-0044	1-01236-0044
Address	130 WEST 86 STREET	2476 BROADWAY	2412 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	48	64	52
Year Built	1926	1920	1915
Gross SqFt	69,125	67,954	76,626
Estimated Gross Income	\$1,797,250	\$1,923,124	\$1,757,811
Gross Income per SqFt	\$26.00	\$28.30	\$22.94
Full Market Value	\$7,440,000	\$7,970,000	\$7,280,000
Market Value per SqFt	\$108.00	\$117.00	\$95.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01217-0006	1-01228-0001	1-01210-0012
Address	161 WEST 86 STREET	420 WEST END AVENUE	147 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	33	38	61
Year Built	1914	1916	1926
Gross SqFt	83,329	85,942	76,193
Estimated Gross Income	\$2,083,225	\$1,890,362	\$2,581,011
Gross Income per SqFt	\$25.00	\$22.00	\$33.90
Full Market Value	\$8,630,000	\$7,830,000	\$12,000,000
Market Value per SqFt	\$104.00	\$91.00	\$157.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01217-0011	1-01239-0044	1-01236-0044
Address	151 WEST 86 STREET	2476 BROADWAY	2412 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	28	64	52
Year Built	1914	1920	1915
Gross SqFt	70,744	67,954	76,626
Estimated Gross Income	\$1,839,344	\$1,923,124	\$1,757,811
Gross Income per SqFt	\$26.00	\$28.30	\$22.94
Full Market Value	\$7,620,000	\$7,970,000	\$7,280,000
Market Value per SqFt	\$108.00	\$117.00	\$95.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01217-0014	1-01150-0001	1-01233-0029
Address	145 WEST 86 STREET	173 WEST 78 STREET	520 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	67	90	87
Year Built	1925	1929	1929
Gross SqFt	97,476	96,992	102,692
Estimated Gross Income	\$2,436,900	\$2,433,789	\$2,676,585
Gross Income per SqFt	\$25.00	\$25.10	\$26.10
Full Market Value	\$10,100,000	\$10,100,000	\$11,100,000
Market Value per SqFt	\$104.00	\$104.00	\$108.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01217-0029	1-01233-0029	1-01169-0008
Address	105 WEST 86 STREET	520 AMSTERDAM AVENUE	2181 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	130	87	115
Year Built	1929	1929	1924
Gross SqFt	123,217	102,692	114,767
Estimated Gross Income	\$3,080,425	\$2,676,585	\$3,408,456
Gross Income per SqFt	\$25.00	\$26.10	\$29.70
Full Market Value	\$12,800,000	\$11,100,000	\$15,900,000
Market Value per SqFt	\$104.00	\$108.00	\$139.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01217-0050	1-01167-0059	1-01216-0048
Address	150 WEST 87 STREET	252 WEST 76 STREET	140 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	41	61	47
Year Built	1914	1903	1925
Gross SqFt	59,175	50,600	66,614
Estimated Gross Income	\$1,301,850	\$1,053,273	\$1,592,813
Gross Income per SqFt	\$22.00	\$20.82	\$23.91
Full Market Value	\$5,390,000	\$3,940,000	\$6,600,000
Market Value per SqFt	\$91.00	\$78.00	\$99.00
Distance from Cooperative in miles		0.60	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01217-0054	1-01252-0001	1-01200-0005
Address	160 WEST 87 STREET	200 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	D3-ELEVATOR	D3-ELEVATOR
Total Units	40	59	83
Year Built	1914	1906	1927
Gross SqFt	59,408	63,794	70,144
Estimated Gross Income	\$1,663,424	\$1,880,141	\$2,064,827
Gross Income per SqFt	\$28.00	\$29.50	\$29.40
Full Market Value	\$6,890,000	\$8,760,000	\$9,620,000
Market Value per SqFt	\$116.00	\$137.00	\$137.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01217-0064	1-01210-0001	1-01236-0029
Address	541 AMSTERDAM AVENUE	401 AMSTERDAM AVENUE	205 WEST 88 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	89	80	117
Year Built	1918	1927	1923
Gross SqFt	117,216	106,521	96,058
Estimated Gross Income	\$2,930,400	\$3,260,582	\$2,055,740
Gross Income per SqFt	\$25.00	\$30.60	\$21.40
Full Market Value	\$12,100,000	\$15,200,000	\$8,510,000
Market Value per SqFt	\$103.00	\$143.00	\$89.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01219-0057	1-01528-0009	1-01506-0016
Address	170 WEST 89 STREET	217 EAST 82 STREET	27 EAST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	24	26
Year Built	1910	1910	1910
Gross SqFt	18,354	18,114	17,850
Estimated Gross Income	\$587,328	\$788,077	\$576,907
Gross Income per SqFt	\$32.00	\$43.50	\$32.30
Full Market Value	\$2,740,000	\$3,870,000	\$2,690,000
Market Value per SqFt	\$149.00	\$214.00	\$151.00
Distance from Cooperative in miles		1.30	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01219-0059	1-01528-0009	1-01506-0016
Address	174 WEST 89 STREET	217 EAST 82 STREET	27 EAST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	24	26
Year Built	1910	1910	1910
Gross SqFt	18,885	18,114	17,850
Estimated Gross Income	\$604,320	\$788,077	\$576,907
Gross Income per SqFt	\$32.00	\$43.50	\$32.30
Full Market Value	\$2,810,000	\$3,870,000	\$2,690,000
Market Value per SqFt	\$149.00	\$214.00	\$151.00
Distance from Cooperative in miles		1.30	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01222-9029	1-01338-0049	1-01560-0021
Address	100 WEST 92 STREET	300 EAST 46 STREET	1511 YORK AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	200	185	156
Year Built	1969	1960	1966
Gross SqFt	193,107	190,738	223,798
Estimated Gross Income	\$4,827,675	\$4,985,980	\$4,787,529
Gross Income per SqFt	\$25.00	\$26.10	\$21.39
Full Market Value	\$10,200,000	\$20,700,000	\$19,800,000
Market Value per SqFt	\$53.00	\$109.00	\$88.00
Distance from Cooperative in miles		2.70	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01224-0001	1-01183-0053	1-01164-0005
Address	681 AMSTERDAM AVENUE	342 WEST 72 STREET	253 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	178	149	265
Year Built	1929	1904	1926
Gross SqFt	238,456	199,502	218,851
Estimated Gross Income	\$5,961,400	\$4,344,697	\$6,112,988
Gross Income per SqFt	\$25.00	\$21.78	\$27.90
Full Market Value	\$24,700,000	\$18,000,000	\$25,300,000
Market Value per SqFt	\$104.00	\$90.00	\$116.00
Distance from Cooperative in miles		1.15	1.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01224-0013	1-01564-0005	1-01072-0029
Address	149 WEST 93 STREET	409 EAST 84 STREET	593 10 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	31	48	76
Year Built	1926	1910	1900
Gross SqFt	34,322	31,152	38,400
Estimated Gross Income	\$755,084	\$710,847	\$1,137,773
Gross Income per SqFt	\$22.00	\$22.82	\$29.60
Full Market Value	\$3,130,000	\$2,940,000	\$5,300,000
Market Value per SqFt	\$91.00	\$94.00	\$138.00
Distance from Cooperative in miles		1.60	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01224-0023	1-01216-0051	1-01252-0005
Address	123 WEST 93 STREET	144 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	90	66	90
Year Built	1926	1929	1905
Gross SqFt	107,243	96,546	102,791
Estimated Gross Income	\$2,573,832	\$2,563,767	\$2,517,656
Gross Income per SqFt	\$24.00	\$26.60	\$24.49
Full Market Value	\$10,700,000	\$10,600,000	\$10,400,000
Market Value per SqFt	\$100.00	\$110.00	\$101.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01224-0029	1-01560-0021	1-01561-0001
Address	100 WEST 94 STREET	1511 YORK AVENUE	1562 1 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	172	156	205
Year Built	1966	1966	1964
Gross SqFt	199,526	223,798	210,428
Estimated Gross Income	\$4,988,150	\$4,787,529	\$5,417,988
Gross Income per SqFt	\$25.00	\$21.39	\$25.70
Full Market Value	\$10,600,000	\$19,800,000	\$22,400,000
Market Value per SqFt	\$53.00	\$88.00	\$106.00
Distance from Cooperative in miles		1.65	1.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01224-0038	1-01253-0048	1-01117-0047
Address	110 WEST 94 STREET	227 RIVERSIDE DRIVE	34 WEST 65 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	37	39	44
Year Built	1936	1930	1939
Gross SqFt	52,990	48,178	37,716
Estimated Gross Income	\$1,112,790	\$1,141,116	\$901,148
Gross Income per SqFt	\$21.00	\$23.69	\$23.89
Full Market Value	\$4,610,000	\$4,730,000	\$3,730,000
Market Value per SqFt	\$87.00	\$98.00	\$99.00
Distance from Cooperative in miles		0.30	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01224-0058	1-01035-0047	1-01473-0038
Address	168 WEST 94 STREET	330 WEST 45 STREET	420 EAST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	126	133	112
Year Built	1967	1964	1959
Gross SqFt	95,759	117,856	113,820
Estimated Gross Income	\$2,298,216	\$2,693,711	\$3,563,601
Gross Income per SqFt	\$24.00	\$22.86	\$31.30
Full Market Value	\$4,870,000	\$11,200,000	\$16,600,000
Market Value per SqFt	\$51.00	\$95.00	\$146.00
Distance from Cooperative in miles		2.45	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01225-0001	1-01514-0039	1-01151-0017
Address	701 AMSTERDAM AVENUE	1524 3 AVENUE	517 WEST 59 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	200	460	467
Year Built	1967	1967	1973
Gross SqFt	323,484	651,162	402,707
Estimated Gross Income	\$7,116,648	\$14,758,416	\$8,044,568
Gross Income per SqFt	\$22.00	\$22.66	\$19.98
Full Market Value	\$15,100,000	\$61,100,000	\$30,100,000
Market Value per SqFt	\$46.70	\$94.00	\$75.00
Distance from Cooperative in miles		1.20	1.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01225-0023	1-01162-0141	1-01211-0052
Address	109 WEST 94 STREET	220 WEST 71 STREET	158 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	50	37	38
Year Built	1936	1920	1930
Gross SqFt	44,094	38,463	37,251
Estimated Gross Income	\$970,068	\$846,153	\$911,520
Gross Income per SqFt	\$22.00	\$22.00	\$24.47
Full Market Value	\$4,020,000	\$3,500,000	\$3,780,000
Market Value per SqFt	\$91.00	\$91.00	\$101.00
Distance from Cooperative in miles		1.25	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01225-0029	1-01561-0021	1-01465-0021
Address	700 COLUMBUS AVENUE	1533 YORK AVENUE	1313 YORK AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	201	415	442
Year Built	1968	1966	1966
Gross SqFt	493,395	502,595	400,612
Estimated Gross Income	\$12,511,455	\$12,927,607	\$12,411,953
Gross Income per SqFt	\$25.40	\$25.70	\$31.00
Full Market Value	\$26,500,000	\$53,500,000	\$57,800,000
Market Value per SqFt	\$54.00	\$106.00	\$144.00
Distance from Cooperative in miles		1.65	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01225-0052	1-01253-0048	1-01117-0047
Address	150 WEST 95 STREET	227 RIVERSIDE DRIVE	34 WEST 65 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	40	39	44
Year Built	1925	1930	1939
Gross SqFt	55,404	48,178	37,716
Estimated Gross Income	\$1,163,484	\$1,141,116	\$901,148
Gross Income per SqFt	\$21.00	\$23.69	\$23.89
Full Market Value	\$4,820,000	\$4,730,000	\$3,730,000
Market Value per SqFt	\$87.00	\$98.00	\$99.00
Distance from Cooperative in miles		0.30	1.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01225-0055	1-01253-0048	1-01248-0037
Address	160 WEST 95 STREET	227 RIVERSIDE DRIVE	302 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	37	39	54
Year Built	1914	1930	1914
Gross SqFt	61,800	48,178	47,067
Estimated Gross Income	\$1,236,000	\$1,141,116	\$1,051,638
Gross Income per SqFt	\$20.00	\$23.69	\$22.34
Full Market Value	\$4,620,000	\$4,730,000	\$4,360,000
Market Value per SqFt	\$75.00	\$98.00	\$93.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01226-0043	1-01227-0063	1-01117-0025
Address	126 WEST 96 STREET	410 WEST END AVENUE	9 WEST 64 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	42	37
Year Built	1910	1920	1900
Gross SqFt	19,450	20,972	21,528
Estimated Gross Income	\$447,350	\$523,021	\$472,344
Gross Income per SqFt	\$23.00	\$24.94	\$21.94
Full Market Value	\$1,850,000	\$2,170,000	\$1,960,000
Market Value per SqFt	\$95.00	\$103.00	\$91.00
Distance from Cooperative in miles		0.85	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01226-0045	1-01338-0049	1-01560-0021
Address	132 WEST 96 STREET	300 EAST 46 STREET	1511 YORK AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	212	185	156
Year Built	1967	1960	1966
Gross SqFt	196,650	190,738	223,798
Estimated Gross Income	\$4,522,950	\$4,985,980	\$4,787,529
Gross Income per SqFt	\$23.00	\$26.10	\$21.39
Full Market Value	\$9,590,000	\$20,700,000	\$19,800,000
Market Value per SqFt	\$48.80	\$109.00	\$88.00
Distance from Cooperative in miles		2.85	1.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01227-0001	1-01244-0072	1-01164-0005
Address	400 WEST END AVENUE	441 WEST END AVENUE	253 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	95	103	265
Year Built	1931	1926	1926
Gross SqFt	190,359	240,040	218,851
Estimated Gross Income	\$4,758,975	\$5,929,967	\$6,112,988
Gross Income per SqFt	\$25.00	\$24.70	\$27.90
Full Market Value	\$19,700,000	\$24,600,000	\$25,300,000
Market Value per SqFt	\$103.00	\$102.00	\$116.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01229-0001	1-01236-0010	1-01158-0038
Address	440 WEST END AVENUE	2401 BROADWAY	210 WEST 70 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	99	79	186
Year Built	1928	1924	1924
Gross SqFt	162,075	164,530	171,085
Estimated Gross Income	\$3,727,725	\$3,946,971	\$4,183,017
Gross Income per SqFt	\$23.00	\$23.99	\$24.45
Full Market Value	\$15,400,000	\$16,300,000	\$17,300,000
Market Value per SqFt	\$95.00	\$99.00	\$101.00
Distance from Cooperative in miles		0.35	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01229-0054	1-01150-0001	1-01125-0009
Address	2273 BROADWAY	173 WEST 78 STREET	37 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	41	90	94
Year Built	1910	1929	1929
Gross SqFt	84,367	96,992	80,281
Estimated Gross Income	\$2,109,175	\$2,433,789	\$2,325,584
Gross Income per SqFt	\$25.00	\$25.10	\$29.00
Full Market Value	\$8,740,000	\$10,100,000	\$9,630,000
Market Value per SqFt	\$104.00	\$104.00	\$120.00
Distance from Cooperative in miles		0.25	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01229-0061	1-01186-0083	1-01200-0015
Address	450 WEST END AVENUE	393 WEST END AVENUE	27 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	56	114	64
Year Built	1931	1927	1926
Gross SqFt	150,285	134,183	126,045
Estimated Gross Income	\$3,456,555	\$2,573,018	\$3,285,925
Gross Income per SqFt	\$23.00	\$19.18	\$26.10
Full Market Value	\$14,300,000	\$9,620,000	\$13,600,000
Market Value per SqFt	\$95.00	\$72.00	\$108.00
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01230-0061	1-01164-0005	1-01170-0012
Address	470 WEST END AVENUE	253 WEST 72 STREET	2200 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	108	265	117
Year Built	1928	1926	1905
Gross SqFt	207,126	218,851	202,586
Estimated Gross Income	\$6,213,780	\$6,112,988	\$6,619,892
Gross Income per SqFt	\$30.00	\$27.90	\$32.70
Full Market Value	\$28,900,000	\$25,300,000	\$30,800,000
Market Value per SqFt	\$140.00	\$116.00	\$152.00
Distance from Cooperative in miles		0.50	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01231-0001	1-01236-0010	1-01148-0001
Address	480 WEST END AVENUE	2401 BROADWAY	341 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	69	79	103
Year Built	1913	1924	1925
Gross SqFt	140,076	164,530	125,040
Estimated Gross Income	\$3,221,748	\$3,946,971	\$3,555,606
Gross Income per SqFt	\$23.00	\$23.99	\$28.40
Full Market Value	\$13,300,000	\$16,300,000	\$14,700,000
Market Value per SqFt	\$95.00	\$99.00	\$118.00
Distance from Cooperative in miles		0.25	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01231-0032	1-01197-0063	1-01231-0029
Address	486 AMSTERDAM AVENUE	491 COLUMBUS AVENUE	480 AMSTERDAM 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	13	14
Year Built	1920	1900	1920
Gross SqFt	9,375	10,265	12,000
Estimated Gross Income	\$356,250	\$404,165	\$477,938
Gross Income per SqFt	\$38.00	\$39.40	\$39.80
Full Market Value	\$755,000	\$1,980,000	\$2,350,000
Market Value per SqFt	\$81.00	\$193.00	\$196.00
Distance from Cooperative in miles		0.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01232-0027	1-01198-0006	1-01239-0027
Address	205 WEST 84 STREET	51 WEST 84 STREET	205 WEST 91 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	19	22	22
Year Built	1910	1895	1900
Gross SqFt	11,825	13,244	11,900
Estimated Gross Income	\$437,525	\$526,609	\$367,645
Gross Income per SqFt	\$37.00	\$39.80	\$30.90
Full Market Value	\$2,040,000	\$2,590,000	\$1,710,000
Market Value per SqFt	\$173.00	\$196.00	\$144.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01232-0037	1-01046-0036	1-00759-0001
Address	202 WEST 85 STREET	939 8 AVENUE	450 9 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN WEST	FASHION
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	55	34	139
Year Built	1910	1930	1910
Gross SqFt	77,620	50,425	54,947
Estimated Gross Income	\$2,328,600	\$1,802,518	\$1,656,000
Gross Income per SqFt	\$30.00	\$35.70	\$30.10
Full Market Value	\$10,800,000	\$8,400,000	\$7,710,000
Market Value per SqFt	\$139.00	\$167.00	\$140.00
Distance from Cooperative in miles		1.50	2.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01232-0057	1-01046-0009	1-01200-0005
Address	252 WEST 85 STREET	347 WEST 55 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	96	83
Year Built	1914	1911	1927
Gross SqFt	59,119	53,952	70,144
Estimated Gross Income	\$1,655,332	\$1,624,177	\$2,064,827
Gross Income per SqFt	\$28.00	\$30.10	\$29.40
Full Market Value	\$6,860,000	\$7,570,000	\$9,620,000
Market Value per SqFt	\$116.00	\$140.00	\$137.00
Distance from Cooperative in miles		1.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01232-0061	1-01143-0015	1-01252-0001
Address	512 WEST END AVENUE	145 WEST 71 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	46	68	59
Year Built	1923	1923	1906
Gross SqFt	68,072	75,144	63,794
Estimated Gross Income	\$1,701,800	\$1,946,274	\$1,880,141
Gross Income per SqFt	\$25.00	\$25.90	\$29.50
Full Market Value	\$7,050,000	\$8,060,000	\$8,760,000
Market Value per SqFt	\$104.00	\$107.00	\$137.00
Distance from Cooperative in miles		0.70	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01233-0002	1-01252-0001	1-01200-0005
Address	522 WEST END AVENUE	200 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	D3-ELEVATOR	D3-ELEVATOR
Total Units	60	59	83
Year Built	1924	1906	1927
Gross SqFt	80,328	63,794	70,144
Estimated Gross Income	\$2,249,184	\$1,880,141	\$2,064,827
Gross Income per SqFt	\$28.00	\$29.50	\$29.40
Full Market Value	\$9,320,000	\$8,760,000	\$9,620,000
Market Value per SqFt	\$116.00	\$137.00	\$137.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01233-0033	1-01244-0072	1-01142-0064
Address	530 AMSTERDAM AVENUE	441 WEST END AVENUE	2054 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	233	103	320
Year Built	1931	1926	1923
Gross SqFt	352,821	240,040	235,400
Estimated Gross Income	\$8,467,704	\$5,929,967	\$7,031,692
Gross Income per SqFt	\$24.00	\$24.70	\$29.90
Full Market Value	\$35,100,000	\$24,600,000	\$32,800,000
Market Value per SqFt	\$99.00	\$102.00	\$139.00
Distance from Cooperative in miles		0.25	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01234-0007	1-01253-0048	1-01248-0037
Address	257 WEST 86 STREET	227 RIVERSIDE DRIVE	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	40	39	54
Year Built	1907	1930	1914
Gross SqFt	67,142	48,178	47,067
Estimated Gross Income	\$1,342,840	\$1,141,116	\$1,051,638
Gross Income per SqFt	\$20.00	\$23.69	\$22.34
Full Market Value	\$5,020,000	\$4,730,000	\$4,360,000
Market Value per SqFt	\$75.00	\$98.00	\$93.00
Distance from Cooperative in miles		0.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01235-0002	1-01163-0058	1-01143-0060
Address	562 WEST END AVENUE	260 WEST 72 STREET	166 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	86	53	51
Year Built	1913	1913	1911
Gross SqFt	71,126	74,176	59,210
Estimated Gross Income	\$1,778,150	\$1,865,206	\$1,546,411
Gross Income per SqFt	\$25.00	\$25.10	\$26.10
Full Market Value	\$7,370,000	\$7,730,000	\$6,410,000
Market Value per SqFt	\$104.00	\$104.00	\$108.00
Distance from Cooperative in miles		0.85	0.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01235-0026	1-01244-0020	1-01247-0015
Address	203 WEST 87 STREET	306 WEST 80 STREET	343 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	39	30	47
Year Built	1940	1910	1920
Gross SqFt	24,560	22,740	24,216
Estimated Gross Income	\$687,680	\$741,600	\$659,463
Gross Income per SqFt	\$28.00	\$32.60	\$27.20
Full Market Value	\$2,850,000	\$3,450,000	\$2,730,000
Market Value per SqFt	\$116.00	\$152.00	\$113.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01236-0001	1-01245-0088	1-01186-0009
Address	580 WEST END AVENUE	324 WEST 84 STREET	325 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	17	48	48
Year Built	1928	1914	1920
Gross SqFt	55,217	38,016	41,931
Estimated Gross Income	\$1,435,642	\$1,057,568	\$1,056,429
Gross Income per SqFt	\$26.00	\$27.80	\$25.20
Full Market Value	\$5,950,000	\$4,380,000	\$4,380,000
Market Value per SqFt	\$108.00	\$115.00	\$104.00
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01236-0003	1-01210-0012	1-01216-0048
Address	584 WEST END AVENUE	147 WEST 79 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	67	61	47
Year Built	1922	1926	1925
Gross SqFt	64,865	76,193	66,614
Estimated Gross Income	\$1,816,220	\$2,581,011	\$1,592,813
Gross Income per SqFt	\$28.00	\$33.90	\$23.91
Full Market Value	\$7,520,000	\$12,000,000	\$6,600,000
Market Value per SqFt	\$116.00	\$157.00	\$99.00
Distance from Cooperative in miles		0.50	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01236-0061	1-01150-0001	1-01233-0029
Address	590 WEST END AVENUE	173 WEST 78 STREET	520 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	88	90	87
Year Built	1916	1929	1929
Gross SqFt	97,685	96,992	102,692
Estimated Gross Income	\$2,442,125	\$2,433,789	\$2,676,585
Gross Income per SqFt	\$25.00	\$25.10	\$26.10
Full Market Value	\$10,100,000	\$10,100,000	\$11,100,000
Market Value per SqFt	\$103.00	\$104.00	\$108.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01237-0001	1-01150-0001	1-01233-0029
Address	600 WEST END AVENUE	173 WEST 78 STREET	520 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	69	90	87
Year Built	1910	1929	1929
Gross SqFt	100,977	96,992	102,692
Estimated Gross Income	\$2,524,425	\$2,433,789	\$2,676,585
Gross Income per SqFt	\$25.00	\$25.10	\$26.10
Full Market Value	\$10,500,000	\$10,100,000	\$11,100,000
Market Value per SqFt	\$104.00	\$104.00	\$108.00
Distance from Cooperative in miles		0.60	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01237-0005	1-01253-0048	1-01248-0037
Address	267 WEST 89 STREET	227 RIVERSIDE DRIVE	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	39	54
Year Built	1920	1930	1914
Gross SqFt	48,155	48,178	47,067
Estimated Gross Income	\$963,100	\$1,141,116	\$1,051,638
Gross Income per SqFt	\$20.00	\$23.69	\$22.34
Full Market Value	\$3,600,000	\$4,730,000	\$4,360,000
Market Value per SqFt	\$75.00	\$98.00	\$93.00
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01237-0017	1-01244-0072	1-01142-0064
Address	2420 BROADWAY	441 WEST END AVENUE	2054 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	164	103	320
Year Built	1920	1926	1923
Gross SqFt	313,563	240,040	235,400
Estimated Gross Income	\$7,211,949	\$5,929,967	\$7,031,692
Gross Income per SqFt	\$23.00	\$24.70	\$29.90
Full Market Value	\$29,900,000	\$24,600,000	\$32,800,000
Market Value per SqFt	\$95.00	\$102.00	\$139.00
Distance from Cooperative in miles		0.45	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01237-0029	1-01237-0033	1-01250-0030
Address	600 AMSTERDAM AVENUE	618 AMSTERDAM AVENUE	585 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	D6-ELEVATOR
Total Units	121	116	133
Year Built	1925	1925	1927
Gross SqFt	161,425	161,422	209,113
Estimated Gross Income	\$3,712,775	\$4,317,119	\$4,035,204
Gross Income per SqFt	\$23.00	\$26.70	\$19.30
Full Market Value	\$15,400,000	\$17,900,000	\$15,100,000
Market Value per SqFt	\$95.00	\$111.00	\$72.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01237-0061	1-01200-0025	1-01144-0056
Address	608 WEST END AVENUE	5 WEST 86 STREET	160 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	60	85	148
Year Built	1915	1937	1929
Gross SqFt	177,048	116,021	126,513
Estimated Gross Income	\$4,072,104	\$3,176,090	\$2,536,969
Gross Income per SqFt	\$23.00	\$27.40	\$20.05
Full Market Value	\$16,900,000	\$13,200,000	\$9,490,000
Market Value per SqFt	\$95.00	\$114.00	\$75.00
Distance from Cooperative in miles		0.40	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01238-0010	1-01163-0053	1-01236-0029
Address	255 WEST 90 STREET	244 WEST 72 STREET	205 WEST 88 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	43	92	117
Year Built	1920	1928	1923
Gross SqFt	96,627	87,150	96,058
Estimated Gross Income	\$2,222,421	\$2,475,180	\$2,055,740
Gross Income per SqFt	\$23.00	\$28.40	\$21.40
Full Market Value	\$9,210,000	\$10,300,000	\$8,510,000
Market Value per SqFt	\$95.00	\$118.00	\$89.00
Distance from Cooperative in miles		1.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01239-0023	1-01236-0010	1-01158-0038
Address	2460 BROADWAY	2401 BROADWAY	210 WEST 70 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	96	79	186
Year Built	1917	1924	1924
Gross SqFt	150,033	164,530	171,085
Estimated Gross Income	\$3,450,759	\$3,946,971	\$4,183,017
Gross Income per SqFt	\$23.00	\$23.99	\$24.45
Full Market Value	\$14,300,000	\$16,300,000	\$17,300,000
Market Value per SqFt	\$95.00	\$99.00	\$101.00
Distance from Cooperative in miles		0.15	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01239-0056	1-01238-0054	1-01247-0013
Address	288 WEST 92 STREET	252 WEST 91 STREET	349 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
Total Units	30	35	36
Year Built	1940	1920	1920
Gross SqFt	22,150	19,896	24,192
Estimated Gross Income	\$465,150	\$419,564	\$536,401
Gross Income per SqFt	\$21.00	\$21.09	\$22.17
Full Market Value	\$1,930,000	\$1,740,000	\$2,220,000
Market Value per SqFt	\$87.00	\$87.00	\$92.00
Distance from Cooperative in miles		0.05	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01240-0024	1-01183-0053	1-01164-0005
Address	2480 BROADWAY	342 WEST 72 STREET	253 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	155	149	265
Year Built	1922	1904	1926
Gross SqFt	223,179	199,502	218,851
Estimated Gross Income	\$5,579,475	\$4,344,697	\$6,112,988
Gross Income per SqFt	\$25.00	\$21.78	\$27.90
Full Market Value	\$23,100,000	\$18,000,000	\$25,300,000
Market Value per SqFt	\$104.00	\$90.00	\$116.00
Distance from Cooperative in miles		1.10	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01240-0061	1-01201-0034	1-01241-0001
Address	670 WEST END AVENUE	275 CENTRAL PARK WEST	680 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	95	114	63
Year Built	1926	1931	1917
Gross SqFt	199,483	248,962	154,800
Estimated Gross Income	\$4,987,075	\$7,512,261	\$2,951,242
Gross Income per SqFt	\$25.00	\$30.20	\$19.06
Full Market Value	\$20,700,000	\$35,000,000	\$11,000,000
Market Value per SqFt	\$104.00	\$141.00	\$71.00
Distance from Cooperative in miles		0.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01241-0052	1-01244-0072	1-01142-0064
Address	2511 BROADWAY	441 WEST END AVENUE	2054 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	150	103	320
Year Built	1925	1926	1923
Gross SqFt	280,809	240,040	235,400
Estimated Gross Income	\$7,020,225	\$5,929,967	\$7,031,692
Gross Income per SqFt	\$25.00	\$24.70	\$29.90
Full Market Value	\$29,100,000	\$24,600,000	\$32,800,000
Market Value per SqFt	\$104.00	\$102.00	\$139.00
Distance from Cooperative in miles		0.60	1.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01242-0009	1-01490-0010	1-01072-0029
Address	259 WEST 95 STREET	511 EAST 78 STREET	593 10 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	61	100	76
Year Built	1921	1911	1900
Gross SqFt	38,800	44,364	38,400
Estimated Gross Income	\$1,164,000	\$1,550,783	\$1,137,773
Gross Income per SqFt	\$30.00	\$35.00	\$29.60
Full Market Value	\$5,420,000	\$7,220,000	\$5,300,000
Market Value per SqFt	\$140.00	\$163.00	\$138.00
Distance from Cooperative in miles		2.05	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01242-0062	1-01199-0055	1-01216-0051
Address	706 WEST END AVENUE	40 WEST 86 STREET	144 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	93	61	66
Year Built	1928	1931	1929
Gross SqFt	99,494	92,065	96,546
Estimated Gross Income	\$2,487,350	\$2,297,590	\$2,563,767
Gross Income per SqFt	\$25.00	\$24.96	\$26.60
Full Market Value	\$10,300,000	\$9,520,000	\$10,600,000
Market Value per SqFt	\$104.00	\$103.00	\$110.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01243-0008	1-01129-0047	1-01244-0020
Address	255 WEST 95 STREET	22 WEST 77 STREET	306 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	30	42	30
Year Built	1908	1921	1910
Gross SqFt	25,272	26,910	22,740
Estimated Gross Income	\$783,432	\$870,325	\$741,600
Gross Income per SqFt	\$31.00	\$32.30	\$32.60
Full Market Value	\$3,650,000	\$4,050,000	\$3,450,000
Market Value per SqFt	\$144.00	\$151.00	\$152.00
Distance from Cooperative in miles		1.05	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01243-0010	1-01199-0001	1-01117-0014
Address	2541 BROADWAY	519 COLUMBUS AVENUE	35 WEST 64 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	22	38	69
Year Built	1925	1907	1904
Gross SqFt	43,404	47,765	37,778
Estimated Gross Income	\$1,519,140	\$1,909,684	\$1,379,725
Gross Income per SqFt	\$35.00	\$40.00	\$36.50
Full Market Value	\$7,080,000	\$9,370,000	\$6,430,000
Market Value per SqFt	\$163.00	\$196.00	\$170.00
Distance from Cooperative in miles		0.65	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01243-0028	1-01045-0050	1-01046-0043
Address	205 WEST 95 STREET	330 WEST 55 STREET	318 WEST 56 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	54	62	68
Year Built	1948	1954	1961
Gross SqFt	56,778	38,541	54,400
Estimated Gross Income	\$1,305,894	\$1,118,162	\$1,109,960
Gross Income per SqFt	\$23.00	\$29.00	\$20.40
Full Market Value	\$5,410,000	\$4,630,000	\$4,150,000
Market Value per SqFt	\$95.00	\$120.00	\$76.00
Distance from Cooperative in miles		2.10	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01244-0001	1-01577-0027	1-01035-0047
Address	70 RIVERSIDE DRIVE	28 EAST END AVENUE	330 WEST 45 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	57	103	133
Year Built	1951	1950	1964
Gross SqFt	92,976	109,723	117,856
Estimated Gross Income	\$2,138,448	\$3,185,349	\$2,693,711
Gross Income per SqFt	\$23.00	\$29.00	\$22.86
Full Market Value	\$8,860,000	\$14,800,000	\$11,200,000
Market Value per SqFt	\$95.00	\$135.00	\$95.00
Distance from Cooperative in miles		1.95	1.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01244-0012	1-01216-0048	1-01226-0040
Address	401 WEST END AVENUE	140 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	76	47	60
Year Built	1900	1925	1926
Gross SqFt	65,522	66,614	81,030
Estimated Gross Income	\$1,310,440	\$1,592,813	\$1,723,762
Gross Income per SqFt	\$20.00	\$23.91	\$21.27
Full Market Value	\$5,430,000	\$6,600,000	\$7,140,000
Market Value per SqFt	\$83.00	\$99.00	\$88.00
Distance from Cooperative in miles		0.40	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01244-0019	1-01186-0083	1-01200-0015
Address	411 WEST END AVENUE	393 WEST END AVENUE	27 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	104	114	64
Year Built	1936	1927	1926
Gross SqFt	147,289	134,183	126,045
Estimated Gross Income	\$3,387,647	\$2,573,018	\$3,285,925
Gross Income per SqFt	\$23.00	\$19.18	\$26.10
Full Market Value	\$14,000,000	\$9,620,000	\$13,600,000
Market Value per SqFt	\$95.00	\$72.00	\$108.00
Distance from Cooperative in miles		0.05	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01244-0044	1-01211-0052	1-01162-0141
Address	425 WEST END AVENUE	158 WEST 81 STREET	220 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	30	38	37
Year Built	1920	1930	1920
Gross SqFt	45,774	37,251	38,463
Estimated Gross Income	\$1,052,802	\$911,520	\$846,153
Gross Income per SqFt	\$23.00	\$24.47	\$22.00
Full Market Value	\$4,360,000	\$3,780,000	\$3,500,000
Market Value per SqFt	\$95.00	\$101.00	\$91.00
Distance from Cooperative in miles		0.30	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01244-0063	1-01208-0029	1-01201-0034
Address	90 RIVERSIDE DRIVE	350 CENTRAL PARK WEST	275 CENTRAL PARK WEST
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	107	174	114
Year Built	1927	1929	1931
Gross SqFt	282,295	323,690	248,962
Estimated Gross Income	\$6,492,785	\$6,023,984	\$7,512,261
Gross Income per SqFt	\$23.00	\$18.61	\$30.20
Full Market Value	\$26,900,000	\$22,500,000	\$35,000,000
Market Value per SqFt	\$95.00	\$70.00	\$141.00
Distance from Cooperative in miles		0.80	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01244-0085	1-01214-0060	1-01216-0006
Address	316 WEST 82 STREET	160 WEST 84 STREET	159 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	11	20	15
Year Built	1910	1900	1900
Gross SqFt	11,850	11,040	11,880
Estimated Gross Income	\$367,350	\$370,698	\$331,551
Gross Income per SqFt	\$31.00	\$33.60	\$27.90
Full Market Value	\$1,710,000	\$1,730,000	\$1,370,000
Market Value per SqFt	\$144.00	\$157.00	\$115.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0003	1-01200-0025	1-01144-0056
Address	100 RIVERSIDE DRIVE	5 WEST 86 STREET	160 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	93	85	148
Year Built	1940	1937	1929
Gross SqFt	168,982	116,021	126,513
Estimated Gross Income	\$4,224,550	\$3,176,090	\$2,536,969
Gross Income per SqFt	\$25.00	\$27.40	\$20.05
Full Market Value	\$17,500,000	\$13,200,000	\$9,490,000
Market Value per SqFt	\$104.00	\$114.00	\$75.00
Distance from Cooperative in miles		0.50	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0013	1-01245-0046	1-01200-0152
Address	313 WEST 82 STREET	104 RIVERSIDE DRIVE	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	15	13
Year Built	1900	1910	1910
Gross SqFt	7,224	7,722	8,861
Estimated Gross Income	\$245,616	\$262,228	\$321,789
Gross Income per SqFt	\$34.00	\$34.00	\$36.30
Full Market Value	\$1,140,000	\$1,220,000	\$1,500,000
Market Value per SqFt	\$158.00	\$158.00	\$169.00
Distance from Cooperative in miles		0.00	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0014	1-01245-0046	1-01200-0152
Address	311 WEST 82 STREET	104 RIVERSIDE DRIVE	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	15	13
Year Built	1900	1910	1910
Gross SqFt	7,288	7,722	8,861
Estimated Gross Income	\$247,792	\$262,228	\$321,789
Gross Income per SqFt	\$34.00	\$34.00	\$36.30
Full Market Value	\$1,150,000	\$1,220,000	\$1,500,000
Market Value per SqFt	\$158.00	\$158.00	\$169.00
Distance from Cooperative in miles		0.00	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0015	1-01245-0046	1-01200-0152
Address	309 WEST 82 STREET	104 RIVERSIDE DRIVE	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	15	13
Year Built	1910	1910	1910
Gross SqFt	7,288	7,722	8,861
Estimated Gross Income	\$247,792	\$262,228	\$321,789
Gross Income per SqFt	\$34.00	\$34.00	\$36.30
Full Market Value	\$1,150,000	\$1,220,000	\$1,500,000
Market Value per SqFt	\$158.00	\$158.00	\$169.00
Distance from Cooperative in miles		0.00	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0016	1-01245-0046	1-01200-0152
Address	307 WEST 82 STREET	104 RIVERSIDE DRIVE	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	15	13
Year Built	1910	1910	1910
Gross SqFt	7,224	7,722	8,861
Estimated Gross Income	\$245,616	\$262,228	\$321,789
Gross Income per SqFt	\$34.00	\$34.00	\$36.30
Full Market Value	\$1,140,000	\$1,220,000	\$1,500,000
Market Value per SqFt	\$158.00	\$158.00	\$169.00
Distance from Cooperative in miles		0.00	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0019	1-01252-0005	1-01216-0060
Address	465 WEST END AVENUE	202 RIVERSIDE DRIVE	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	41	90	50
Year Built	1911	1905	1923
Gross SqFt	100,400	102,791	100,042
Estimated Gross Income	\$2,610,400	\$2,517,656	\$2,925,528
Gross Income per SqFt	\$26.00	\$24.49	\$29.20
Full Market Value	\$10,800,000	\$10,400,000	\$13,600,000
Market Value per SqFt	\$108.00	\$101.00	\$136.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0025	1-01216-0060	1-01252-0005
Address	300 WEST 83 STREET	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	48	50	90
Year Built	1929	1923	1905
Gross SqFt	99,435	100,042	102,791
Estimated Gross Income	\$2,585,310	\$2,925,528	\$2,517,656
Gross Income per SqFt	\$26.00	\$29.20	\$24.49
Full Market Value	\$10,700,000	\$13,600,000	\$10,400,000
Market Value per SqFt	\$108.00	\$136.00	\$101.00
Distance from Cooperative in miles		0.35	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0034	1-01211-0052	1-01162-0141
Address	320 WEST 83 STREET	158 WEST 81 STREET	220 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	50	38	37
Year Built	1940	1930	1920
Gross SqFt	38,623	37,251	38,463
Estimated Gross Income	\$888,329	\$911,520	\$846,153
Gross Income per SqFt	\$23.00	\$24.47	\$22.00
Full Market Value	\$3,680,000	\$3,780,000	\$3,500,000
Market Value per SqFt	\$95.00	\$101.00	\$91.00
Distance from Cooperative in miles		0.30	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0037	1-01252-0022	1-01244-0020
Address	324 WEST 83 STREET	306 WEST 93 STREET	306 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	25	48	30
Year Built	1930	1927	1910
Gross SqFt	27,986	25,794	22,740
Estimated Gross Income	\$783,608	\$618,263	\$741,600
Gross Income per SqFt	\$28.00	\$23.97	\$32.60
Full Market Value	\$3,250,000	\$2,560,000	\$3,450,000
Market Value per SqFt	\$116.00	\$99.00	\$152.00
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0039	1-01246-0057	1-01184-0089
Address	326 WEST 83 STREET	127 RIVERSIDE DRIVE	306 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	23	30
Year Built	1920	1910	1920
Gross SqFt	19,362	17,325	20,130
Estimated Gross Income	\$522,774	\$432,206	\$615,199
Gross Income per SqFt	\$27.00	\$24.95	\$30.60
Full Market Value	\$2,170,000	\$1,790,000	\$2,870,000
Market Value per SqFt	\$112.00	\$103.00	\$143.00
Distance from Cooperative in miles		0.10	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0047	1-00015-0022	1-01234-0019
Address	110 RIVERSIDE DRIVE	21 WEST STREET	2360 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	FINANCIAL	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	170	293	218
Year Built	1929	1931	1920
Gross SqFt	396,076	335,746	665,741
Estimated Gross Income	\$9,901,900	\$10,045,000	\$23,615,531
Gross Income per SqFt	\$25.00	\$29.90	\$35.50
Full Market Value	\$41,000,000	\$46,800,000	\$110,000,000
Market Value per SqFt	\$104.00	\$139.00	\$165.00
Distance from Cooperative in miles		5.90	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0058	1-01199-0013	1-01244-0020
Address	325 WEST 83 STREET	49 WEST 85 STREET	306 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	24	25	30
Year Built	1910	1900	1910
Gross SqFt	18,078	16,100	22,740
Estimated Gross Income	\$506,184	\$408,855	\$741,600
Gross Income per SqFt	\$28.00	\$25.40	\$32.60
Full Market Value	\$2,100,000	\$1,690,000	\$3,450,000
Market Value per SqFt	\$116.00	\$105.00	\$152.00
Distance from Cooperative in miles		0.50	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0059	1-01244-0020	1-01247-0015
Address	323 WEST 83 STREET	306 WEST 80 STREET	343 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	24	30	47
Year Built	1920	1910	1920
Gross SqFt	23,676	22,740	24,216
Estimated Gross Income	\$662,928	\$741,600	\$659,463
Gross Income per SqFt	\$28.00	\$32.60	\$27.20
Full Market Value	\$2,750,000	\$3,450,000	\$2,730,000
Market Value per SqFt	\$116.00	\$152.00	\$113.00
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0080	1-01045-0050	1-01046-0043
Address	316 WEST 84 STREET	330 WEST 55 STREET	318 WEST 56 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	41	62	68
Year Built	1949	1954	1961
Gross SqFt	51,450	38,541	54,400
Estimated Gross Income	\$1,183,350	\$1,118,162	\$1,109,960
Gross Income per SqFt	\$23.00	\$29.00	\$20.40
Full Market Value	\$4,900,000	\$4,630,000	\$4,150,000
Market Value per SqFt	\$95.00	\$120.00	\$76.00
Distance from Cooperative in miles		1.55	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0086	1-01252-0022	1-01244-0020
Address	320 WEST 84 STREET	306 WEST 93 STREET	306 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	36	48	30
Year Built	1900	1927	1910
Gross SqFt	24,941	25,794	22,740
Estimated Gross Income	\$648,466	\$618,263	\$741,600
Gross Income per SqFt	\$26.00	\$23.97	\$32.60
Full Market Value	\$2,690,000	\$2,560,000	\$3,450,000
Market Value per SqFt	\$108.00	\$99.00	\$152.00
Distance from Cooperative in miles		0.45	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01246-0029	1-01216-0051	1-01252-0005
Address	505 WEST END AVENUE	144 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	68	66	90
Year Built	1922	1929	1905
Gross SqFt	112,000	96,546	102,791
Estimated Gross Income	\$2,688,000	\$2,563,767	\$2,517,656
Gross Income per SqFt	\$24.00	\$26.60	\$24.49
Full Market Value	\$11,100,000	\$10,600,000	\$10,400,000
Market Value per SqFt	\$99.00	\$110.00	\$101.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01246-0036	1-01233-0029	1-01169-0008
Address	511 WEST END AVENUE	520 AMSTERDAM AVENUE	2181 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	64	87	115
Year Built	1926	1929	1924
Gross SqFt	123,411	102,692	114,767
Estimated Gross Income	\$3,085,275	\$2,676,585	\$3,408,456
Gross Income per SqFt	\$25.00	\$26.10	\$29.70
Full Market Value	\$12,800,000	\$11,100,000	\$15,900,000
Market Value per SqFt	\$104.00	\$108.00	\$139.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01246-0039	1-01253-0048	1-01248-0037
Address	310 WEST 85 STREET	227 RIVERSIDE DRIVE	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	39	54
Year Built	1923	1930	1914
Gross SqFt	48,184	48,178	47,067
Estimated Gross Income	\$1,011,864	\$1,141,116	\$1,051,638
Gross Income per SqFt	\$21.00	\$23.69	\$22.34
Full Market Value	\$4,190,000	\$4,730,000	\$4,360,000
Market Value per SqFt	\$87.00	\$98.00	\$93.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01246-0046	1-01199-0013	1-01141-0015
Address	332 WEST 85 STREET	49 WEST 85 STREET	143 WEST 69 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	25	40
Year Built	1910	1900	1926
Gross SqFt	18,840	16,100	19,660
Estimated Gross Income	\$489,840	\$408,855	\$581,937
Gross Income per SqFt	\$26.00	\$25.40	\$29.60
Full Market Value	\$2,030,000	\$1,690,000	\$2,710,000
Market Value per SqFt	\$108.00	\$105.00	\$138.00
Distance from Cooperative in miles		0.50	0.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01246-0058	1-01247-0015	1-01247-0013
Address	126 RIVERSIDE DRIVE	343 WEST 85 STREET	349 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D2-ELEVATOR
Total Units	27	47	36
Year Built	1920	1920	1920
Gross SqFt	25,288	24,216	24,192
Estimated Gross Income	\$632,200	\$659,463	\$536,401
Gross Income per SqFt	\$25.00	\$27.20	\$22.17
Full Market Value	\$2,620,000	\$2,730,000	\$2,220,000
Market Value per SqFt	\$104.00	\$113.00	\$92.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0001	1-01195-0014	1-01144-0056
Address	131 RIVERSIDE DRIVE	25 WEST 81 STREET	160 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	55	64	148
Year Built	1909	1927	1929
Gross SqFt	124,208	109,896	126,513
Estimated Gross Income	\$3,105,200	\$3,442,772	\$2,536,969
Gross Income per SqFt	\$25.00	\$31.30	\$20.05
Full Market Value	\$12,900,000	\$16,000,000	\$9,490,000
Market Value per SqFt	\$104.00	\$146.00	\$75.00
Distance from Cooperative in miles		0.55	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0022	1-01214-0060	1-01216-0006
Address	327 WEST 85 STREET	160 WEST 84 STREET	159 WEST 85 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	20	20	15
Year Built	1920	1900	1900
Gross SqFt	11,550	11,040	11,880
Estimated Gross Income	\$369,600	\$370,698	\$331,551
Gross Income per SqFt	\$32.00	\$33.60	\$27.90
Full Market Value	\$1,720,000	\$1,730,000	\$1,370,000
Market Value per SqFt	\$149.00	\$157.00	\$115.00
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0037	1-01210-0012	1-01216-0048
Address	302 WEST 86 STREET	147 WEST 79 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	37	61	47
Year Built	1917	1926	1925
Gross SqFt	74,817	76,193	66,614
Estimated Gross Income	\$1,870,425	\$2,581,011	\$1,592,813
Gross Income per SqFt	\$25.00	\$33.90	\$23.91
Full Market Value	\$7,750,000	\$12,000,000	\$6,600,000
Market Value per SqFt	\$104.00	\$157.00	\$99.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0040	1-01231-0007	1-01150-0029
Address	310 WEST 86 STREET	2301 BROADWAY	380 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	36	37	43
Year Built	1915	1910	1900
Gross SqFt	69,094	61,250	64,200
Estimated Gross Income	\$1,796,444	\$1,934,753	\$1,618,126
Gross Income per SqFt	\$26.00	\$31.60	\$25.20
Full Market Value	\$7,440,000	\$9,010,000	\$6,700,000
Market Value per SqFt	\$108.00	\$147.00	\$104.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0043	1-01239-0044	1-01236-0044
Address	320 WEST 86 STREET	2476 BROADWAY	2412 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	32	64	52
Year Built	1915	1920	1915
Gross SqFt	69,148	67,954	76,626
Estimated Gross Income	\$1,797,848	\$1,923,124	\$1,757,811
Gross Income per SqFt	\$26.00	\$28.30	\$22.94
Full Market Value	\$7,450,000	\$7,970,000	\$7,280,000
Market Value per SqFt	\$108.00	\$117.00	\$95.00
Distance from Cooperative in miles		0.40	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0047	1-01046-0009	1-01248-0037
Address	328 WEST 86 STREET	347 WEST 55 STREET	302 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	46	96	54
Year Built	1924	1911	1914
Gross SqFt	52,194	53,952	47,067
Estimated Gross Income	\$1,304,850	\$1,624,177	\$1,051,638
Gross Income per SqFt	\$25.00	\$30.10	\$22.34
Full Market Value	\$5,400,000	\$7,570,000	\$4,360,000
Market Value per SqFt	\$103.00	\$140.00	\$93.00
Distance from Cooperative in miles		1.60	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0050	1-01150-0001	1-01125-0009
Address	332 WEST 86 STREET	173 WEST 78 STREET	37 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	47	90	94
Year Built	1924	1929	1929
Gross SqFt	87,573	96,992	80,281
Estimated Gross Income	\$2,189,325	\$2,433,789	\$2,325,584
Gross Income per SqFt	\$25.00	\$25.10	\$29.00
Full Market Value	\$9,070,000	\$10,100,000	\$9,630,000
Market Value per SqFt	\$104.00	\$104.00	\$120.00
Distance from Cooperative in miles		0.50	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0057	1-01252-0005	1-01216-0060
Address	137 RIVERSIDE DRIVE	202 RIVERSIDE DRIVE	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	62	90	50
Year Built	1906	1905	1923
Gross SqFt	98,373	102,791	100,042
Estimated Gross Income	\$2,557,698	\$2,517,656	\$2,925,528
Gross Income per SqFt	\$26.00	\$24.49	\$29.20
Full Market Value	\$10,600,000	\$10,400,000	\$13,600,000
Market Value per SqFt	\$108.00	\$101.00	\$136.00
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0001	1-01208-0029	1-01497-0009
Address	140 RIVERSIDE DRIVE	350 CENTRAL PARK WEST	1150 MADISON AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	255	174	360
Year Built	1939	1929	1923
Gross SqFt	372,186	323,690	472,600
Estimated Gross Income	\$9,304,650	\$6,023,984	\$14,568,575
Gross Income per SqFt	\$25.00	\$18.61	\$30.80
Full Market Value	\$38,500,000	\$22,500,000	\$67,900,000
Market Value per SqFt	\$103.00	\$70.00	\$144.00
Distance from Cooperative in miles		0.65	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0019	1-01236-0044	1-01216-0027
Address	323 WEST 86 STREET	2412 BROADWAY	101 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	50	52	44
Year Built	1926	1915	1900
Gross SqFt	82,655	76,626	73,764
Estimated Gross Income	\$1,818,410	\$1,757,811	\$1,512,348
Gross Income per SqFt	\$22.00	\$22.94	\$20.50
Full Market Value	\$7,530,000	\$7,280,000	\$5,650,000
Market Value per SqFt	\$91.00	\$95.00	\$77.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0022	1-01216-0051	1-01199-0055
Address	313 WEST 86 STREET	144 WEST 86 STREET	40 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	66	61
Year Built	1927	1929	1931
Gross SqFt	100,137	96,546	92,065
Estimated Gross Income	\$2,503,425	\$2,563,767	\$2,297,590
Gross Income per SqFt	\$25.00	\$26.60	\$24.96
Full Market Value	\$10,400,000	\$10,600,000	\$9,520,000
Market Value per SqFt	\$104.00	\$110.00	\$103.00
Distance from Cooperative in miles		0.35	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0025	1-01162-0141	1-01211-0052
Address	309 WEST 86 STREET	220 WEST 71 STREET	158 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	26	37	38
Year Built	1920	1920	1930
Gross SqFt	39,843	38,463	37,251
Estimated Gross Income	\$876,546	\$846,153	\$911,520
Gross Income per SqFt	\$22.00	\$22.00	\$24.47
Full Market Value	\$3,630,000	\$3,500,000	\$3,780,000
Market Value per SqFt	\$91.00	\$91.00	\$101.00
Distance from Cooperative in miles		0.85	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0027	1-01143-0015	1-01253-0048
Address	305 WEST 86 STREET	145 WEST 71 STREET	227 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	49	68	39
Year Built	1926	1923	1930
Gross SqFt	64,968	75,144	48,178
Estimated Gross Income	\$1,429,296	\$1,946,274	\$1,141,116
Gross Income per SqFt	\$22.00	\$25.90	\$23.69
Full Market Value	\$5,920,000	\$8,060,000	\$4,730,000
Market Value per SqFt	\$91.00	\$107.00	\$98.00
Distance from Cooperative in miles		0.85	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0029	1-01200-0025	1-01241-0001
Address	545 WEST END AVENUE	5 WEST 86 STREET	680 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	96	85	63
Year Built	1925	1937	1917
Gross SqFt	141,426	116,021	154,800
Estimated Gross Income	\$3,394,224	\$3,176,090	\$2,951,242
Gross Income per SqFt	\$24.00	\$27.40	\$19.06
Full Market Value	\$14,100,000	\$13,200,000	\$11,000,000
Market Value per SqFt	\$100.00	\$114.00	\$71.00
Distance from Cooperative in miles		0.50	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0041	1-01253-0048	1-01117-0047
Address	320 WEST 87 STREET	227 RIVERSIDE DRIVE	34 WEST 65 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	36	39	44
Year Built	1912	1930	1939
Gross SqFt	57,516	48,178	37,716
Estimated Gross Income	\$1,265,352	\$1,141,116	\$901,148
Gross Income per SqFt	\$22.00	\$23.69	\$23.89
Full Market Value	\$5,240,000	\$4,730,000	\$3,730,000
Market Value per SqFt	\$91.00	\$98.00	\$99.00
Distance from Cooperative in miles		0.40	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0049	1-01248-0051	1-01253-0007
Address	334 WEST 87 STREET	340 WEST 87 STREET	321 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	38	29	30
Year Built	1927	1925	1930
Gross SqFt	44,876	29,303	30,960
Estimated Gross Income	\$1,032,148	\$790,532	\$639,190
Gross Income per SqFt	\$23.00	\$27.00	\$20.65
Full Market Value	\$4,280,000	\$3,270,000	\$2,390,000
Market Value per SqFt	\$95.00	\$112.00	\$77.00
Distance from Cooperative in miles		0.00	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01249-0022	1-01248-0051	1-01253-0007
Address	317 WEST 87 STREET	340 WEST 87 STREET	321 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	47	29	30
Year Built	1927	1925	1930
Gross SqFt	44,256	29,303	30,960
Estimated Gross Income	\$973,632	\$790,532	\$639,190
Gross Income per SqFt	\$22.00	\$27.00	\$20.65
Full Market Value	\$4,030,000	\$3,270,000	\$2,390,000
Market Value per SqFt	\$91.00	\$112.00	\$77.00
Distance from Cooperative in miles		0.05	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01249-0029	1-01236-0010	1-01158-0038
Address	565 WEST END AVENUE	2401 BROADWAY	210 WEST 70 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	100	79	186
Year Built	1938	1924	1924
Gross SqFt	155,906	164,530	171,085
Estimated Gross Income	\$3,585,838	\$3,946,971	\$4,183,017
Gross Income per SqFt	\$23.00	\$23.99	\$24.45
Full Market Value	\$14,900,000	\$16,300,000	\$17,300,000
Market Value per SqFt	\$96.00	\$99.00	\$101.00
Distance from Cooperative in miles		0.15	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01249-0037	1-01196-0048	1-01228-0027
Address	304 WEST 88 STREET	34 WEST 83 STREET	207 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	1921	1900	1910
Gross SqFt	12,090	10,310	11,445
Estimated Gross Income	\$447,330	\$435,460	\$487,381
Gross Income per SqFt	\$37.00	\$42.20	\$42.60
Full Market Value	\$2,080,000	\$2,140,000	\$2,390,000
Market Value per SqFt	\$172.00	\$208.00	\$209.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0001	1-01200-0025	1-01241-0001
Address	160 RIVERSIDE DRIVE	5 WEST 86 STREET	680 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	70	85	63
Year Built	1923	1937	1917
Gross SqFt	139,009	116,021	154,800
Estimated Gross Income	\$3,197,207	\$3,176,090	\$2,951,242
Gross Income per SqFt	\$23.00	\$27.40	\$19.06
Full Market Value	\$13,200,000	\$13,200,000	\$11,000,000
Market Value per SqFt	\$95.00	\$114.00	\$71.00
Distance from Cooperative in miles		0.50	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0006	1-01245-0075	1-01143-0015
Address	345 WEST 88 STREET	495 WEST END AVENUE	145 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	52	128	68
Year Built	1915	1907	1923
Gross SqFt	84,026	83,154	75,144
Estimated Gross Income	\$1,848,572	\$1,938,284	\$1,946,274
Gross Income per SqFt	\$22.00	\$23.31	\$25.90
Full Market Value	\$7,660,000	\$8,030,000	\$8,060,000
Market Value per SqFt	\$91.00	\$97.00	\$107.00
Distance from Cooperative in miles		0.25	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0039	1-01198-0017	1-01247-0015
Address	599 WEST END AVENUE	25 WEST 84 STREET	343 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D2-ELEVATOR
Total Units	28	42	47
Year Built	1923	1900	1920
Gross SqFt	19,320	21,990	24,216
Estimated Gross Income	\$444,360	\$462,156	\$659,463
Gross Income per SqFt	\$23.00	\$21.02	\$27.20
Full Market Value	\$1,840,000	\$1,910,000	\$2,730,000
Market Value per SqFt	\$95.00	\$87.00	\$113.00
Distance from Cooperative in miles		0.55	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0040	1-01162-0141	1-01211-0052
Address	304 WEST 89 STREET	220 WEST 71 STREET	158 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	36	37	38
Year Built	1923	1920	1930
Gross SqFt	42,707	38,463	37,251
Estimated Gross Income	\$939,554	\$846,153	\$911,520
Gross Income per SqFt	\$22.00	\$22.00	\$24.47
Full Market Value	\$3,890,000	\$3,500,000	\$3,780,000
Market Value per SqFt	\$91.00	\$91.00	\$101.00
Distance from Cooperative in miles		0.95	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0047	1-01162-0141	1-01211-0052
Address	320 WEST 89 STREET	220 WEST 71 STREET	158 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	36	37	38
Year Built	1921	1920	1930
Gross SqFt	43,260	38,463	37,251
Estimated Gross Income	\$951,720	\$846,153	\$911,520
Gross Income per SqFt	\$22.00	\$22.00	\$24.47
Full Market Value	\$3,940,000	\$3,500,000	\$3,780,000
Market Value per SqFt	\$91.00	\$91.00	\$101.00
Distance from Cooperative in miles		0.95	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0067	1-00015-0022	1-01234-0019
Address	173 RIVERSIDE DRIVE	21 WEST STREET	2360 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	FINANCIAL	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	167	293	218
Year Built	1926	1931	1920
Gross SqFt	380,920	335,746	665,741
Estimated Gross Income	\$9,523,000	\$10,045,000	\$23,615,531
Gross Income per SqFt	\$25.00	\$29.90	\$35.50
Full Market Value	\$39,400,000	\$46,800,000	\$110,000,000
Market Value per SqFt	\$103.00	\$139.00	\$165.00
Distance from Cooperative in miles		6.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0089	1-01200-0152	1-01245-0046
Address	301 WEST 89 STREET	46 WEST 87 STREET	104 RIVERSIDE DRIVE
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	15	13	15
Year Built	1910	1910	1910
Gross SqFt	8,920	8,861	7,722
Estimated Gross Income	\$303,280	\$321,789	\$262,228
Gross Income per SqFt	\$34.00	\$36.30	\$34.00
Full Market Value	\$1,410,000	\$1,500,000	\$1,220,000
Market Value per SqFt	\$158.00	\$169.00	\$158.00
Distance from Cooperative in miles		0.50	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0091	1-01211-0052	1-01162-0141
Address	601 WEST END AVENUE	158 WEST 81 STREET	220 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	26	38	37
Year Built	1916	1930	1920
Gross SqFt	47,354	37,251	38,463
Estimated Gross Income	\$1,041,788	\$911,520	\$846,153
Gross Income per SqFt	\$22.00	\$24.47	\$22.00
Full Market Value	\$4,320,000	\$3,780,000	\$3,500,000
Market Value per SqFt	\$91.00	\$101.00	\$91.00
Distance from Cooperative in miles		0.55	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0094	1-01143-0015	1-01252-0001
Address	607 WEST END AVENUE	145 WEST 71 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	31	68	59
Year Built	1925	1923	1906
Gross SqFt	73,987	75,144	63,794
Estimated Gross Income	\$1,849,675	\$1,946,274	\$1,880,141
Gross Income per SqFt	\$25.00	\$25.90	\$29.50
Full Market Value	\$7,660,000	\$8,060,000	\$8,760,000
Market Value per SqFt	\$104.00	\$107.00	\$137.00
Distance from Cooperative in miles		0.95	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0100	1-01253-0048	1-01248-0037
Address	617 WEST END AVENUE	227 RIVERSIDE DRIVE	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	33	39	54
Year Built	1924	1930	1914
Gross SqFt	51,925	48,178	47,067
Estimated Gross Income	\$1,090,425	\$1,141,116	\$1,051,638
Gross Income per SqFt	\$21.00	\$23.69	\$22.34
Full Market Value	\$4,520,000	\$4,730,000	\$4,360,000
Market Value per SqFt	\$87.00	\$98.00	\$93.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0110	1-01162-0141	1-01211-0052
Address	322 WEST 90 STREET	220 WEST 71 STREET	158 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	76	37	38
Year Built	1936	1920	1930
Gross SqFt	39,192	38,463	37,251
Estimated Gross Income	\$862,224	\$846,153	\$911,520
Gross Income per SqFt	\$22.00	\$22.00	\$24.47
Full Market Value	\$3,570,000	\$3,500,000	\$3,780,000
Market Value per SqFt	\$91.00	\$91.00	\$101.00
Distance from Cooperative in miles		1.00	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01251-0001	1-01201-0034	1-01241-0001
Address	180 RIVERSIDE DRIVE	275 CENTRAL PARK WEST	680 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	90	114	63
Year Built	1922	1931	1917
Gross SqFt	203,436	248,962	154,800
Estimated Gross Income	\$5,085,900	\$7,512,261	\$2,951,242
Gross Income per SqFt	\$25.00	\$30.20	\$19.06
Full Market Value	\$21,100,000	\$35,000,000	\$11,000,000
Market Value per SqFt	\$104.00	\$141.00	\$71.00
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01251-0008	1-01211-0052	1-01162-0141
Address	321 WEST 90 STREET	158 WEST 81 STREET	220 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	54	38	37
Year Built	1929	1930	1920
Gross SqFt	46,800	37,251	38,463
Estimated Gross Income	\$1,029,600	\$911,520	\$846,153
Gross Income per SqFt	\$22.00	\$24.47	\$22.00
Full Market Value	\$4,260,000	\$3,780,000	\$3,500,000
Market Value per SqFt	\$91.00	\$101.00	\$91.00
Distance from Cooperative in miles		0.60	1.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01251-0037	1-01241-0001	1-01200-0025
Address	186 RIVERSIDE DRIVE	680 WEST END AVENUE	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	95	63	85
Year Built	1928	1917	1937
Gross SqFt	152,016	154,800	116,021
Estimated Gross Income	\$3,800,400	\$2,951,242	\$3,176,090
Gross Income per SqFt	\$25.00	\$19.06	\$27.40
Full Market Value	\$15,700,000	\$11,000,000	\$13,200,000
Market Value per SqFt	\$103.00	\$71.00	\$114.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01251-0054	1-01200-0005	1-01252-0001
Address	639 WEST END AVENUE	51 WEST 86 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	63	83	59
Year Built	1927	1927	1906
Gross SqFt	88,396	70,144	63,794
Estimated Gross Income	\$2,475,088	\$2,064,827	\$1,880,141
Gross Income per SqFt	\$28.00	\$29.40	\$29.50
Full Market Value	\$10,300,000	\$9,620,000	\$8,760,000
Market Value per SqFt	\$117.00	\$137.00	\$137.00
Distance from Cooperative in miles		0.55	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01251-0062	1-01200-0025	1-01241-0001
Address	645 WEST END AVENUE	5 WEST 86 STREET	680 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	73	85	63
Year Built	1913	1937	1917
Gross SqFt	136,062	116,021	154,800
Estimated Gross Income	\$3,537,612	\$3,176,090	\$2,951,242
Gross Income per SqFt	\$26.00	\$27.40	\$19.06
Full Market Value	\$14,700,000	\$13,200,000	\$11,000,000
Market Value per SqFt	\$108.00	\$114.00	\$71.00
Distance from Cooperative in miles		0.55	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01251-0071	1-01252-0001	1-01200-0005
Address	194 RIVERSIDE DRIVE	200 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	D3-ELEVATOR	D3-ELEVATOR
Total Units	41	59	83
Year Built	1901	1906	1927
Gross SqFt	78,725	63,794	70,144
Estimated Gross Income	\$2,204,300	\$1,880,141	\$2,064,827
Gross Income per SqFt	\$28.00	\$29.50	\$29.40
Full Market Value	\$9,130,000	\$8,760,000	\$9,620,000
Market Value per SqFt	\$116.00	\$137.00	\$137.00
Distance from Cooperative in miles		0.05	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0017	1-01143-0015	1-01252-0001
Address	675 WEST END AVENUE	145 WEST 71 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	62	68	59
Year Built	1925	1923	1906
Gross SqFt	81,066	75,144	63,794
Estimated Gross Income	\$2,026,650	\$1,946,274	\$1,880,141
Gross Income per SqFt	\$25.00	\$25.90	\$29.50
Full Market Value	\$8,390,000	\$8,060,000	\$8,760,000
Market Value per SqFt	\$103.00	\$107.00	\$137.00
Distance from Cooperative in miles		1.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0020	1-01239-0044	1-01236-0044
Address	677 WEST END AVENUE	2476 BROADWAY	2412 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	65	64	52
Year Built	1927	1920	1915
Gross SqFt	67,953	67,954	76,626
Estimated Gross Income	\$1,698,825	\$1,923,124	\$1,757,811
Gross Income per SqFt	\$25.00	\$28.30	\$22.94
Full Market Value	\$7,040,000	\$7,970,000	\$7,280,000
Market Value per SqFt	\$104.00	\$117.00	\$95.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0034	1-01252-0005	1-01144-0056
Address	210 RIVERSIDE DRIVE	202 RIVERSIDE DRIVE	160 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	89	90	148
Year Built	1910	1905	1929
Gross SqFt	121,313	102,791	126,513
Estimated Gross Income	\$2,790,199	\$2,517,656	\$2,536,969
Gross Income per SqFt	\$23.00	\$24.49	\$20.05
Full Market Value	\$11,600,000	\$10,400,000	\$9,490,000
Market Value per SqFt	\$96.00	\$101.00	\$75.00
Distance from Cooperative in miles		0.05	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0041	1-01248-0051	1-01253-0007
Address	317 WEST 93 STREET	340 WEST 87 STREET	321 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	29	30
Year Built	1910	1925	1930
Gross SqFt	32,067	29,303	30,960
Estimated Gross Income	\$705,474	\$790,532	\$639,190
Gross Income per SqFt	\$22.00	\$27.00	\$20.65
Full Market Value	\$2,920,000	\$3,270,000	\$2,390,000
Market Value per SqFt	\$91.00	\$112.00	\$77.00
Distance from Cooperative in miles		0.35	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0044	1-01248-0051	1-01253-0007
Address	309 WEST 93 STREET	340 WEST 87 STREET	321 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	29	29	30
Year Built	1910	1925	1930
Gross SqFt	32,067	29,303	30,960
Estimated Gross Income	\$705,474	\$790,532	\$639,190
Gross Income per SqFt	\$22.00	\$27.00	\$20.65
Full Market Value	\$2,920,000	\$3,270,000	\$2,390,000
Market Value per SqFt	\$91.00	\$112.00	\$77.00
Distance from Cooperative in miles		0.35	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0050	1-01236-0010	1-01158-0038
Address	685 WEST END AVENUE	2401 BROADWAY	210 WEST 70 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	98	79	186
Year Built	1928	1924	1924
Gross SqFt	156,303	164,530	171,085
Estimated Gross Income	\$3,594,969	\$3,946,971	\$4,183,017
Gross Income per SqFt	\$23.00	\$23.99	\$24.45
Full Market Value	\$14,900,000	\$16,300,000	\$17,300,000
Market Value per SqFt	\$95.00	\$99.00	\$101.00
Distance from Cooperative in miles		0.25	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0065	1-01211-0052	1-01252-0025
Address	310 WEST 94 STREET	158 WEST 81 STREET	310 WEST 93 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	34	38	36
Year Built	1910	1930	1910
Gross SqFt	31,760	37,251	32,490
Estimated Gross Income	\$762,240	\$911,520	\$902,667
Gross Income per SqFt	\$24.00	\$24.47	\$27.80
Full Market Value	\$3,160,000	\$3,780,000	\$3,740,000
Market Value per SqFt	\$99.00	\$101.00	\$115.00
Distance from Cooperative in miles		0.75	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0072	1-01252-0022	1-01244-0020
Address	316 WEST 94 STREET	306 WEST 93 STREET	306 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	24	48	30
Year Built	1910	1927	1910
Gross SqFt	26,928	25,794	22,740
Estimated Gross Income	\$700,128	\$618,263	\$741,600
Gross Income per SqFt	\$26.00	\$23.97	\$32.60
Full Market Value	\$2,900,000	\$2,560,000	\$3,450,000
Market Value per SqFt	\$108.00	\$99.00	\$152.00
Distance from Cooperative in miles		0.05	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0075	1-01252-0001	1-01143-0015
Address	214 RIVERSIDE DRIVE	200 RIVERSIDE DRIVE	145 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	103	59	68
Year Built	1901	1906	1923
Gross SqFt	66,754	63,794	75,144
Estimated Gross Income	\$1,668,850	\$1,880,141	\$1,946,274
Gross Income per SqFt	\$25.00	\$29.50	\$25.90
Full Market Value	\$6,910,000	\$8,760,000	\$8,060,000
Market Value per SqFt	\$104.00	\$137.00	\$107.00
Distance from Cooperative in miles		0.05	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01253-0004	1-01252-0022	1-01242-0128
Address	224 RIVERSIDE DRIVE	306 WEST 93 STREET	203 WEST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	48	24
Year Built	1910	1927	1925
Gross SqFt	25,270	25,794	22,800
Estimated Gross Income	\$530,670	\$618,263	\$471,345
Gross Income per SqFt	\$21.00	\$23.97	\$20.67
Full Market Value	\$2,200,000	\$2,560,000	\$1,760,000
Market Value per SqFt	\$87.00	\$99.00	\$77.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01253-0090	1-01195-0063	1-01211-0028
Address	328 WEST 96 STREET	78 WEST 82 STREET	103 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	12	18
Year Built	1930	1900	1900
Gross SqFt	16,134	14,065	14,370
Estimated Gross Income	\$387,216	\$345,617	\$411,770
Gross Income per SqFt	\$24.00	\$24.57	\$28.70
Full Market Value	\$1,600,000	\$1,430,000	\$1,710,000
Market Value per SqFt	\$99.00	\$102.00	\$119.00
Distance from Cooperative in miles		0.85	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01270-0008	1-01043-0005	1-01045-0050
Address	45 WEST 54 STREET	369 WEST 52 STREET	330 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	50	48	62
Year Built	1948	1940	1954
Gross SqFt	61,584	37,030	38,541
Estimated Gross Income	\$1,909,104	\$1,477,104	\$1,118,162
Gross Income per SqFt	\$31.00	\$39.90	\$29.00
Full Market Value	\$8,890,000	\$7,250,000	\$4,630,000
Market Value per SqFt	\$144.00	\$196.00	\$120.00
Distance from Cooperative in miles		0.55	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01270-0017	1-01210-0012	1-01217-0025
Address	25 WEST 54 STREET	147 WEST 79 STREET	115 WEST 86 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	70	61	81
Year Built	1939	1926	1931
Gross SqFt	72,845	76,193	83,837
Estimated Gross Income	\$2,331,040	\$2,581,011	\$2,751,520
Gross Income per SqFt	\$32.00	\$33.90	\$32.80
Full Market Value	\$10,900,000	\$12,000,000	\$12,800,000
Market Value per SqFt	\$150.00	\$157.00	\$153.00
Distance from Cooperative in miles		1.45	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01270-0020	1-01158-0033	1-01230-0043
Address	17 WEST 54 STREET	212 AMSTERDAM AVENUE	2290 BROADWAY
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	215	233	125
Year Built	1935	1926	1924
Gross SqFt	200,000	160,049	165,452
Estimated Gross Income	\$6,600,000	\$6,399,443	\$5,301,704
Gross Income per SqFt	\$33.00	\$40.00	\$32.00
Full Market Value	\$30,700,000	\$31,400,000	\$24,700,000
Market Value per SqFt	\$154.00	\$196.00	\$149.00
Distance from Cooperative in miles		1.10	1.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01271-0021	1-01346-0023	1-01344-0036
Address	27 WEST 55 STREET	965 1 AVENUE	330 EAST 52 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	36	42	41
Year Built	1923	1934	1927
Gross SqFt	37,571	38,934	28,570
Estimated Gross Income	\$1,164,701	\$1,345,026	\$950,103
Gross Income per SqFt	\$31.00	\$34.50	\$33.30
Full Market Value	\$5,430,000	\$6,270,000	\$4,430,000
Market Value per SqFt	\$145.00	\$161.00	\$155.00
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01274-0057	1-01271-0007	1-01343-0036
Address	24 CENTRAL PARK SOUTH	57 WEST 55 STREET	340 EAST 51 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	38	105	116
Year Built	1963	1962	1965
Gross SqFt	101,278	112,000	88,658
Estimated Gross Income	\$3,443,452	\$3,902,419	\$3,369,296
Gross Income per SqFt	\$34.00	\$34.80	\$38.00
Full Market Value	\$16,000,000	\$18,200,000	\$15,700,000
Market Value per SqFt	\$158.00	\$163.00	\$177.00
Distance from Cooperative in miles		0.15	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01293-0037	1-01232-0014	1-01148-0001
Address	470 PARK AVENUE	2326 BROADWAY	341 AMSTERDAM AVENUE
Neighborhood	MIDTOWN CBD	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	82	129	103
Year Built	1916	1925	1925
Gross SqFt	111,310	104,810	125,040
Estimated Gross Income	\$3,561,920	\$4,157,479	\$3,555,606
Gross Income per SqFt	\$32.00	\$39.70	\$28.40
Full Market Value	\$16,600,000	\$20,400,000	\$14,700,000
Market Value per SqFt	\$149.00	\$195.00	\$118.00
Distance from Cooperative in miles		1.70	1.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01294-0033	1-01302-0033	1-01336-0040
Address	480 PARK AVENUE	760 3 AVENUE	310 EAST 44 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	142	310	328
Year Built	1929	1929	1929
Gross SqFt	375,239	297,703	206,598
Estimated Gross Income	\$12,382,887	\$10,353,518	\$7,527,089
Gross Income per SqFt	\$33.00	\$34.80	\$36.40
Full Market Value	\$57,700,000	\$48,200,000	\$35,100,000
Market Value per SqFt	\$154.00	\$162.00	\$170.00
Distance from Cooperative in miles		0.60	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01303-0041	1-01274-0016	1-01241-0046
Address	150 EAST 49 STREET	21 WEST 58 STREET	2512 BROADWAY
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	49	71	68
Year Built	1923	1926	1900
Gross SqFt	57,000	59,701	62,280
Estimated Gross Income	\$1,995,000	\$2,138,812	\$2,453,957
Gross Income per SqFt	\$35.00	\$35.80	\$39.40
Full Market Value	\$9,290,000	\$9,960,000	\$12,000,000
Market Value per SqFt	\$163.00	\$167.00	\$193.00
Distance from Cooperative in miles		0.65	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01303-0045	1-01163-0011	1-01117-0014
Address	146 EAST 49 STREET	251 WEST 71 STREET	35 WEST 64 STREET
Neighborhood	MIDTOWN CBD	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	40	25	69
Year Built	1920	1920	1904
Gross SqFt	33,800	33,600	37,778
Estimated Gross Income	\$1,115,400	\$1,101,337	\$1,379,725
Gross Income per SqFt	\$33.00	\$32.80	\$36.50
Full Market Value	\$5,200,000	\$5,130,000	\$6,430,000
Market Value per SqFt	\$154.00	\$153.00	\$170.00
Distance from Cooperative in miles		1.70	1.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01303-0046	1-01163-0011	1-01117-0014
Address	142 EAST 49 STREET	251 WEST 71 STREET	35 WEST 64 STREET
Neighborhood	MIDTOWN CBD	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	47	25	69
Year Built	1924	1920	1904
Gross SqFt	34,900	33,600	37,778
Estimated Gross Income	\$1,151,700	\$1,101,337	\$1,379,725
Gross Income per SqFt	\$33.00	\$32.80	\$36.50
Full Market Value	\$5,360,000	\$5,130,000	\$6,430,000
Market Value per SqFt	\$154.00	\$153.00	\$170.00
Distance from Cooperative in miles		1.70	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01304-0029	1-01036-0028	1-01043-0005
Address	155 EAST 49 STREET	305 WEST 45 STREET	369 WEST 52 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	71	85	48
Year Built	1924	1914	1940
Gross SqFt	43,796	44,466	37,030
Estimated Gross Income	\$1,489,064	\$1,395,626	\$1,477,104
Gross Income per SqFt	\$34.00	\$31.40	\$39.90
Full Market Value	\$6,940,000	\$6,500,000	\$7,250,000
Market Value per SqFt	\$158.00	\$146.00	\$196.00
Distance from Cooperative in miles		0.95	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01309-0069	1-01246-0001	1-01163-0053
Address	417 PARK AVENUE	125 RIVERSIDE DRIVE	244 WEST 72 STREET
Neighborhood	MIDTOWN CBD	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	29	64	92
Year Built	1916	1907	1928
Gross SqFt	89,651	70,328	87,150
Estimated Gross Income	\$3,048,134	\$1,522,451	\$2,475,180
Gross Income per SqFt	\$34.00	\$21.65	\$28.40
Full Market Value	\$14,200,000	\$6,310,000	\$10,300,000
Market Value per SqFt	\$158.00	\$90.00	\$118.00
Distance from Cooperative in miles		2.00	1.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01310-0059	1-01338-0049	1-01309-0050
Address	136 EAST 56 STREET	300 EAST 46 STREET	136 EAST 55 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	155	185	200
Year Built	1962	1960	1957
Gross SqFt	187,972	190,738	204,269
Estimated Gross Income	\$4,887,272	\$4,985,980	\$7,495,751
Gross Income per SqFt	\$26.00	\$26.10	\$36.70
Full Market Value	\$20,200,000	\$20,700,000	\$34,900,000
Market Value per SqFt	\$107.00	\$109.00	\$171.00
Distance from Cooperative in miles		0.60	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01311-0065	1-01343-0049	1-01317-0030
Address	110 EAST 57 STREET	956 2 AVENUE	230 EAST 44 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	112	121	166
Year Built	1957	1959	1963
Gross SqFt	155,000	115,000	135,315
Estimated Gross Income	\$4,805,000	\$4,084,145	\$4,408,652
Gross Income per SqFt	\$31.00	\$35.50	\$32.60
Full Market Value	\$22,400,000	\$19,000,000	\$20,500,000
Market Value per SqFt	\$145.00	\$165.00	\$151.00
Distance from Cooperative in miles		0.45	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01312-0028	1-01343-0049	1-01317-0030
Address	153 EAST 57 STREET	956 2 AVENUE	230 EAST 44 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	191	121	166
Year Built	1960	1959	1963
Gross SqFt	135,841	115,000	135,315
Estimated Gross Income	\$4,346,912	\$4,084,145	\$4,408,652
Gross Income per SqFt	\$32.00	\$35.50	\$32.60
Full Market Value	\$20,200,000	\$19,000,000	\$20,500,000
Market Value per SqFt	\$149.00	\$165.00	\$151.00
Distance from Cooperative in miles		0.45	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01312-0069	1-01144-0001	1-01129-0059
Address	475 PARK AVENUE	261 AMSTERDAM AVENUE	52 WEST 77 STREET
Neighborhood	MIDTOWN CBD	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	64	65	149
Year Built	1908	1906	1903
Gross SqFt	122,801	111,997	113,309
Estimated Gross Income	\$4,420,836	\$3,674,771	\$5,082,279
Gross Income per SqFt	\$36.00	\$32.80	\$44.90
Full Market Value	\$20,600,000	\$17,100,000	\$24,900,000
Market Value per SqFt	\$168.00	\$153.00	\$220.00
Distance from Cooperative in miles		1.25	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01313-0001	1-01039-0032	1-01125-0009
Address	485 PARK AVENUE	799 8 AVENUE	37 WEST 72 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	25	115	94
Year Built	1922	1910	1929
Gross SqFt	82,644	95,026	80,281
Estimated Gross Income	\$2,975,184	\$3,810,990	\$2,325,584
Gross Income per SqFt	\$36.00	\$40.10	\$29.00
Full Market Value	\$13,900,000	\$18,700,000	\$9,630,000
Market Value per SqFt	\$168.00	\$197.00	\$120.00
Distance from Cooperative in miles		1.00	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01321-0011	1-01274-0016	1-01199-0001
Address	225 EAST 47 STREET	21 WEST 58 STREET	519 COLUMBUS AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	64	71	38
Year Built	1939	1926	1907
Gross SqFt	42,000	59,701	47,765
Estimated Gross Income	\$1,470,000	\$2,138,812	\$1,909,684
Gross Income per SqFt	\$35.00	\$35.80	\$40.00
Full Market Value	\$6,850,000	\$9,960,000	\$9,370,000
Market Value per SqFt	\$163.00	\$167.00	\$196.00
Distance from Cooperative in miles		0.80	2.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01321-0042	1-01253-0035	1-01210-0012
Address	212 EAST 48 STREET	310 WEST 95 STREET	147 WEST 79 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	46	45	61
Year Built	1924	1925	1926
Gross SqFt	51,576	37,674	76,193
Estimated Gross Income	\$1,908,312	\$1,466,490	\$2,581,011
Gross Income per SqFt	\$37.00	\$38.90	\$33.90
Full Market Value	\$8,890,000	\$7,200,000	\$12,000,000
Market Value per SqFt	\$172.00	\$191.00	\$157.00
Distance from Cooperative in miles		2.80	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01323-0015	1-01143-0049	1-01231-0007
Address	235 EAST 49 STREET	140 142 WEST 72 STREET	2301 BROADWAY
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	80	94	37
Year Built	1927	1920	1910
Gross SqFt	73,800	59,848	61,250
Estimated Gross Income	\$2,656,800	\$2,437,141	\$1,934,753
Gross Income per SqFt	\$36.00	\$40.70	\$31.60
Full Market Value	\$12,400,000	\$12,000,000	\$9,010,000
Market Value per SqFt	\$168.00	\$201.00	\$147.00
Distance from Cooperative in miles		1.65	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01323-0036	1-01253-0035	1-01210-0012
Address	230 EAST 50 STREET	310 WEST 95 STREET	147 WEST 79 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	43	45	61
Year Built	1927	1925	1926
Gross SqFt	53,694	37,674	76,193
Estimated Gross Income	\$1,932,984	\$1,466,490	\$2,581,011
Gross Income per SqFt	\$36.00	\$38.90	\$33.90
Full Market Value	\$9,000,000	\$7,200,000	\$12,000,000
Market Value per SqFt	\$168.00	\$191.00	\$157.00
Distance from Cooperative in miles		2.75	1.95

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01324-0009	1-01441-0014	1-00927-0009
Address	221 EAST 50 STREET	321 EAST 66 STREET	311 EAST 21 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	47	45	76
Year Built	1957	1959	1967
Gross SqFt	35,840	27,210	44,919
Estimated Gross Income	\$1,182,720	\$807,570	\$1,607,441
Gross Income per SqFt	\$33.00	\$29.70	\$35.80
Full Market Value	\$5,510,000	\$3,760,000	\$7,490,000
Market Value per SqFt	\$154.00	\$138.00	\$167.00
Distance from Cooperative in miles		0.80	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01324-0011	1-01344-0036	1-01346-0010
Address	223 EAST 50 STREET	330 EAST 52 STREET	319 EAST 53 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	41	31
Year Built	1928	1927	1926
Gross SqFt	14,852	28,570	25,040
Estimated Gross Income	\$504,968	\$950,103	\$901,550
Gross Income per SqFt	\$34.00	\$33.30	\$36.00
Full Market Value	\$2,350,000	\$4,430,000	\$4,200,000
Market Value per SqFt	\$158.00	\$155.00	\$168.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01324-0030	1-01327-0013	1-01341-0048
Address	246 EAST 51 STREET	229 EAST 53 STREET	306 EAST 49 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	17	17
Year Built	1926	1904	1900
Gross SqFt	15,210	11,160	11,500
Estimated Gross Income	\$608,400	\$567,338	\$461,780
Gross Income per SqFt	\$40.00	\$51.00	\$40.20
Full Market Value	\$2,990,000	\$2,790,000	\$2,270,000
Market Value per SqFt	\$197.00	\$250.00	\$197.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01325-0024	1-01318-0022	1-01221-0001
Address	963 2 AVENUE	825 2 AVENUE	621 AMSTERDAM AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	195	249	190
Year Built	1960	1964	1974
Gross SqFt	206,945	210,810	233,880
Estimated Gross Income	\$7,036,130	\$9,171,805	\$5,980,740
Gross Income per SqFt	\$34.00	\$43.50	\$25.60
Full Market Value	\$32,800,000	\$45,000,000	\$24,800,000
Market Value per SqFt	\$158.00	\$213.00	\$106.00
Distance from Cooperative in miles		0.35	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01327-0037	1-01343-0049	1-01236-0037
Address	220 EAST 54 STREET	956 2 AVENUE	210 WEST 89 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	148	121	152
Year Built	1962	1959	1963
Gross SqFt	115,020	115,000	133,284
Estimated Gross Income	\$3,795,660	\$4,084,145	\$3,868,438
Gross Income per SqFt	\$33.00	\$35.50	\$29.00
Full Market Value	\$17,700,000	\$19,000,000	\$18,000,000
Market Value per SqFt	\$154.00	\$165.00	\$135.00
Distance from Cooperative in miles		0.20	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01328-0017	1-01325-0035	1-01345-0034
Address	231 EAST 54 STREET	240 EAST 52 STREET	340 EAST 53 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	15	15	15
Year Built	1900	1900	1901
Gross SqFt	6,040	9,090	8,380
Estimated Gross Income	\$193,280	\$332,978	\$238,452
Gross Income per SqFt	\$32.00	\$36.60	\$28.50
Full Market Value	\$900,000	\$1,550,000	\$988,000
Market Value per SqFt	\$149.00	\$171.00	\$118.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01328-0018	1-01325-0035	1-01345-0034
Address	233 EAST 54 STREET	240 EAST 52 STREET	340 EAST 53 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	13	15	15
Year Built	1900	1900	1901
Gross SqFt	6,040	9,090	8,380
Estimated Gross Income	\$193,280	\$332,978	\$238,452
Gross Income per SqFt	\$32.00	\$36.60	\$28.50
Full Market Value	\$900,000	\$1,550,000	\$988,000
Market Value per SqFt	\$149.00	\$171.00	\$118.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01328-0019	1-01325-0035	1-01345-0034
Address	235 EAST 54 STREET	240 EAST 52 STREET	340 EAST 53 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	16	15	15
Year Built	1900	1900	1901
Gross SqFt	6,040	9,090	8,380
Estimated Gross Income	\$193,280	\$332,978	\$238,452
Gross Income per SqFt	\$32.00	\$36.60	\$28.50
Full Market Value	\$900,000	\$1,550,000	\$988,000
Market Value per SqFt	\$149.00	\$171.00	\$118.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01328-0020	1-01325-0035	1-01345-0034
Address	237 EAST 54 STREET	240 EAST 52 STREET	340 EAST 53 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	16	15	15
Year Built	1900	1900	1901
Gross SqFt	6,040	9,090	8,380
Estimated Gross Income	\$193,280	\$332,978	\$238,452
Gross Income per SqFt	\$32.00	\$36.60	\$28.50
Full Market Value	\$900,000	\$1,550,000	\$988,000
Market Value per SqFt	\$149.00	\$171.00	\$118.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01328-0021	1-01113-0001	1-01314-0021
Address	1035 2 AVENUE	45 WEST 60 STREET	747 2 AVENUE
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	454	325	276
Year Built	1977	1981	1972
Gross SqFt	406,179	408,644	387,761
Estimated Gross Income	\$16,247,160	\$18,148,640	\$13,163,054
Gross Income per SqFt	\$40.00	\$44.40	\$33.90
Full Market Value	\$79,800,000	\$89,100,000	\$61,300,000
Market Value per SqFt	\$196.00	\$218.00	\$158.00
Distance from Cooperative in miles		1.15	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01328-0030	1-01343-0005	1-01425-0017
Address	238 EAST 55 STREET	307 EAST 50 STREET	225 EAST 70 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	99	111	91
Year Built	1963	1962	1961
Gross SqFt	68,225	71,137	83,220
Estimated Gross Income	\$2,251,425	\$2,140,348	\$2,830,153
Gross Income per SqFt	\$33.00	\$30.10	\$34.00
Full Market Value	\$10,500,000	\$9,970,000	\$13,200,000
Market Value per SqFt	\$154.00	\$140.00	\$159.00
Distance from Cooperative in miles		0.25	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01330-0004	1-01218-0001	1-01274-0006
Address	935 3 AVENUE	567 AMSTERDAM AVENUE	39 WEST 58 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	202	272	338
Year Built	1960	1975	1948
Gross SqFt	431,730	288,418	269,346
Estimated Gross Income	\$15,110,550	\$9,048,983	\$13,307,257
Gross Income per SqFt	\$35.00	\$31.40	\$49.40
Full Market Value	\$70,400,000	\$33,800,000	\$65,300,000
Market Value per SqFt	\$163.00	\$117.00	\$242.00
Distance from Cooperative in miles		2.00	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01330-0007	1-01331-0039	1-01344-0041
Address	209 EAST 56 STREET	210 EAST 58 STREET	320 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	120	109	87
Year Built	1960	1959	1960
Gross SqFt	87,100	84,000	88,300
Estimated Gross Income	\$2,787,200	\$2,768,278	\$2,483,712
Gross Income per SqFt	\$32.00	\$33.00	\$28.10
Full Market Value	\$13,000,000	\$12,900,000	\$10,300,000
Market Value per SqFt	\$149.00	\$154.00	\$117.00
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01330-0038	1-01271-0007	1-01036-0029
Address	220 EAST 57 STREET	57 WEST 55 STREET	717 8 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	164	105	182
Year Built	1970	1962	1966
Gross SqFt	124,060	112,000	126,778
Estimated Gross Income	\$4,218,040	\$3,902,419	\$4,851,850
Gross Income per SqFt	\$34.00	\$34.80	\$38.30
Full Market Value	\$19,600,000	\$18,200,000	\$22,600,000
Market Value per SqFt	\$158.00	\$163.00	\$178.00
Distance from Cooperative in miles		0.55	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01331-0014	1-01232-0014	1-01311-0028
Address	227 EAST 57 STREET	2326 BROADWAY	141 EAST 56 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	120	129	115
Year Built	1931	1925	1940
Gross SqFt	93,153	104,810	106,407
Estimated Gross Income	\$3,539,814	\$4,157,479	\$4,331,926
Gross Income per SqFt	\$38.00	\$39.70	\$40.70
Full Market Value	\$16,500,000	\$20,400,000	\$21,300,000
Market Value per SqFt	\$177.00	\$195.00	\$200.00
Distance from Cooperative in miles		1.90	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01331-0017	1-01271-0007	1-01343-0036
Address	235 EAST 57 STREET	57 WEST 55 STREET	340 EAST 51 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	96	105	116
Year Built	1960	1962	1965
Gross SqFt	105,749	112,000	88,658
Estimated Gross Income	\$3,489,717	\$3,902,419	\$3,369,296
Gross Income per SqFt	\$33.00	\$34.80	\$38.00
Full Market Value	\$16,300,000	\$18,200,000	\$15,700,000
Market Value per SqFt	\$154.00	\$163.00	\$177.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01333-0001	1-01218-0001	1-01221-0001
Address	305 EAST 40 STREET	567 AMSTERDAM AVENUE	621 AMSTERDAM AVENUE
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	306	272	190
Year Built	1963	1975	1974
Gross SqFt	369,736	288,418	233,880
Estimated Gross Income	\$11,831,552	\$9,048,983	\$5,980,740
Gross Income per SqFt	\$32.00	\$31.40	\$25.60
Full Market Value	\$55,100,000	\$33,800,000	\$24,800,000
Market Value per SqFt	\$149.00	\$117.00	\$106.00
Distance from Cooperative in miles		2.70	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01333-0018	1-01046-0047	1-01465-0021
Address	2 TUDOR CITY PLACE	330 WEST 56 STREET	1313 YORK AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	334	275	442
Year Built	1955	1974	1966
Gross SqFt	336,543	229,973	400,612
Estimated Gross Income	\$10,769,376	\$7,350,617	\$12,411,953
Gross Income per SqFt	\$32.00	\$32.00	\$31.00
Full Market Value	\$50,200,000	\$34,200,000	\$57,800,000
Market Value per SqFt	\$149.00	\$149.00	\$144.00
Distance from Cooperative in miles		1.40	1.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01333-0023	1-00015-0022	1-01302-0033
Address	1 TUDOR CITY PLACE	21 WEST STREET	760 3 AVENUE
Neighborhood	MIDTOWN EAST	FINANCIAL	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	776	293	310
Year Built	1930	1931	1929
Gross SqFt	418,312	335,746	297,703
Estimated Gross Income	\$13,804,296	\$10,045,000	\$10,353,518
Gross Income per SqFt	\$33.00	\$29.90	\$34.80
Full Market Value	\$64,300,000	\$46,800,000	\$48,200,000
Market Value per SqFt	\$154.00	\$139.00	\$162.00
Distance from Cooperative in miles		3.70	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01333-0042	1-01150-0041	1-01217-0025
Address	304 EAST 41 STREET	120 WEST 79 STREET	115 WEST 86 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	200	64	81
Year Built	1928	1926	1931
Gross SqFt	128,798	114,696	83,837
Estimated Gross Income	\$4,121,536	\$3,364,798	\$2,751,520
Gross Income per SqFt	\$32.00	\$29.30	\$32.80
Full Market Value	\$19,200,000	\$15,700,000	\$12,800,000
Market Value per SqFt	\$149.00	\$137.00	\$153.00
Distance from Cooperative in miles		2.30	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01334-0010	1-01195-0014	1-01249-0036
Address	325 EAST 41 STREET	25 WEST 81 STREET	575 WEST END AVENUE
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	94	64	54
Year Built	1929	1927	1915
Gross SqFt	110,934	109,896	104,942
Estimated Gross Income	\$3,549,888	\$3,442,772	\$4,016,950
Gross Income per SqFt	\$32.00	\$31.30	\$38.30
Full Market Value	\$16,500,000	\$16,000,000	\$19,700,000
Market Value per SqFt	\$149.00	\$146.00	\$188.00
Distance from Cooperative in miles		2.30	2.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01334-0013	1-01139-0057	1-01042-0007
Address	333 EAST 41 STREET	146 WEST 68 STREET	355 WEST 51 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	46	40
Year Built	1926	1926	1920
Gross SqFt	29,040	24,370	24,848
Estimated Gross Income	\$1,016,400	\$861,746	\$914,120
Gross Income per SqFt	\$35.00	\$35.40	\$36.80
Full Market Value	\$4,730,000	\$4,010,000	\$4,260,000
Market Value per SqFt	\$163.00	\$165.00	\$171.00
Distance from Cooperative in miles		1.90	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01334-0022	1-01233-0016	1-01170-0012
Address	25 TUDOR CITY PLACE	2350 BROADWAY	2200 BROADWAY
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	443	321	117
Year Built	1928	1903	1905
Gross SqFt	249,299	236,789	202,586
Estimated Gross Income	\$8,476,166	\$8,282,855	\$6,619,892
Gross Income per SqFt	\$34.00	\$35.00	\$32.70
Full Market Value	\$39,500,000	\$38,600,000	\$30,800,000
Market Value per SqFt	\$158.00	\$163.00	\$152.00
Distance from Cooperative in miles		2.70	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01334-0041	1-01336-0040	1-01302-0033
Address	312 EAST 42 STREET	310 EAST 44 STREET	760 3 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	459	328	310
Year Built	1929	1929	1929
Gross SqFt	261,401	206,598	297,703
Estimated Gross Income	\$9,410,436	\$7,527,089	\$10,353,518
Gross Income per SqFt	\$36.00	\$36.40	\$34.80
Full Market Value	\$43,800,000	\$35,100,000	\$48,200,000
Market Value per SqFt	\$168.00	\$170.00	\$162.00
Distance from Cooperative in miles		0.10	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01335-0022	1-01164-0005	1-01142-0064
Address	45 TUDOR CITY PLACE	253 WEST 72 STREET	2054 BROADWAY
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	406	265	320
Year Built	1927	1926	1923
Gross SqFt	215,715	218,851	235,400
Estimated Gross Income	\$6,255,735	\$6,112,988	\$7,031,692
Gross Income per SqFt	\$29.00	\$27.90	\$29.90
Full Market Value	\$29,100,000	\$25,300,000	\$32,800,000
Market Value per SqFt	\$135.00	\$116.00	\$139.00
Distance from Cooperative in miles		2.20	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01336-0010	1-01217-0025	1-01210-0012
Address	315 EAST 43 STREET	115 WEST 86 STREET	147 WEST 79 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	143	81	61
Year Built	1928	1931	1926
Gross SqFt	94,516	83,837	76,193
Estimated Gross Income	\$3,024,512	\$2,751,520	\$2,581,011
Gross Income per SqFt	\$32.00	\$32.80	\$33.90
Full Market Value	\$14,100,000	\$12,800,000	\$12,000,000
Market Value per SqFt	\$149.00	\$153.00	\$157.00
Distance from Cooperative in miles		2.55	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01336-0015	1-01300-0050	1-01337-0006
Address	333 EAST 43 STREET	140 EAST 46 STREET	307 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	217	202	318
Year Built	1928	1924	1929
Gross SqFt	149,000	131,175	186,255
Estimated Gross Income	\$5,066,000	\$5,000,929	\$6,620,366
Gross Income per SqFt	\$34.00	\$38.10	\$35.50
Full Market Value	\$23,600,000	\$24,500,000	\$30,800,000
Market Value per SqFt	\$158.00	\$187.00	\$165.00
Distance from Cooperative in miles		0.25	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01338-0005	1-01406-0001	1-01422-0048
Address	305 EAST 45 STREET	737 PARK AVENUE	210 EAST 68 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	348	120	210
Year Built	1929	1940	1929
Gross SqFt	387,094	215,600	243,802
Estimated Gross Income	\$12,774,102	\$8,386,811	\$10,785,305
Gross Income per SqFt	\$33.00	\$38.90	\$44.20
Full Market Value	\$59,500,000	\$41,200,000	\$52,900,000
Market Value per SqFt	\$154.00	\$191.00	\$217.00
Distance from Cooperative in miles		1.35	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01338-0012	1-01448-0001	1-00925-0060
Address	321 EAST 45 STREET	1404 2 AVENUE	304 EAST 20 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	112	66	70
Year Built	1960	1966	1948
Gross SqFt	58,500	56,980	56,310
Estimated Gross Income	\$1,989,000	\$1,633,157	\$2,034,409
Gross Income per SqFt	\$34.00	\$28.70	\$36.10
Full Market Value	\$9,260,000	\$6,760,000	\$9,480,000
Market Value per SqFt	\$158.00	\$119.00	\$168.00
Distance from Cooperative in miles		1.40	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01339-0012	1-01309-0050	1-01036-0029
Address	333 EAST 46 STREET	136 EAST 55 STREET	717 8 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	181	200	182
Year Built	1959	1957	1966
Gross SqFt	154,000	204,269	126,778
Estimated Gross Income	\$5,544,000	\$7,495,751	\$4,851,850
Gross Income per SqFt	\$36.00	\$36.70	\$38.30
Full Market Value	\$25,800,000	\$34,900,000	\$22,600,000
Market Value per SqFt	\$168.00	\$171.00	\$178.00
Distance from Cooperative in miles		0.45	1.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01341-0001	1-01318-0022	1-01218-0001
Address	902 2 AVENUE	825 2 AVENUE	567 AMSTERDAM AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	201	249	272
Year Built	1964	1964	1975
Gross SqFt	243,425	210,810	288,418
Estimated Gross Income	\$9,006,725	\$9,171,805	\$9,048,983
Gross Income per SqFt	\$37.00	\$43.50	\$31.40
Full Market Value	\$42,000,000	\$45,000,000	\$33,800,000
Market Value per SqFt	\$173.00	\$213.00	\$117.00
Distance from Cooperative in miles		0.25	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01341-0044	1-01439-0046	1-00925-0060
Address	310 EAST 49 STREET	310 EAST 65 STREET	304 EAST 20 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	102	88	70
Year Built	1959	1965	1948
Gross SqFt	60,043	76,500	56,310
Estimated Gross Income	\$2,041,462	\$2,383,792	\$2,034,409
Gross Income per SqFt	\$34.00	\$31.20	\$36.10
Full Market Value	\$9,510,000	\$11,100,000	\$9,480,000
Market Value per SqFt	\$158.00	\$145.00	\$168.00
Distance from Cooperative in miles		0.80	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01342-0023	1-01311-0028	1-01045-0061
Address	349 EAST 49 STREET	141 EAST 56 STREET	840A 9 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	113	115	109
Year Built	1940	1940	1942
Gross SqFt	106,000	106,407	100,000
Estimated Gross Income	\$3,604,000	\$4,331,926	\$3,189,552
Gross Income per SqFt	\$34.00	\$40.70	\$31.90
Full Market Value	\$16,800,000	\$21,300,000	\$14,900,000
Market Value per SqFt	\$158.00	\$200.00	\$149.00
Distance from Cooperative in miles		0.45	1.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01342-0037	1-01184-0002	1-01035-0005
Address	336 EAST 50 STREET	2 RIVERSIDE DRIVE	353 WEST 44 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	28
Year Built	1960	1963	1959
Gross SqFt	13,872	12,656	12,864
Estimated Gross Income	\$430,032	\$405,519	\$415,010
Gross Income per SqFt	\$31.00	\$32.00	\$32.30
Full Market Value	\$2,000,000	\$1,890,000	\$1,930,000
Market Value per SqFt	\$144.00	\$149.00	\$150.00
Distance from Cooperative in miles		2.00	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01342-0042	1-01344-0040	1-01325-0036
Address	324 EAST 50 STREET	324 EAST 52 STREET	234 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	24	24	28
Year Built	1902	1904	1913
Gross SqFt	17,076	16,932	14,256
Estimated Gross Income	\$597,660	\$623,806	\$549,474
Gross Income per SqFt	\$35.00	\$36.80	\$38.50
Full Market Value	\$2,780,000	\$2,910,000	\$2,700,000
Market Value per SqFt	\$163.00	\$172.00	\$189.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01343-0016	1-01342-0045	1-01041-0038
Address	337 EAST 50 STREET	320 EAST 50 STREET	306 WEST 51 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	26	36	38
Year Built	1960	1960	1945
Gross SqFt	20,400	23,442	25,482
Estimated Gross Income	\$673,200	\$795,752	\$872,762
Gross Income per SqFt	\$33.00	\$33.90	\$34.30
Full Market Value	\$3,140,000	\$3,710,000	\$4,070,000
Market Value per SqFt	\$154.00	\$158.00	\$160.00
Distance from Cooperative in miles		0.05	1.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01344-0018	1-01041-0038	1-01043-0005
Address	343 EAST 51 STREET	306 WEST 51 STREET	369 WEST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	40	38	48
Year Built	1942	1945	1940
Gross SqFt	21,000	25,482	37,030
Estimated Gross Income	\$756,000	\$872,762	\$1,477,104
Gross Income per SqFt	\$36.00	\$34.30	\$39.90
Full Market Value	\$3,520,000	\$4,070,000	\$7,250,000
Market Value per SqFt	\$168.00	\$160.00	\$196.00
Distance from Cooperative in miles		1.20	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01345-0005	1-01527-0009	1-01567-0035
Address	301 EAST 52 STREET	219 EAST 81 STREET	432 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	53	45
Year Built	1979	1972	1973
Gross SqFt	28,158	36,720	24,572
Estimated Gross Income	\$1,098,162	\$1,243,097	\$1,029,180
Gross Income per SqFt	\$39.00	\$33.90	\$41.90
Full Market Value	\$5,120,000	\$5,790,000	\$5,050,000
Market Value per SqFt	\$182.00	\$158.00	\$206.00
Distance from Cooperative in miles		1.45	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01345-0017	1-01331-0039	1-01344-0041
Address	345 EAST 52 STREET	210 EAST 58 STREET	320 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	100	109	87
Year Built	1959	1959	1960
Gross SqFt	93,000	84,000	88,300
Estimated Gross Income	\$2,976,000	\$2,768,278	\$2,483,712
Gross Income per SqFt	\$32.00	\$33.00	\$28.10
Full Market Value	\$13,900,000	\$12,900,000	\$10,300,000
Market Value per SqFt	\$149.00	\$154.00	\$117.00
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01345-0031	1-01043-0005	1-01253-0064
Address	342 EAST 53 STREET	369 WEST 52 STREET	311 WEST 95 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	51	48	32
Year Built	1939	1940	1931
Gross SqFt	32,000	37,030	31,360
Estimated Gross Income	\$1,088,000	\$1,477,104	\$951,385
Gross Income per SqFt	\$34.00	\$39.90	\$30.30
Full Market Value	\$5,070,000	\$7,250,000	\$4,430,000
Market Value per SqFt	\$158.00	\$196.00	\$141.00
Distance from Cooperative in miles		1.20	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01345-0037	1-01129-0020	1-01184-0100
Address	334 EAST 53 STREET	17 WEST 76 STREET	318 WEST 75 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	19	20	11
Year Built	1910	1900	1900
Gross SqFt	7,825	8,168	8,160
Estimated Gross Income	\$297,350	\$297,349	\$323,204
Gross Income per SqFt	\$38.00	\$36.40	\$39.60
Full Market Value	\$1,390,000	\$1,390,000	\$1,590,000
Market Value per SqFt	\$178.00	\$170.00	\$195.00
Distance from Cooperative in miles		1.70	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01345-0038	1-01325-0035	1-01144-0040
Address	332 EAST 53 STREET	240 EAST 52 STREET	118 WEST 73 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	17	15	13
Year Built	1910	1900	1900
Gross SqFt	7,825	9,090	7,400
Estimated Gross Income	\$273,875	\$332,978	\$267,653
Gross Income per SqFt	\$35.00	\$36.60	\$36.20
Full Market Value	\$1,280,000	\$1,550,000	\$1,250,000
Market Value per SqFt	\$164.00	\$171.00	\$169.00
Distance from Cooperative in miles		0.15	1.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01346-0014	1-01200-0025	1-01195-0014
Address	333 EAST 53 STREET	5 WEST 86 STREET	25 WEST 81 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	163	85	64
Year Built	1930	1937	1927
Gross SqFt	118,694	116,021	109,896
Estimated Gross Income	\$3,560,820	\$3,176,090	\$3,442,772
Gross Income per SqFt	\$30.00	\$27.40	\$31.30
Full Market Value	\$16,600,000	\$13,200,000	\$16,000,000
Market Value per SqFt	\$140.00	\$114.00	\$146.00
Distance from Cooperative in miles		2.05	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01346-0020	1-01342-0045	1-01309-0041
Address	347 EAST 53 STREET	320 EAST 50 STREET	160 EAST 55 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	44	36	46
Year Built	1961	1960	1955
Gross SqFt	39,000	23,442	26,000
Estimated Gross Income	\$1,287,000	\$795,752	\$857,177
Gross Income per SqFt	\$33.00	\$33.90	\$33.00
Full Market Value	\$5,990,000	\$3,710,000	\$3,990,000
Market Value per SqFt	\$154.00	\$158.00	\$153.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01346-0039	1-01129-0020	1-01184-0100
Address	332 EAST 54 STREET	17 WEST 76 STREET	318 WEST 75 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	20	20	11
Year Built	1910	1900	1900
Gross SqFt	7,550	8,168	8,160
Estimated Gross Income	\$286,900	\$297,349	\$323,204
Gross Income per SqFt	\$38.00	\$36.40	\$39.60
Full Market Value	\$1,340,000	\$1,390,000	\$1,590,000
Market Value per SqFt	\$177.00	\$170.00	\$195.00
Distance from Cooperative in miles		1.65	2.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01346-0049	1-01332-0029	1-01338-0040
Address	300 EAST 54 STREET	240 EAST 59 STREET	314 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	367	167	250
Year Built	1977	1983	1981
Gross SqFt	300,080	324,212	253,256
Estimated Gross Income	\$12,603,360	\$13,165,445	\$11,384,191
Gross Income per SqFt	\$42.00	\$40.60	\$45.00
Full Market Value	\$61,900,000	\$64,600,000	\$55,900,000
Market Value per SqFt	\$206.00	\$199.00	\$221.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01347-0009	1-01439-0042	1-01518-0009
Address	321 EAST 54 STREET	320 EAST 65 STREET	115 EAST 89 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	102	71	45
Year Built	1929	1930	1924
Gross SqFt	58,377	58,325	52,848
Estimated Gross Income	\$1,809,687	\$2,414,899	\$1,801,660
Gross Income per SqFt	\$31.00	\$41.40	\$34.10
Full Market Value	\$8,430,000	\$11,900,000	\$8,390,000
Market Value per SqFt	\$144.00	\$204.00	\$159.00
Distance from Cooperative in miles		0.50	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01347-0018	1-01416-0012	1-01391-0002
Address	345 EAST 54 STREET	223 EAST 61 STREET	952 5 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	59	48	38
Year Built	1960	1942	1923
Gross SqFt	37,732	39,510	39,030
Estimated Gross Income	\$1,320,620	\$1,042,259	\$1,719,463
Gross Income per SqFt	\$35.00	\$26.40	\$44.10
Full Market Value	\$6,150,000	\$4,320,000	\$8,440,000
Market Value per SqFt	\$163.00	\$109.00	\$216.00
Distance from Cooperative in miles		0.35	1.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01347-0044	1-01393-0040	1-01517-0043
Address	310 EAST 55 STREET	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	82	42	51
Year Built	1932	1899	1938
Gross SqFt	62,287	62,472	64,272
Estimated Gross Income	\$1,930,897	\$3,219,139	\$1,688,719
Gross Income per SqFt	\$31.00	\$52.00	\$26.30
Full Market Value	\$8,990,000	\$15,800,000	\$6,990,000
Market Value per SqFt	\$144.00	\$253.00	\$109.00
Distance from Cooperative in miles		1.25	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01348-0016	1-01271-0007	1-01473-0038
Address	333 EAST 55 STREET	57 WEST 55 STREET	420 EAST 79 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	114	105	112
Year Built	1962	1962	1959
Gross SqFt	108,131	112,000	113,820
Estimated Gross Income	\$3,168,238	\$3,902,419	\$3,563,601
Gross Income per SqFt	\$29.30	\$34.80	\$31.30
Full Market Value	\$14,800,000	\$18,200,000	\$16,600,000
Market Value per SqFt	\$137.00	\$163.00	\$146.00
Distance from Cooperative in miles		0.70	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01349-0008	1-01451-0007	1-01456-0005
Address	313 EAST 56 STREET	307 EAST 76 STREET	405 EAST 61 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	17	20	17
Year Built	1901	1910	1920
Gross SqFt	11,125	11,135	10,925
Estimated Gross Income	\$422,750	\$398,714	\$439,468
Gross Income per SqFt	\$38.00	\$35.80	\$40.20
Full Market Value	\$1,970,000	\$1,860,000	\$2,160,000
Market Value per SqFt	\$177.00	\$167.00	\$198.00
Distance from Cooperative in miles		1.00	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01349-0009	1-01438-0014	1-01472-0034
Address	315 EAST 56 STREET	329 EAST 63 STREET	440 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	92	47
Year Built	1950	1920	1936
Gross SqFt	45,000	47,008	44,856
Estimated Gross Income	\$1,215,000	\$2,646,246	\$1,416,783
Gross Income per SqFt	\$27.00	\$56.00	\$31.60
Full Market Value	\$5,030,000	\$13,000,000	\$6,600,000
Market Value per SqFt	\$112.00	\$277.00	\$147.00
Distance from Cooperative in miles		0.35	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01349-0032	1-01437-0041	1-01490-0122
Address	350 EAST 57 STREET	330 EAST 63 STREET	555 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	34	90	87
Year Built	1932	1949	1940
Gross SqFt	75,512	70,992	75,854
Estimated Gross Income	\$2,340,872	\$2,205,767	\$2,827,503
Gross Income per SqFt	\$31.00	\$31.10	\$37.30
Full Market Value	\$10,900,000	\$10,300,000	\$13,200,000
Market Value per SqFt	\$144.00	\$145.00	\$174.00
Distance from Cooperative in miles		0.30	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01349-0041	1-01447-0005	1-01517-0050
Address	322 EAST 57 STREET	311 EAST 72 STREET	1329 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	21	131	98
Year Built	1930	1929	1929
Gross SqFt	93,096	121,234	80,351
Estimated Gross Income	\$2,885,976	\$3,658,378	\$3,305,454
Gross Income per SqFt	\$31.00	\$30.20	\$41.10
Full Market Value	\$13,400,000	\$17,000,000	\$16,200,000
Market Value per SqFt	\$144.00	\$140.00	\$202.00
Distance from Cooperative in miles		0.80	1.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01349-0044	1-01195-0014	1-01200-0025
Address	320 EAST 57 STREET	25 WEST 81 STREET	5 WEST 86 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	96	64	85
Year Built	1928	1927	1937
Gross SqFt	110,000	109,896	116,021
Estimated Gross Income	\$3,355,000	\$3,442,772	\$3,176,090
Gross Income per SqFt	\$30.50	\$31.30	\$27.40
Full Market Value	\$15,600,000	\$16,000,000	\$13,200,000
Market Value per SqFt	\$142.00	\$146.00	\$114.00
Distance from Cooperative in miles		1.75	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01350-0001	1-01422-0021	1-01418-0021
Address	1084 2 AVENUE	1283 2 AVENUE	1201 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	176	547
Year Built	1968	1973	1963
Gross SqFt	539,027	348,130	566,083
Estimated Gross Income	\$16,925,447	\$11,902,047	\$22,219,160
Gross Income per SqFt	\$31.40	\$34.20	\$39.30
Full Market Value	\$78,800,000	\$55,400,000	\$109,000,000
Market Value per SqFt	\$146.00	\$159.00	\$193.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01350-0011	1-01490-0122	1-01431-0016
Address	317 EAST 57 STREET	555 EAST 78 STREET	231 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	62	87	90
Year Built	1929	1940	1938
Gross SqFt	92,593	75,854	82,065
Estimated Gross Income	\$2,870,383	\$2,827,503	\$1,892,995
Gross Income per SqFt	\$31.00	\$37.30	\$23.07
Full Market Value	\$13,400,000	\$13,200,000	\$7,840,000
Market Value per SqFt	\$145.00	\$174.00	\$96.00
Distance from Cooperative in miles		1.10	0.95

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01350-0014	1-01369-0045	1-01496-0021
Address	333 EAST 57 STREET	1058 1 AVENUE	1125 MADISON AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	37	130	41
Year Built	1928	1929	1922
Gross SqFt	105,000	140,000	113,052
Estimated Gross Income	\$3,465,000	\$4,392,685	\$5,752,383
Gross Income per SqFt	\$33.00	\$31.40	\$51.00
Full Market Value	\$16,100,000	\$20,500,000	\$28,200,000
Market Value per SqFt	\$153.00	\$146.00	\$249.00
Distance from Cooperative in miles		0.15	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01350-0020	1-01490-0122	
Address	345 EAST 57 STREET	555 EAST 78 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	60	87	
Year Built	1928	1940	
Gross SqFt	89,349	75,854	
Estimated Gross Income	\$2,680,470	\$2,827,503	
Gross Income per SqFt	\$30.00	\$37.30	
Full Market Value	\$12,500,000	\$13,200,000	
Market Value per SqFt	\$140.00	\$174.00	
Distance from Cooperative in miles		1.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01350-0031	1-01436-0037	1-01469-0034
Address	346 EAST 58 STREET	340 EAST 62 STREET	434 EAST 75 STREET
Neighborhood	MIDTOWN EAST	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	20
Year Built	1910	1910	1910
Gross SqFt	12,805	12,108	12,895
Estimated Gross Income	\$448,175	\$543,099	\$319,877
Gross Income per SqFt	\$35.00	\$44.90	\$24.81
Full Market Value	\$2,090,000	\$2,670,000	\$1,320,000
Market Value per SqFt	\$163.00	\$221.00	\$102.00
Distance from Cooperative in miles		0.20	0.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01351-0001	1-01364-0034	1-01314-0021
Address	1110 2 AVENUE	422 EAST 53 STREET	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	233	295	276
Year Built	1974	1974	1972
Gross SqFt	315,078	312,416	387,761
Estimated Gross Income	\$10,050,988	\$9,805,152	\$13,163,054
Gross Income per SqFt	\$31.90	\$31.40	\$33.90
Full Market Value	\$46,800,000	\$45,700,000	\$61,300,000
Market Value per SqFt	\$149.00	\$146.00	\$158.00
Distance from Cooperative in miles		0.35	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01351-0017	1-01437-0041	1-01490-0122
Address	339 EAST 58 STREET	330 EAST 63 STREET	555 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	102	90	87
Year Built	1930	1949	1940
Gross SqFt	77,102	70,992	75,854
Estimated Gross Income	\$2,313,060	\$2,205,767	\$2,827,503
Gross Income per SqFt	\$30.00	\$31.10	\$37.30
Full Market Value	\$10,800,000	\$10,300,000	\$13,200,000
Market Value per SqFt	\$140.00	\$145.00	\$174.00
Distance from Cooperative in miles		0.20	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01360-9001	1-01046-0047	1-01314-0021
Address	404 EAST 49 STREET	330 WEST 56 STREET	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	167	275	276
Year Built	1967	1974	1972
Gross SqFt	443,522	229,973	387,761
Estimated Gross Income	\$13,474,198	\$7,350,617	\$13,163,054
Gross Income per SqFt	\$30.40	\$32.00	\$33.90
Full Market Value	\$62,800,000	\$34,200,000	\$61,300,000
Market Value per SqFt	\$142.00	\$149.00	\$158.00
Distance from Cooperative in miles		1.40	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01360-9002	1-01046-0047	1-01314-0021
Address	870 UNITED NATIONS PLAZA	330 WEST 56 STREET	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	167	275	276
Year Built	1967	1974	1972
Gross SqFt	443,522	229,973	387,761
Estimated Gross Income	\$13,474,198	\$7,350,617	\$13,163,054
Gross Income per SqFt	\$30.40	\$32.00	\$33.90
Full Market Value	\$62,800,000	\$34,200,000	\$61,300,000
Market Value per SqFt	\$142.00	\$149.00	\$158.00
Distance from Cooperative in miles		1.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01361-0007	1-01321-0034	
Address	10 MITCHELL PLACE	230 EAST 48 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	101	68	
Year Built	1931	1928	
Gross SqFt	67,000	68,564	
Estimated Gross Income	\$2,077,000	\$2,119,985	
Gross Income per SqFt	\$31.00	\$30.90	
Full Market Value	\$9,670,000	\$9,870,000	
Market Value per SqFt	\$144.00	\$144.00	
Distance from Cooperative in miles		0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01361-0012	1-01150-0041	1-01203-0033
Address	2 MITCHELL PLACE	120 WEST 79 STREET	295 CENTRAL PARK WEST
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	98	64	136
Year Built	1931	1926	1941
Gross SqFt	125,000	114,696	145,476
Estimated Gross Income	\$3,537,500	\$3,364,798	\$4,141,606
Gross Income per SqFt	\$28.30	\$29.30	\$28.50
Full Market Value	\$14,700,000	\$15,700,000	\$17,200,000
Market Value per SqFt	\$118.00	\$137.00	\$118.00
Distance from Cooperative in miles		2.05	2.40

BOROUGH OF MANHATTAN - 2010/11 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	\$6,435,000	\$7,527,089	\$6,620,366
Gross Income per SqFt	\$33.00	\$36.40	\$35.50
Full Market Value	\$30,000,000	\$35,100,000	\$30,800,000
Market Value per SqFt	\$154.00	\$170.00	\$165.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01361-0031	1-01450-0041	1-01472-0009
Address	7 BEEKMAN PLACE	344 EAST 76 STREET	421 EAST 77 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	17	13
Year Built	1920	1910	1910
Gross SqFt	6,000	6,216	6,416
Estimated Gross Income	\$240,000	\$281,895	\$222,672
Gross Income per SqFt	\$40.00	\$45.30	\$34.70
Full Market Value	\$1,180,000	\$1,380,000	\$1,040,000
Market Value per SqFt	\$197.00	\$222.00	\$162.00
Distance from Cooperative in miles		1.30	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01361-0032	1-01448-0009	1-01452-0017
Address	5 BEEKMAN PLACE	311 EAST 73 STREET	339 EAST 77 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	11	17	16
Year Built	1900	1910	1910
Gross SqFt	6,440	6,016	6,716
Estimated Gross Income	\$283,360	\$311,333	\$246,815
Gross Income per SqFt	\$44.00	\$52.00	\$36.80
Full Market Value	\$1,390,000	\$1,530,000	\$1,150,000
Market Value per SqFt	\$216.00	\$254.00	\$171.00
Distance from Cooperative in miles		1.20	1.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01361-0039	1-01490-0122	1-01431-0016
Address	12 BEEKMAN PLACE	555 EAST 78 STREET	231 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	69	87	90
Year Built	1957	1940	1938
Gross SqFt	90,089	75,854	82,065
Estimated Gross Income	\$2,702,670	\$2,827,503	\$1,892,995
Gross Income per SqFt	\$30.00	\$37.30	\$23.07
Full Market Value	\$12,600,000	\$13,200,000	\$7,840,000
Market Value per SqFt	\$140.00	\$174.00	\$96.00
Distance from Cooperative in miles		1.45	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01362-0038	1-01393-0040	
Address	30 BEEKMAN PLACE	74 EAST 79 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	38	42	
Year Built	1931	1899	
Gross SqFt	67,167	62,472	
Estimated Gross Income	\$2,082,177	\$3,219,139	
Gross Income per SqFt	\$31.00	\$52.00	
Full Market Value	\$9,700,000	\$15,800,000	
Market Value per SqFt	\$144.00	\$253.00	
Distance from Cooperative in miles		1.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01362-0041	1-01338-0035	1-01342-0012
Address	420 EAST 51 STREET	330 EAST 46 STREET	333 EAST 49 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	110	206	204
Year Built	1962	1961	1965
Gross SqFt	155,000	133,828	177,380
Estimated Gross Income	\$5,115,000	\$5,715,268	\$6,219,538
Gross Income per SqFt	\$33.00	\$42.70	\$35.10
Full Market Value	\$23,800,000	\$28,100,000	\$29,000,000
Market Value per SqFt	\$154.00	\$210.00	\$163.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0008	1-01437-0041	
Address	425 EAST 51 STREET	330 EAST 63 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	69	90	
Year Built	1928	1949	
Gross SqFt	73,676	70,992	
Estimated Gross Income	\$2,210,280	\$2,205,767	
Gross Income per SqFt	\$30.00	\$31.10	
Full Market Value	\$10,300,000	\$10,300,000	
Market Value per SqFt	\$140.00	\$145.00	
Distance from Cooperative in miles		0.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0012	1-01490-0122	1-01431-0016
Address	433 EAST 51 STREET	555 EAST 78 STREET	231 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	81	87	90
Year Built	1930	1940	1938
Gross SqFt	93,999	75,854	82,065
Estimated Gross Income	\$2,819,970	\$2,827,503	\$1,892,995
Gross Income per SqFt	\$30.00	\$37.30	\$23.07
Full Market Value	\$13,100,000	\$13,200,000	\$7,840,000
Market Value per SqFt	\$139.00	\$174.00	\$96.00
Distance from Cooperative in miles		1.35	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0016	1-01437-0041	
Address	439 EAST 51 STREET	330 EAST 63 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	36	90	
Year Built	1925	1949	
Gross SqFt	73,095	70,992	
Estimated Gross Income	\$2,265,945	\$2,205,767	
Gross Income per SqFt	\$31.00	\$31.10	
Full Market Value	\$10,600,000	\$10,300,000	
Market Value per SqFt	\$145.00	\$145.00	
Distance from Cooperative in miles		0.55	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0020	1-01438-0014	1-01472-0034
Address	455 EAST 51 STREET	329 EAST 63 STREET	440 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	38	92	47
Year Built	1930	1920	1936
Gross SqFt	47,242	47,008	44,856
Estimated Gross Income	\$1,464,502	\$2,646,246	\$1,416,783
Gross Income per SqFt	\$31.00	\$56.00	\$31.60
Full Market Value	\$6,820,000	\$13,000,000	\$6,600,000
Market Value per SqFt	\$144.00	\$277.00	\$147.00
Distance from Cooperative in miles		0.60	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0026	1-01393-0040	1-01517-0043
Address	450 EAST 52 STREET	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	16	42	51
Year Built	1927	1899	1938
Gross SqFt	65,142	62,472	64,272
Estimated Gross Income	\$1,954,260	\$3,219,139	\$1,688,719
Gross Income per SqFt	\$30.00	\$52.00	\$26.30
Full Market Value	\$9,100,000	\$15,800,000	\$6,990,000
Market Value per SqFt	\$140.00	\$253.00	\$109.00
Distance from Cooperative in miles		1.45	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0031	1-01490-0122	1-01431-0016
Address	434 EAST 52 STREET	555 EAST 78 STREET	231 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	71	87	90
Year Built	1930	1940	1938
Gross SqFt	86,182	75,854	82,065
Estimated Gross Income	\$2,585,460	\$2,827,503	\$1,892,995
Gross Income per SqFt	\$30.00	\$37.30	\$23.07
Full Market Value	\$12,000,000	\$13,200,000	\$7,840,000
Market Value per SqFt	\$139.00	\$174.00	\$96.00
Distance from Cooperative in miles		1.35	1.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0037	1-01490-0122	1-01431-0016
Address	424 EAST 52 STREET	555 EAST 78 STREET	231 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	81	87	90
Year Built	1930	1940	1938
Gross SqFt	88,181	75,854	82,065
Estimated Gross Income	\$2,645,430	\$2,827,503	\$1,892,995
Gross Income per SqFt	\$30.00	\$37.30	\$23.07
Full Market Value	\$12,300,000	\$13,200,000	\$7,840,000
Market Value per SqFt	\$139.00	\$174.00	\$96.00
Distance from Cooperative in miles		1.35	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0040	1-01490-0122	
Address	414 EAST 52 STREET	555 EAST 78 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	84	87	
Year Built	1931	1940	
Gross SqFt	102,422	75,854	
Estimated Gross Income	\$2,970,238	\$2,827,503	
Gross Income per SqFt	\$29.00	\$37.30	
Full Market Value	\$13,800,000	\$13,200,000	
Market Value per SqFt	\$135.00	\$174.00	
Distance from Cooperative in miles		1.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0043	1-01369-0045	1-01347-0030
Address	410 EAST 52 STREET	1058 1 AVENUE	989 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	152	130	161
Year Built	1931	1929	1928
Gross SqFt	179,213	140,000	164,161
Estimated Gross Income	\$5,197,177	\$4,392,685	\$4,445,324
Gross Income per SqFt	\$29.00	\$31.40	\$27.10
Full Market Value	\$24,200,000	\$20,500,000	\$18,400,000
Market Value per SqFt	\$135.00	\$146.00	\$112.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01364-0005	1-01340-0001	1-01314-0021
Address	415 EAST 52 STREET	884 2 AVENUE	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	291	262	276
Year Built	1956	1961	1972
Gross SqFt	430,000	290,000	387,761
Estimated Gross Income	\$13,072,000	\$9,004,784	\$13,163,054
Gross Income per SqFt	\$30.40	\$31.10	\$33.90
Full Market Value	\$60,900,000	\$41,900,000	\$61,300,000
Market Value per SqFt	\$142.00	\$144.00	\$158.00
Distance from Cooperative in miles		0.30	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01364-0022	1-00863-0044	1-01170-0001
Address	435 EAST 52 STREET	66 EAST 34 STREET	2201 BROADWAY
Neighborhood	MIDTOWN EAST	MURRAY HILL	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	82	370	174
Year Built	1931	1913	1908
Gross SqFt	460,973	341,950	455,328
Estimated Gross Income	\$14,612,844	\$11,543,598	\$15,025,824
Gross Income per SqFt	\$31.70	\$33.80	\$33.00
Full Market Value	\$68,100,000	\$53,800,000	\$70,000,000
Market Value per SqFt	\$148.00	\$157.00	\$154.00
Distance from Cooperative in miles		1.15	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01365-0020	1-01340-0001	1-01314-0021
Address	60 SUTTON PLACE SOUTH	884 2 AVENUE	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	368	262	276
Year Built	1951	1961	1972
Gross SqFt	455,000	290,000	387,761
Estimated Gross Income	\$13,832,000	\$9,004,784	\$13,163,054
Gross Income per SqFt	\$30.40	\$31.10	\$33.90
Full Market Value	\$64,400,000	\$41,900,000	\$61,300,000
Market Value per SqFt	\$142.00	\$144.00	\$158.00
Distance from Cooperative in miles		0.35	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01366-0016	1-01463-0021	1-01512-0040
Address	425 EAST 54 STREET	1273 YORK AVENUE	1482 3 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	238	213	185
Year Built	1956	1957	1963
Gross SqFt	217,285	182,345	224,000
Estimated Gross Income	\$6,518,550	\$5,682,659	\$7,022,973
Gross Income per SqFt	\$30.00	\$31.20	\$31.40
Full Market Value	\$30,400,000	\$26,500,000	\$32,700,000
Market Value per SqFt	\$140.00	\$145.00	\$146.00
Distance from Cooperative in miles		0.70	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01366-0025	1-01340-0001	1-01465-0021
Address	50 SUTTON PLACE SOUTH	884 2 AVENUE	1313 YORK AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	195	262	442
Year Built	1955	1961	1966
Gross SqFt	319,696	290,000	400,612
Estimated Gross Income	\$9,271,184	\$9,004,784	\$12,411,953
Gross Income per SqFt	\$29.00	\$31.10	\$31.00
Full Market Value	\$43,200,000	\$41,900,000	\$57,800,000
Market Value per SqFt	\$135.00	\$144.00	\$144.00
Distance from Cooperative in miles		0.35	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01367-0001	1-01465-0021	1-01549-0001
Address	1006 1 AVENUE	1313 YORK 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	442	698
Year Built	1969	1966	1964
Gross SqFt	870,000	400,612	690,703
Estimated Gross Income	\$24,621,000	\$12,411,953	\$21,022,683
Gross Income per SqFt	\$28.30	\$31.00	\$30.40
Full Market Value	\$115,000,000	\$57,800,000	\$97,900,000
Market Value per SqFt	\$132.00	\$144.00	\$142.00
Distance from Cooperative in miles		0.75	1.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01367-0020	1-01203-0033	1-01066-0053
Address	36 EAST 56 STREET	295 CENTRAL PARK WEST	442 WEST 57 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	102	136	118
Year Built	1948	1941	1960
Gross SqFt	147,000	145,476	103,612
Estimated Gross Income	\$4,116,000	\$4,141,606	\$2,617,143
Gross Income per SqFt	\$28.00	\$28.50	\$25.30
Full Market Value	\$17,000,000	\$17,200,000	\$10,800,000
Market Value per SqFt	\$116.00	\$118.00	\$104.00
Distance from Cooperative in miles		2.15	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01367-0026	1-00882-0069	1-01338-0035
Address	20 SUTTON PLACE SOUTH	90 LEXINGTON AVENUE	330 EAST 46 STREET
Neighborhood	MIDTOWN EAST	GRAMERCY	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	88	107	206
Year Built	1953	1957	1961
Gross SqFt	155,938	128,570	133,828
Estimated Gross Income	\$4,522,202	\$3,381,000	\$5,715,268
Gross Income per SqFt	\$29.00	\$26.30	\$42.70
Full Market Value	\$21,100,000	\$14,000,000	\$28,100,000
Market Value per SqFt	\$135.00	\$109.00	\$210.00
Distance from Cooperative in miles		1.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01367-0031	1-01490-0122	1-01432-0016
Address	440 EAST 56 STREET	555 EAST 78 STREET	241 EAST 77 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	C4-WALK-UP
Total Units	82	87	11
Year Built	1955	1940	1910
Gross SqFt	90,000	75,854	6,875
Estimated Gross Income	\$2,700,000	\$2,827,503	\$167,230
Gross Income per SqFt	\$30.00	\$37.30	\$24.32
Full Market Value	\$12,600,000	\$13,200,000	\$693,000
Market Value per SqFt	\$140.00	\$174.00	\$101.00
Distance from Cooperative in miles		1.15	1.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01367-0035	1-01490-0122	1-01431-0016
Address	430 EAST 56 STREET	555 EAST 78 STREET	231 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	82	87	90
Year Built	1955	1940	1938
Gross SqFt	90,000	75,854	82,065
Estimated Gross Income	\$2,700,000	\$2,827,503	\$1,892,995
Gross Income per SqFt	\$30.00	\$37.30	\$23.07
Full Market Value	\$12,600,000	\$13,200,000	\$7,840,000
Market Value per SqFt	\$140.00	\$174.00	\$96.00
Distance from Cooperative in miles		1.15	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-0001	1-01565-0035	1-00548-0001
Address	1026 1 AVENUE	430 EAST 86 STREET	1 UNIVERSITY PLACE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	278	133	272
Year Built	1931	1931	1930
Gross SqFt	290,482	205,967	218,985
Estimated Gross Income	\$9,420,331	\$6,003,034	\$7,882,000
Gross Income per SqFt	\$32.40	\$29.10	\$36.00
Full Market Value	\$43,900,000	\$28,000,000	\$36,700,000
Market Value per SqFt	\$151.00	\$136.00	\$168.00
Distance from Cooperative in miles		1.45	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-0013	1-01366-0047	1-01331-0039
Address	433 EAST 56 STREET	994 1 AVENUE	210 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	74	132	109
Year Built	1967	1956	1959
Gross SqFt	91,282	111,792	84,000
Estimated Gross Income	\$2,921,024	\$3,796,079	\$2,768,278
Gross Income per SqFt	\$32.00	\$34.00	\$33.00
Full Market Value	\$13,600,000	\$17,700,000	\$12,900,000
Market Value per SqFt	\$149.00	\$158.00	\$154.00
Distance from Cooperative in miles		0.10	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-0024	1-00631-0001	1-01200-0025
Address	14 SUTTON PLACE SOUTH	669 WASHINGTON STREET	5 WEST 86 STREET
Neighborhood	MIDTOWN EAST	GREENWICH VILLAGE-WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	93	144	85
Year Built	1929	1930	1937
Gross SqFt	161,462	137,589	116,021
Estimated Gross Income	\$4,843,860	\$4,987,000	\$3,176,090
Gross Income per SqFt	\$30.00	\$36.20	\$27.40
Full Market Value	\$22,600,000	\$23,200,000	\$13,200,000
Market Value per SqFt	\$140.00	\$169.00	\$114.00
Distance from Cooperative in miles		2.85	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-0025	1-01337-0006	1-01336-0040
Address	2 SUTTON PLACE SOUTH	307 EAST 44 STREET	310 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	129	318	328
Year Built	1938	1929	1929
Gross SqFt	206,411	186,255	206,598
Estimated Gross Income	\$6,398,741	\$6,620,366	\$7,527,089
Gross Income per SqFt	\$31.00	\$35.50	\$36.40
Full Market Value	\$29,800,000	\$30,800,000	\$35,100,000
Market Value per SqFt	\$144.00	\$165.00	\$170.00
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-0033	1-01331-0039	1-01366-0047
Address	440 EAST 57 STREET	210 EAST 58 STREET	994 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	86	109	132
Year Built	1961	1959	1956
Gross SqFt	95,977	84,000	111,792
Estimated Gross Income	\$3,013,677	\$2,768,278	\$3,796,079
Gross Income per SqFt	\$31.40	\$33.00	\$34.00
Full Market Value	\$14,000,000	\$12,900,000	\$17,700,000
Market Value per SqFt	\$146.00	\$154.00	\$158.00
Distance from Cooperative in miles		0.30	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-0039	1-01412-0012	1-01441-0014
Address	424 EAST 57 STREET	117 EAST 77 STREET	321 EAST 66 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	27	40	45
Year Built	1925	1929	1959
Gross SqFt	29,376	29,500	27,210
Estimated Gross Income	\$1,116,288	\$1,405,566	\$807,570
Gross Income per SqFt	\$38.00	\$47.60	\$29.70
Full Market Value	\$5,200,000	\$6,900,000	\$3,760,000
Market Value per SqFt	\$177.00	\$234.00	\$138.00
Distance from Cooperative in miles		1.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-0042	1-01337-0006	1-01447-0005
Address	410 EAST 57 STREET	307 EAST 44 STREET	311 EAST 72 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	79	318	131
Year Built	1929	1929	1929
Gross SqFt	130,000	186,255	121,234
Estimated Gross Income	\$3,952,000	\$6,620,366	\$3,658,378
Gross Income per SqFt	\$30.40	\$35.50	\$30.20
Full Market Value	\$18,400,000	\$30,800,000	\$17,000,000
Market Value per SqFt	\$142.00	\$165.00	\$140.00
Distance from Cooperative in miles		0.60	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0002	1-01366-0047	1-01344-0030
Address	411 EAST 57 STREET	994 1 AVENUE	939 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	104	132	142
Year Built	1959	1956	1962
Gross SqFt	118,305	111,792	146,072
Estimated Gross Income	\$3,564,529	\$3,796,079	\$4,525,537
Gross Income per SqFt	\$30.10	\$34.00	\$31.00
Full Market Value	\$16,600,000	\$17,700,000	\$21,100,000
Market Value per SqFt	\$140.00	\$158.00	\$144.00
Distance from Cooperative in miles		0.15	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0007	1-01150-0041	1-01203-0033
Address	419 EAST 57 STREET	120 WEST 79 STREET	295 CENTRAL PARK WEST
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	92	64	136
Year Built	1927	1926	1941
Gross SqFt	128,114	114,696	145,476
Estimated Gross Income	\$3,715,306	\$3,364,798	\$4,141,606
Gross Income per SqFt	\$29.00	\$29.30	\$28.50
Full Market Value	\$17,300,000	\$15,700,000	\$17,200,000
Market Value per SqFt	\$135.00	\$137.00	\$118.00
Distance from Cooperative in miles		1.85	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0012	1-01409-0021	1-01426-0029
Address	433 EAST 57 STREET	1033 LEXINGTON AVENUE	242 EAST 72 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	64	35	71
Year Built	1927	1923	1930
Gross SqFt	90,500	71,189	97,750
Estimated Gross Income	\$2,678,800	\$2,240,974	\$2,908,911
Gross Income per SqFt	\$29.60	\$31.50	\$29.80
Full Market Value	\$12,500,000	\$10,400,000	\$13,500,000
Market Value per SqFt	\$138.00	\$146.00	\$138.00
Distance from Cooperative in miles		0.95	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0016	1-01437-0041	
Address	447 EAST 57 STREET	330 EAST 63 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	23	90	
Year Built	1928	1949	
Gross SqFt	71,784	70,992	
Estimated Gross Income	\$2,297,088	\$2,205,767	
Gross Income per SqFt	\$32.00	\$31.10	
Full Market Value	\$10,700,000	\$10,300,000	
Market Value per SqFt	\$149.00	\$145.00	
Distance from Cooperative in miles		0.30	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0019	1-01490-0122	1-01431-0016
Address	455 EAST 57 STREET	555 EAST 78 STREET	231 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	47	87	90
Year Built	1928	1940	1938
Gross SqFt	91,617	75,854	82,065
Estimated Gross Income	\$2,748,510	\$2,827,503	\$1,892,995
Gross Income per SqFt	\$30.00	\$37.30	\$23.07
Full Market Value	\$12,800,000	\$13,200,000	\$7,840,000
Market Value per SqFt	\$140.00	\$174.00	\$96.00
Distance from Cooperative in miles		1.05	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0024	1-01552-0029	1-01379-0030
Address	4 SUTTON PLACE SOUTH	1733 1 AVENUE	47 EAST 64 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	12	43	40
Year Built	1930	1930	1929
Gross SqFt	45,183	27,000	41,692
Estimated Gross Income	\$1,400,673	\$1,066,246	\$1,477,835
Gross Income per SqFt	\$31.00	\$39.50	\$35.40
Full Market Value	\$6,520,000	\$5,230,000	\$6,880,000
Market Value per SqFt	\$144.00	\$194.00	\$165.00
Distance from Cooperative in miles		1.60	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0026	1-01338-0035	1-01342-0012
Address	16 SUTTON PLACE SOUTH	330 EAST 46 STREET	333 EAST 49 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	56	206	204
Year Built	1960	1961	1965
Gross SqFt	125,800	133,828	177,380
Estimated Gross Income	\$4,151,400	\$5,715,268	\$6,219,538
Gross Income per SqFt	\$33.00	\$42.70	\$35.10
Full Market Value	\$19,300,000	\$28,100,000	\$29,000,000
Market Value per SqFt	\$153.00	\$210.00	\$163.00
Distance from Cooperative in miles		0.60	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0029	1-01369-0037	1-01470-0014
Address	446 EAST 58 STREET	422 EAST 58 STREET	425 EAST 75 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	26	24	30
Year Built	1920	1939	1910
Gross SqFt	18,939	18,654	18,350
Estimated Gross Income	\$568,170	\$575,909	\$521,002
Gross Income per SqFt	\$30.00	\$30.90	\$28.40
Full Market Value	\$2,650,000	\$2,680,000	\$2,160,000
Market Value per SqFt	\$140.00	\$144.00	\$118.00
Distance from Cooperative in miles		0.00	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0031	1-01436-0037	1-01469-0029
Address	436 EAST 58 STREET	340 EAST 62 STREET	442 EAST 75 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	24	24	26
Year Built	1930	1910	1910
Gross SqFt	12,235	12,108	12,276
Estimated Gross Income	\$501,635	\$543,099	\$450,654
Gross Income per SqFt	\$41.00	\$44.90	\$36.70
Full Market Value	\$2,460,000	\$2,670,000	\$2,100,000
Market Value per SqFt	\$201.00	\$221.00	\$171.00
Distance from Cooperative in miles		0.25	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0033	1-01520-0065	1-01388-0030
Address	434 EAST 58 STREET	118 EAST 92 STREET	51 EAST 73 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	26	20
Year Built	1930	1910	1910
Gross SqFt	12,235	12,012	12,321
Estimated Gross Income	\$440,460	\$513,939	\$373,684
Gross Income per SqFt	\$36.00	\$42.80	\$30.30
Full Market Value	\$2,050,000	\$2,520,000	\$1,740,000
Market Value per SqFt	\$168.00	\$210.00	\$141.00
Distance from Cooperative in miles		1.75	1.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01370-0015	1-00142-0025	1-00934-0001
Address	419 EAST 58 STREET	310 GREENWICH STREET	500 2 AVENUE
Neighborhood	MIDTOWN EAST	TRIBECA	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	365	2,256	900
Year Built	1975	1975	1975
Gross SqFt	1,142,297	1,970,736	829,024
Estimated Gross Income	\$35,868,125	\$47,786,000	\$28,788,531
Gross Income per SqFt	\$31.40	\$24.25	\$34.70
Full Market Value	\$167,000,000	\$162,000,000	\$119,000,000
Market Value per SqFt	\$146.00	\$82.00	\$144.00
Distance from Cooperative in miles		3.85	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01370-0021	1-01150-0041	1-01203-0033
Address	30 SUTTON PLACE	120 WEST 79 STREET	295 CENTRAL PARK WEST
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	48	64	136
Year Built	1929	1926	1941
Gross SqFt	127,293	114,696	145,476
Estimated Gross Income	\$3,767,872	\$3,364,798	\$4,141,606
Gross Income per SqFt	\$29.60	\$29.30	\$28.50
Full Market Value	\$17,600,000	\$15,700,000	\$17,200,000
Market Value per SqFt	\$138.00	\$137.00	\$118.00
Distance from Cooperative in miles		1.80	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01370-0038	1-01532-0016	
Address	418 EAST 59 STREET	241 EAST 86 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	76	111	
Year Built	1988	1989	
Gross SqFt	129,255	104,440	
Estimated Gross Income	\$4,523,925	\$4,068,244	
Gross Income per SqFt	\$35.00	\$39.00	
Full Market Value	\$21,100,000	\$20,000,000	
Market Value per SqFt	\$163.00	\$191.00	
Distance from Cooperative in miles		1.45	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01370-0046	1-01369-0045	1-01230-0043
Address	1076 1 AVENUE	1058 1 AVENUE	2290 BROADWAY
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	129	130	125
Year Built	1929	1929	1924
Gross SqFt	127,607	140,000	165,452
Estimated Gross Income	\$4,006,859	\$4,392,685	\$5,301,704
Gross Income per SqFt	\$31.40	\$31.40	\$32.00
Full Market Value	\$18,700,000	\$20,500,000	\$24,700,000
Market Value per SqFt	\$147.00	\$146.00	\$149.00
Distance from Cooperative in miles		0.05	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01371-0014	1-01364-0034	1-01314-0021
Address	45 SUTTON PLACE SOUTH	422 EAST 53 STREET	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	279	295	276
Year Built	1958	1974	1972
Gross SqFt	510,547	312,416	387,761
Estimated Gross Income	\$16,541,722	\$9,805,152	\$13,163,054
Gross Income per SqFt	\$32.40	\$31.40	\$33.90
Full Market Value	\$77,100,000	\$45,700,000	\$61,300,000
Market Value per SqFt	\$151.00	\$146.00	\$158.00
Distance from Cooperative in miles		0.15	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01371-0038	1-01364-0034	1-01314-0021
Address	25 SUTTON PLACE SOUTH	422 EAST 53 STREET	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	322	295	276
Year Built	1959	1974	1972
Gross SqFt	537,750	312,416	387,761
Estimated Gross Income	\$17,745,750	\$9,805,152	\$13,163,054
Gross Income per SqFt	\$33.00	\$31.40	\$33.90
Full Market Value	\$82,700,000	\$45,700,000	\$61,300,000
Market Value per SqFt	\$154.00	\$146.00	\$158.00
Distance from Cooperative in miles		0.15	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01372-0002	1-01336-0040	1-01337-0006
Address	1 SUTTON PLACE SOUTH	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	43	328	318
Year Built	1926	1929	1929
Gross SqFt	231,680	206,598	186,255
Estimated Gross Income	\$6,950,400	\$7,527,089	\$6,620,366
Gross Income per SqFt	\$30.00	\$36.40	\$35.50
Full Market Value	\$32,400,000	\$35,100,000	\$30,800,000
Market Value per SqFt	\$140.00	\$170.00	\$165.00
Distance from Cooperative in miles		0.70	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01372-0062	1-01393-0040	1-01517-0043
Address	25 SUTTON PLACE	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	14	42	51
Year Built	1928	1899	1938
Gross SqFt	63,000	62,472	64,272
Estimated Gross Income	\$2,016,000	\$3,219,139	\$1,688,719
Gross Income per SqFt	\$32.00	\$52.00	\$26.30
Full Market Value	\$9,390,000	\$15,800,000	\$6,990,000
Market Value per SqFt	\$149.00	\$253.00	\$109.00
Distance from Cooperative in miles		1.30	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01372-0073	1-01416-0002	1-01417-0028
Address	35 SUTTON PLACE	1033 3 AVENUE	1191 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	131	133	191
Year Built	1960	1967	1964
Gross SqFt	247,000	241,274	207,284
Estimated Gross Income	\$7,657,000	\$11,149,460	\$5,897,593
Gross Income per SqFt	\$31.00	\$46.20	\$28.50
Full Market Value	\$35,700,000	\$54,700,000	\$24,400,000
Market Value per SqFt	\$145.00	\$227.00	\$118.00
Distance from Cooperative in miles		0.45	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01373-0001	1-00972-0001	1-00142-0025
Address	40 RIVER ROAD	240 1 AVENUE	310 GREENWICH STREET
Neighborhood	UPPER EAST SIDE (59-79)	KIPS BAY	TRIBECA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	8,896	8,800	2,256
Year Built	1975	1945	1975
Gross SqFt	5,026,701	8,942,176	1,970,736
Estimated Gross Income	\$114,106,112	\$194,744,508	\$47,786,000
Gross Income per SqFt	\$22.70	\$21.78	\$24.25
Full Market Value	\$473,000,000	\$807,000,000	\$162,000,000
Market Value per SqFt	\$94.00	\$90.00	\$82.00
Distance from Cooperative in miles		2.55	4.45

	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	927
Year Built	1975	1998	1999
Gross SqFt	700,000	589,670	887,879
Estimated Gross Income	\$24,500,000	\$21,334,425	\$30,309,173
Gross Income per SqFt	\$35.00	\$36.20	\$34.10
Full Market Value	\$51,900,000	\$99,400,000	\$141,000,000
Market Value per SqFt	\$74.00	\$169.00	\$159.00
Distance from Cooperative in miles		2.40	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01374-0001	1-01568-0021	1-01424-0001
Address	781 5 AVENUE	1673 YORK AVENUE	201 EAST 69 STREET
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	171	385	309
Year Built	1928	1974	1927
Gross SqFt	314,509	315,710	316,500
Estimated Gross Income	\$15,882,704	\$15,495,147	\$16,516,061
Gross Income per SqFt	\$50.00	\$49.10	\$52.00
Full Market Value	\$78,500,000	\$76,100,000	\$81,100,000
Market Value per SqFt	\$250.00	\$241.00	\$256.00
Distance from Cooperative in miles		1.60	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01374-0037	1-01516-0052	
Address	510 PARK AVENUE	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	30	154	
Year Built	1925	1963	
Gross SqFt	132,926	128,132	
Estimated Gross Income	\$5,888,621	\$3,830,555	
Gross Income per SqFt	\$44.30	\$29.90	
Full Market Value	\$28,900,000	\$17,800,000	
Market Value per SqFt	\$217.00	\$139.00	
Distance from Cooperative in miles		1.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01374-0069	1-01418-0045	1-01421-0005
Address	785 5 AVENUE	1081 3 AVENUE	205 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	68	116	257
Year Built	1963	1968	1880
Gross SqFt	174,779	174,273	170,424
Estimated Gross Income	\$5,767,707	\$7,529,991	\$5,105,568
Gross Income per SqFt	\$33.00	\$43.20	\$30.00
Full Market Value	\$26,900,000	\$37,000,000	\$23,800,000
Market Value per SqFt	\$154.00	\$212.00	\$140.00
Distance from Cooperative in miles		0.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01376-0037	1-01553-0027	1-01516-0013
Address	550 PARK AVENUE	1749 1 AVENUE	1290 LEXINGTON AVENUE
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	39	165	123
Year Built	1917	2002	1962
Gross SqFt	156,390	164,384	151,184
Estimated Gross Income	\$6,114,849	\$6,236,286	\$4,670,380
Gross Income per SqFt	\$39.10	\$37.90	\$30.90
Full Market Value	\$30,000,000	\$29,000,000	\$21,800,000
Market Value per SqFt	\$192.00	\$176.00	\$144.00
Distance from Cooperative in miles		1.55	1.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01376-0051	1-01447-0023	1-01427-0028
Address	681 MADISON AVENUE	1347 1 AVENUE	1393 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	98	145	149
Year Built	1958	1962	1964
Gross SqFt	163,787	165,527	166,432
Estimated Gross Income	\$5,314,888	\$4,826,057	\$5,750,346
Gross Income per SqFt	\$32.40	\$29.20	\$34.60
Full Market Value	\$24,800,000	\$22,500,000	\$26,800,000
Market Value per SqFt	\$151.00	\$136.00	\$161.00
Distance from Cooperative in miles		0.70	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01377-0001	1-01517-0043	1-01393-0040
Address	810 5 AVENUE	160 EAST 89 STREET	74 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	12	51	42
Year Built	1926	1938	1899
Gross SqFt	67,465	64,272	62,472
Estimated Gross Income	\$2,529,937	\$1,688,719	\$3,219,139
Gross Income per SqFt	\$37.50	\$26.30	\$52.00
Full Market Value	\$11,800,000	\$6,990,000	\$15,800,000
Market Value per SqFt	\$175.00	\$109.00	\$253.00
Distance from Cooperative in miles		1.35	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01377-0003	1-01431-0016	1-01490-0122
Address	812 5 AVENUE	231 EAST 76 STREET	555 EAST 78 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	30	90	87
Year Built	1963	1938	1940
Gross SqFt	89,890	82,065	75,854
Estimated Gross Income	\$2,966,370	\$1,892,995	\$2,827,503
Gross Income per SqFt	\$33.00	\$23.07	\$37.30
Full Market Value	\$13,800,000	\$7,840,000	\$13,200,000
Market Value per SqFt	\$154.00	\$96.00	\$174.00
Distance from Cooperative in miles		0.80	1.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01377-0029	1-01453-0021	1-01531-0028
Address	43 EAST 62 STREET	353 EAST 78 STREET	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	24	67	40
Year Built	1915	1986	1920
Gross SqFt	55,639	53,662	54,763
Estimated Gross Income	\$2,292,326	\$1,763,333	\$2,285,177
Gross Income per SqFt	\$41.20	\$32.90	\$41.70
Full Market Value	\$11,300,000	\$8,210,000	\$11,200,000
Market Value per SqFt	\$203.00	\$153.00	\$205.00
Distance from Cooperative in miles		0.90	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01377-0040	1-01511-0033	
Address	570 PARK AVENUE	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	56	94	
Year Built	1916	1961	
Gross SqFt	141,978	147,534	
Estimated Gross Income	\$5,991,471	\$3,908,339	
Gross Income per SqFt	\$42.20	\$26.50	
Full Market Value	\$29,400,000	\$16,200,000	
Market Value per SqFt	\$207.00	\$110.00	
Distance from Cooperative in miles		1.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01378-0001	1-01473-0038	1-01418-0011
Address	820 5 AVENUE	420 EAST 79 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	12	112	152
Year Built	1916	1959	1962
Gross SqFt	116,000	113,820	105,282
Estimated Gross Income	\$4,779,200	\$3,563,601	\$4,393,565
Gross Income per SqFt	\$41.20	\$31.30	\$41.70
Full Market Value	\$23,500,000	\$16,600,000	\$21,600,000
Market Value per SqFt	\$203.00	\$146.00	\$205.00
Distance from Cooperative in miles		1.00	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01378-0033	1-01463-0021	
Address	580 PARK AVENUE	1273 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	53	213	
Year Built	1923	1957	
Gross SqFt	183,919	182,345	
Estimated Gross Income	\$6,124,502	\$5,682,659	
Gross Income per SqFt	\$33.30	\$31.20	
Full Market Value	\$28,500,000	\$26,500,000	
Market Value per SqFt	\$155.00	\$145.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01378-0048	1-01494-0015	1-01415-0021
Address	721 MADISON AVENUE	1094 MADISON AVENUE	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	31	112	108
Year Built	1910	1911	1940
Gross SqFt	106,163	106,947	103,304
Estimated Gross Income	\$4,373,915	\$5,988,708	\$2,969,207
Gross Income per SqFt	\$41.20	\$56.00	\$28.70
Full Market Value	\$21,500,000	\$29,400,000	\$12,300,000
Market Value per SqFt	\$203.00	\$275.00	\$119.00
Distance from Cooperative in miles		0.95	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01378-0070	1-01516-0052	
Address	825 5 AVENUE	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	65	154	
Year Built	1927	1963	
Gross SqFt	130,923	128,132	
Estimated Gross Income	\$5,524,950	\$3,830,555	
Gross Income per SqFt	\$42.20	\$29.90	
Full Market Value	\$27,100,000	\$17,800,000	
Market Value per SqFt	\$207.00	\$139.00	
Distance from Cooperative in miles		1.25	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01379-0001	1-01463-0021	
Address	834 5 AVENUE	1273 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	24	213	
Year Built	1931	1957	
Gross SqFt	187,270	182,345	
Estimated Gross Income	\$6,554,450	\$5,682,659	
Gross Income per SqFt	\$35.00	\$31.20	
Full Market Value	\$30,500,000	\$26,500,000	
Market Value per SqFt	\$163.00	\$145.00	
Distance from Cooperative in miles		0.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01379-0021	1-01532-0016	1-01415-0021
Address	29 EAST 64 STREET	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	46	111	108
Year Built	1922	1989	1940
Gross SqFt	104,075	104,440	103,304
Estimated Gross Income	\$3,590,587	\$4,068,244	\$2,969,207
Gross Income per SqFt	\$34.50	\$39.00	\$28.70
Full Market Value	\$16,700,000	\$20,000,000	\$12,300,000
Market Value per SqFt	\$160.00	\$191.00	\$119.00
Distance from Cooperative in miles		1.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01379-0051	1-01511-0033	
Address	30 EAST 65 STREET	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	65	94	
Year Built	1962	1961	
Gross SqFt	147,121	147,534	
Estimated Gross Income	\$4,319,472	\$3,908,339	
Gross Income per SqFt	\$29.40	\$26.50	
Full Market Value	\$20,100,000	\$16,200,000	
Market Value per SqFt	\$137.00	\$110.00	
Distance from Cooperative in miles		0.95	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01380-0023	1-01511-0033	
Address	27 EAST 65 STREET	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	87	94	
Year Built	1963	1961	
Gross SqFt	143,840	147,534	
Estimated Gross Income	\$4,746,720	\$3,908,339	
Gross Income per SqFt	\$33.00	\$26.50	
Full Market Value	\$22,100,000	\$16,200,000	
Market Value per SqFt	\$154.00	\$110.00	
Distance from Cooperative in miles		0.90	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01380-0033	1-01350-0035	1-01412-0012
Address	55 EAST 65 STREET	330 EAST 58 STREET	117 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	36	34	40
Year Built	1910	1939	1929
Gross SqFt	30,800	30,225	29,500
Estimated Gross Income	\$1,170,400	\$776,135	\$1,405,566
Gross Income per SqFt	\$38.00	\$25.70	\$47.60
Full Market Value	\$5,450,000	\$3,210,000	\$6,900,000
Market Value per SqFt	\$177.00	\$106.00	\$234.00
Distance from Cooperative in miles		0.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01380-0035	1-01517-0058	1-01387-0056
Address	620 PARK AVENUE	1328 LEXINGTON AVENUE	900 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	18	60	65
Year Built	1924	1936	1939
Gross SqFt	64,234	64,344	66,731
Estimated Gross Income	\$2,774,908	\$2,414,129	\$2,882,037
Gross Income per SqFt	\$43.20	\$37.50	\$43.20
Full Market Value	\$13,600,000	\$11,200,000	\$14,100,000
Market Value per SqFt	\$212.00	\$174.00	\$211.00
Distance from Cooperative in miles		1.15	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01380-0039	1-01532-0016	1-01415-0021
Address	630 PARK AVENUE	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	37	111	108
Year Built	1917	1989	1940
Gross SqFt	104,092	104,440	103,304
Estimated Gross Income	\$4,554,025	\$4,068,244	\$2,969,207
Gross Income per SqFt	\$43.80	\$39.00	\$28.70
Full Market Value	\$22,400,000	\$20,000,000	\$12,300,000
Market Value per SqFt	\$215.00	\$191.00	\$119.00
Distance from Cooperative in miles		1.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01380-0069	1-01431-0016	1-01490-0122
Address	845 5 AVENUE	231 EAST 76 STREET	555 EAST 78 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	17	90	87
Year Built	1920	1938	1940
Gross SqFt	94,479	82,065	75,854
Estimated Gross Income	\$3,684,681	\$1,892,995	\$2,827,503
Gross Income per SqFt	\$39.00	\$23.07	\$37.30
Full Market Value	\$18,100,000	\$7,840,000	\$13,200,000
Market Value per SqFt	\$192.00	\$96.00	\$174.00
Distance from Cooperative in miles		0.70	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-0001	1-01438-0049	1-01438-0006
Address	1 EAST 66 STREET	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	106	105	111
Year Built	1949	1996	1931
Gross SqFt	153,525	142,209	164,567
Estimated Gross Income	\$5,066,325	\$9,297,636	\$7,457,815
Gross Income per SqFt	\$33.00	\$65.00	\$45.30
Full Market Value	\$23,600,000	\$45,600,000	\$36,600,000
Market Value per SqFt	\$154.00	\$321.00	\$222.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-0025	1-01517-0050	1-01510-0020
Address	53 EAST 66 STREET	1329 LEXINGTON AVENUE	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	28	98	61
Year Built	1924	1929	1987
Gross SqFt	80,985	80,351	78,874
Estimated Gross Income	\$3,417,567	\$3,305,454	\$5,429,922
Gross Income per SqFt	\$42.20	\$41.10	\$69.00
Full Market Value	\$16,800,000	\$16,200,000	\$26,700,000
Market Value per SqFt	\$207.00	\$202.00	\$339.00
Distance from Cooperative in miles		1.15	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-0035	1-01517-0020	1-01415-0021
Address	640 PARK AVENUE	1327 LEXINGTON AVENUE	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	14	97	108
Year Built	1914	1927	1940
Gross SqFt	95,615	87,192	103,304
Estimated Gross Income	\$4,183,156	\$2,247,303	\$2,969,207
Gross Income per SqFt	\$43.70	\$25.80	\$28.70
Full Market Value	\$20,500,000	\$9,310,000	\$12,300,000
Market Value per SqFt	\$214.00	\$107.00	\$119.00
Distance from Cooperative in miles		1.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-0038	1-01560-0021	1-01532-0004
Address	650 PARK AVENUE	1511 YORK AVENUE	1533 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	102	156	179
Year Built	1962	1966	1991
Gross SqFt	223,000	223,798	222,000
Estimated Gross Income	\$7,136,000	\$4,787,529	\$7,937,971
Gross Income per SqFt	\$32.00	\$21.39	\$35.80
Full Market Value	\$33,200,000	\$19,800,000	\$37,000,000
Market Value per SqFt	\$149.00	\$88.00	\$167.00
Distance from Cooperative in miles		0.90	1.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-0069	1-01490-0122	1-01431-0016
Address	2 EAST 67 STREET	555 EAST 78 STREET	231 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	15	87	90
Year Built	1928	1940	1938
Gross SqFt	93,515	75,854	82,065
Estimated Gross Income	\$3,553,570	\$2,827,503	\$1,892,995
Gross Income per SqFt	\$38.00	\$37.30	\$23.07
Full Market Value	\$16,600,000	\$13,200,000	\$7,840,000
Market Value per SqFt	\$178.00	\$174.00	\$96.00
Distance from Cooperative in miles		1.05	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01382-0001	1-01437-0041	
Address	857 5 AVENUE	330 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	19	90	
Year Built	1962	1949	
Gross SqFt	72,930	70,992	
Estimated Gross Income	\$2,552,550	\$2,205,767	
Gross Income per SqFt	\$35.00	\$31.10	
Full Market Value	\$11,900,000	\$10,300,000	
Market Value per SqFt	\$163.00	\$145.00	
Distance from Cooperative in miles		0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01382-0036	1-01509-0020	1-01448-0001
Address	660 PARK AVENUE	151 EAST 80 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	13	52	66
Year Built	1926	1922	1966
Gross SqFt	62,935	57,666	56,980
Estimated Gross Income	\$2,655,857	\$3,786,579	\$1,633,157
Gross Income per SqFt	\$42.20	\$66.00	\$28.70
Full Market Value	\$13,000,000	\$18,600,000	\$6,760,000
Market Value per SqFt	\$207.00	\$323.00	\$119.00
Distance from Cooperative in miles		0.70	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01382-0065	1-01448-0037	1-01512-0030
Address	6 EAST 68 STREET	334 EAST 74 STREET	16S EAST 83 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	14	35	40
Year Built	1920	1914	1929
Gross SqFt	21,920	20,490	22,990
Estimated Gross Income	\$964,480	\$952,763	\$963,233
Gross Income per SqFt	\$44.00	\$46.50	\$41.90
Full Market Value	\$4,730,000	\$4,680,000	\$4,730,000
Market Value per SqFt	\$216.00	\$228.00	\$206.00
Distance from Cooperative in miles		0.60	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01382-0069	1-01560-0001	1-01563-0004
Address	860 5 AVENUE	1540 1 AVENUE	1608 1 AVENUE
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	86	314	182
Year Built	1950	1980	1994
Gross SqFt	306,573	302,049	302,854
Estimated Gross Income	\$11,680,431	\$13,041,460	\$13,273,212
Gross Income per SqFt	\$38.10	\$43.20	\$43.80
Full Market Value	\$57,300,000	\$64,000,000	\$65,200,000
Market Value per SqFt	\$187.00	\$212.00	\$215.00
Distance from Cooperative in miles		0.95	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01383-0001	1-01512-0040	1-01532-0004
Address	870 5 AVENUE	1482 3 AVENUE	1533 3 AVENUE
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	102	185	179
Year Built	1949	1963	1991
Gross SqFt	235,448	224,000	222,000
Estimated Gross Income	\$9,206,016	\$7,022,973	\$7,937,971
Gross Income per SqFt	\$39.10	\$31.40	\$35.80
Full Market Value	\$45,200,000	\$32,700,000	\$37,000,000
Market Value per SqFt	\$192.00	\$146.00	\$167.00
Distance from Cooperative in miles		0.80	1.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01383-0069	1-01512-0040	1-01391-0002
Address	875 5 AVENUE	1482 3 AVENUE	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	126	185	38
Year Built	1940	1963	1923
Gross SqFt	224,000	224,000	39,030
Estimated Gross Income	\$8,982,400	\$7,022,973	\$1,719,463
Gross Income per SqFt	\$40.10	\$31.40	\$44.10
Full Market Value	\$44,100,000	\$32,700,000	\$8,440,000
Market Value per SqFt	\$197.00	\$146.00	\$216.00
Distance from Cooperative in miles		0.80	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0001	1-01424-0001	1-01541-0001
Address	880 5 AVENUE	201 EAST 69 STREET	1695 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	170	309	387
Year Built	1948	1927	1985
Gross SqFt	322,346	316,500	329,850
Estimated Gross Income	\$12,603,728	\$16,516,061	\$12,469,436
Gross Income per SqFt	\$39.10	\$52.00	\$37.80
Full Market Value	\$61,900,000	\$81,100,000	\$58,100,000
Market Value per SqFt	\$192.00	\$256.00	\$176.00
Distance from Cooperative in miles		0.40	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0010	1-01393-0040	1-01517-0043
Address	3 EAST 69 STREET	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	32	42	51
Year Built	1938	1899	1938
Gross SqFt	62,100	62,472	64,272
Estimated Gross Income	\$2,608,200	\$3,219,139	\$1,688,719
Gross Income per SqFt	\$42.00	\$52.00	\$26.30
Full Market Value	\$12,800,000	\$15,800,000	\$6,990,000
Market Value per SqFt	\$206.00	\$253.00	\$109.00
Distance from Cooperative in miles		0.45	1.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0026	1-01468-0032	1-01428-0007
Address	25 EAST 69 STREET	488 EAST 74 STREET	211 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	13	26	24
Year Built	1920	1910	1930
Gross SqFt	13,757	13,482	13,585
Estimated Gross Income	\$605,308	\$502,136	\$692,800
Gross Income per SqFt	\$44.00	\$37.20	\$51.00
Full Market Value	\$2,970,000	\$2,340,000	\$3,400,000
Market Value per SqFt	\$216.00	\$174.00	\$250.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0032	1-01418-0045	1-01527-0028
Address	700 PARK AVENUE	1081 3 AVENUE	1571 2 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	116	182
Year Built	1960	1968	1963
Gross SqFt	192,666	174,273	189,612
Estimated Gross Income	\$7,739,393	\$7,529,991	\$4,814,679
Gross Income per SqFt	\$40.20	\$43.20	\$25.40
Full Market Value	\$38,000,000	\$37,000,000	\$19,900,000
Market Value per SqFt	\$197.00	\$212.00	\$105.00
Distance from Cooperative in miles		0.45	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0037	1-01553-0027	1-01447-0023
Address	710 PARK AVENUE	1749 1 AVENUE	1347 1 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	165	145
Year Built	1948	2002	1962
Gross SqFt	161,000	164,384	165,527
Estimated Gross Income	\$6,295,100	\$6,236,286	\$4,826,057
Gross Income per SqFt	\$39.10	\$37.90	\$29.20
Full Market Value	\$30,900,000	\$29,000,000	\$22,500,000
Market Value per SqFt	\$192.00	\$176.00	\$136.00
Distance from Cooperative in miles		1.15	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0063	1-01508-0001	
Address	10 EAST 70 STREET	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	49	70	
Year Built	1962	1913	
Gross SqFt	115,306	113,281	
Estimated Gross Income	\$3,459,180	\$3,205,420	
Gross Income per SqFt	\$30.00	\$28.30	
Full Market Value	\$16,100,000	\$13,300,000	
Market Value per SqFt	\$140.00	\$117.00	
Distance from Cooperative in miles		0.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0065	1-01509-0020	1-01448-0001
Address	4 EAST 70 STREET	151 EAST 80 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	37	52	66
Year Built	1938	1922	1966
Gross SqFt	62,100	57,666	56,980
Estimated Gross Income	\$2,620,620	\$3,786,579	\$1,633,157
Gross Income per SqFt	\$42.20	\$66.00	\$28.70
Full Market Value	\$12,900,000	\$18,600,000	\$6,760,000
Market Value per SqFt	\$208.00	\$323.00	\$119.00
Distance from Cooperative in miles		0.65	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0069	1-01437-0041	
Address	884 5 AVENUE	330 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	19	90	
Year Built	1927	1949	
Gross SqFt	71,697	70,992	
Estimated Gross Income	\$2,796,183	\$2,205,767	
Gross Income per SqFt	\$39.00	\$31.10	
Full Market Value	\$13,700,000	\$10,300,000	
Market Value per SqFt	\$191.00	\$145.00	
Distance from Cooperative in miles		0.65	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01385-0032	1-01417-0028	1-01527-0045
Address	720 PARK AVENUE	1191 2 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	32	191	246
Year Built	1928	1964	1980
Gross SqFt	203,490	207,284	205,261
Estimated Gross Income	\$6,593,076	\$5,897,593	\$9,538,478
Gross Income per SqFt	\$32.40	\$28.50	\$46.50
Full Market Value	\$30,700,000	\$24,400,000	\$46,800,000
Market Value per SqFt	\$151.00	\$118.00	\$228.00
Distance from Cooperative in miles		0.50	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01385-0037	1-01463-0021	
Address	730 PARK AVENUE	1273 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	41	213	
Year Built	1928	1957	
Gross SqFt	192,445	182,345	
Estimated Gross Income	\$7,139,709	\$5,682,659	
Gross Income per SqFt	\$37.10	\$31.20	
Full Market Value	\$33,300,000	\$26,500,000	
Market Value per SqFt	\$173.00	\$145.00	
Distance from Cooperative in miles		0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0001	1-01418-0045	1-01421-0005
Address	900 5 AVENUE	1081 3 AVENUE	205 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	55	116	257
Year Built	1960	1968	1880
Gross SqFt	170,106	174,273	170,424
Estimated Gross Income	\$5,273,286	\$7,529,991	\$5,105,568
Gross Income per SqFt	\$31.00	\$43.20	\$30.00
Full Market Value	\$24,600,000	\$37,000,000	\$23,800,000
Market Value per SqFt	\$145.00	\$212.00	\$140.00
Distance from Cooperative in miles		0.55	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0006	1-01517-0050	1-01510-0020
Address	3 EAST 71 STREET	1329 LEXINGTON AVENUE	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	50	98	61
Year Built	1948	1929	1987
Gross SqFt	80,860	80,351	78,874
Estimated Gross Income	\$2,506,660	\$3,305,454	\$5,429,922
Gross Income per SqFt	\$31.00	\$41.10	\$69.00
Full Market Value	\$11,700,000	\$16,200,000	\$26,700,000
Market Value per SqFt	\$145.00	\$202.00	\$339.00
Distance from Cooperative in miles		0.90	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0033	1-01559-0019	1-01546-0001
Address	740 PARK AVENUE	1493 YORK AVENUE	303 EAST 83 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	36	250	263
Year Built	1930	1956	1977
Gross SqFt	273,583	277,073	268,750
Estimated Gross Income	\$9,848,988	\$10,263,132	\$11,148,976
Gross Income per SqFt	\$36.00	\$37.00	\$41.50
Full Market Value	\$45,900,000	\$47,800,000	\$54,700,000
Market Value per SqFt	\$168.00	\$173.00	\$204.00
Distance from Cooperative in miles		0.70	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0037	1-01472-0022	1-01409-0021
Address	750 PARK AVENUE	1453 YORK AVENUE	1033 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	70	96	35
Year Built	1951	1958	1923
Gross SqFt	72,792	75,936	71,189
Estimated Gross Income	\$2,285,668	\$2,684,056	\$2,240,974
Gross Income per SqFt	\$31.40	\$35.30	\$31.50
Full Market Value	\$10,600,000	\$12,500,000	\$10,400,000
Market Value per SqFt	\$146.00	\$165.00	\$146.00
Distance from Cooperative in miles		0.65	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0046	1-01471-0003	1-01548-0036
Address	36 EAST 72 STREET	1470 1 AVENUE	334 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	23	84	75
Year Built	1927	1975	1961
Gross SqFt	63,296	63,862	62,990
Estimated Gross Income	\$2,183,712	\$2,122,134	\$2,196,563
Gross Income per SqFt	\$34.50	\$33.20	\$34.90
Full Market Value	\$10,200,000	\$9,880,000	\$10,200,000
Market Value per SqFt	\$161.00	\$155.00	\$162.00
Distance from Cooperative in miles		0.65	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0049	1-01517-0058	1-01387-0056
Address	30 EAST 72 STREET	1328 LEXINGTON AVENUE	900 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	24	60	65
Year Built	1930	1936	1939
Gross SqFt	64,874	64,344	66,731
Estimated Gross Income	\$2,205,716	\$2,414,129	\$2,882,037
Gross Income per SqFt	\$34.00	\$37.50	\$43.20
Full Market Value	\$10,300,000	\$11,200,000	\$14,100,000
Market Value per SqFt	\$159.00	\$174.00	\$211.00
Distance from Cooperative in miles		0.90	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0064	1-01473-0038	1-01418-0011
Address	4 EAST 72 STREET	420 EAST 79 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	18	112	152
Year Built	1929	1959	1962
Gross SqFt	106,001	113,820	105,282
Estimated Gross Income	\$3,604,034	\$3,563,601	\$4,393,565
Gross Income per SqFt	\$34.00	\$31.30	\$41.70
Full Market Value	\$16,800,000	\$16,600,000	\$21,600,000
Market Value per SqFt	\$158.00	\$146.00	\$205.00
Distance from Cooperative in miles		0.75	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0069	1-01511-0033	
Address	907 5 AVENUE	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	48	94	
Year Built	1915	1961	
Gross SqFt	147,257	147,534	
Estimated Gross Income	\$5,080,366	\$3,908,339	
Gross Income per SqFt	\$34.50	\$26.50	
Full Market Value	\$23,700,000	\$16,200,000	
Market Value per SqFt	\$161.00	\$110.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0001	1-01553-0027	1-01427-0028
Address	910 5 AVENUE	1749 1 AVENUE	1393 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	48	165	149
Year Built	1959	2002	1964
Gross SqFt	163,600	164,384	166,432
Estimated Gross Income	\$6,560,360	\$6,236,286	\$5,750,346
Gross Income per SqFt	\$40.10	\$37.90	\$34.60
Full Market Value	\$32,200,000	\$29,000,000	\$26,800,000
Market Value per SqFt	\$197.00	\$176.00	\$161.00
Distance from Cooperative in miles		1.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0004	1-01431-0016	1-01490-0122
Address	912 5 AVENUE	231 EAST 76 STREET	555 EAST 78 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	30	90	87
Year Built	1925	1938	1940
Gross SqFt	87,024	82,065	75,854
Estimated Gross Income	\$3,219,888	\$1,892,995	\$2,827,503
Gross Income per SqFt	\$37.00	\$23.07	\$37.30
Full Market Value	\$15,000,000	\$7,840,000	\$13,200,000
Market Value per SqFt	\$172.00	\$96.00	\$174.00
Distance from Cooperative in miles		0.45	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0014	1-01418-0045	1-01410-0033
Address	898 MADISON AVENUE	1081 3 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	35	116	114
Year Built	1937	1968	1962
Gross SqFt	188,158	174,273	181,549
Estimated Gross Income	\$7,356,977	\$7,529,991	\$6,975,958
Gross Income per SqFt	\$39.10	\$43.20	\$38.40
Full Market Value	\$36,100,000	\$37,000,000	\$34,200,000
Market Value per SqFt	\$192.00	\$212.00	\$188.00
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0021	1-01509-0020	1-01448-0001
Address	31 EAST 72 STREET	151 EAST 80 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	34	52	66
Year Built	1917	1922	1966
Gross SqFt	61,437	57,666	56,980
Estimated Gross Income	\$2,592,641	\$3,786,579	\$1,633,157
Gross Income per SqFt	\$42.20	\$66.00	\$28.70
Full Market Value	\$12,700,000	\$18,600,000	\$6,760,000
Market Value per SqFt	\$207.00	\$323.00	\$119.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0027	1-01517-0020	1-01521-0020
Address	45 EAST 72 STREET	1327 LEXINGTON AVENUE	145 EAST 92 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	50	97	49
Year Built	1959	1927	1929
Gross SqFt	92,744	87,192	85,924
Estimated Gross Income	\$3,060,552	\$2,247,303	\$2,160,468
Gross Income per SqFt	\$33.00	\$25.80	\$25.10
Full Market Value	\$14,300,000	\$9,310,000	\$8,950,000
Market Value per SqFt	\$154.00	\$107.00	\$104.00
Distance from Cooperative in miles		0.85	1.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0031	1-01387-0056	
Address	55 EAST 72 STREET	900 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	31	65	
Year Built	1924	1939	
Gross SqFt	69,227	66,731	
Estimated Gross Income	\$2,315,643	\$2,882,037	
Gross Income per SqFt	\$33.40	\$43.20	
Full Market Value	\$10,800,000	\$14,100,000	
Market Value per SqFt	\$156.00	\$211.00	
Distance from Cooperative in miles		0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0033	1-01450-0013	1-01431-0035
Address	57 EAST 72 STREET	321 EAST 75 STREET	236 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	22	17
Year Built	1930	1900	1910
Gross SqFt	15,192	12,700	11,409
Estimated Gross Income	\$638,064	\$507,284	\$511,665
Gross Income per SqFt	\$42.00	\$39.90	\$44.80
Full Market Value	\$3,130,000	\$2,490,000	\$2,510,000
Market Value per SqFt	\$206.00	\$196.00	\$220.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0036	1-01387-0056	1-01409-0021
Address	760 PARK AVENUE	900 MADISON AVENUE	1033 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	15	65	35
Year Built	1924	1939	1923
Gross SqFt	71,928	66,731	71,189
Estimated Gross Income	\$2,405,991	\$2,882,037	\$2,240,974
Gross Income per SqFt	\$33.40	\$43.20	\$31.50
Full Market Value	\$11,200,000	\$14,100,000	\$10,400,000
Market Value per SqFt	\$156.00	\$211.00	\$146.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0037	1-01417-0028	1-01527-0045
Address	770 PARK AVENUE	1191 2 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	43	191	246
Year Built	1931	1964	1980
Gross SqFt	200,244	207,284	205,261
Estimated Gross Income	\$6,487,905	\$5,897,593	\$9,538,478
Gross Income per SqFt	\$32.40	\$28.50	\$46.50
Full Market Value	\$30,200,000	\$24,400,000	\$46,800,000
Market Value per SqFt	\$151.00	\$118.00	\$228.00
Distance from Cooperative in miles		0.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0069	1-01473-0038	1-01418-0011
Address	920 5 AVENUE	420 EAST 79 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	27	112	152
Year Built	1922	1959	1962
Gross SqFt	107,034	113,820	105,282
Estimated Gross Income	\$4,067,292	\$3,563,601	\$4,393,565
Gross Income per SqFt	\$38.00	\$31.30	\$41.70
Full Market Value	\$18,900,000	\$16,600,000	\$21,600,000
Market Value per SqFt	\$177.00	\$146.00	\$205.00
Distance from Cooperative in miles		0.75	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01388-0008	1-01429-0037	1-01512-0030
Address	7 EAST 73 STREET	222 EAST 75 STREET	16S EAST 83 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	16	41	40
Year Built	1903	1930	1929
Gross SqFt	23,521	23,490	22,990
Estimated Gross Income	\$940,840	\$760,171	\$963,233
Gross Income per SqFt	\$40.00	\$32.40	\$41.90
Full Market Value	\$4,620,000	\$3,540,000	\$4,730,000
Market Value per SqFt	\$196.00	\$151.00	\$206.00
Distance from Cooperative in miles		0.40	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01388-0033	1-01500-0053	1-01496-0021
Address	778 PARK AVENUE	1227 MADISON AVENUE	1125 MADISON AVENUE
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	19	111	41
Year Built	1930	1958	1922
Gross SqFt	120,073	117,340	113,052
Estimated Gross Income	\$5,235,182	\$5,667,430	\$5,752,383
Gross Income per SqFt	\$43.60	\$48.30	\$51.00
Full Market Value	\$25,700,000	\$27,800,000	\$28,200,000
Market Value per SqFt	\$214.00	\$237.00	\$249.00
Distance from Cooperative in miles		0.75	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01388-0037	1-01427-0028	1-01447-0023
Address	784 PARK 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	69	149	145
Year Built	1930	1964	1962
Gross SqFt	161,572	166,432	165,527
Estimated Gross Income	\$5,404,583	\$5,750,346	\$4,826,057
Gross Income per SqFt	\$33.40	\$34.60	\$29.20
Full Market Value	\$25,200,000	\$26,800,000	\$22,500,000
Market Value per SqFt	\$156.00	\$161.00	\$136.00
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01388-0056	1-01511-0033	
Address	926 MADISON AVENUE	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	107	94	
Year Built	1947	1961	
Gross SqFt	143,437	147,534	
Estimated Gross Income	\$4,647,358	\$3,908,339	
Gross Income per SqFt	\$32.40	\$26.50	
Full Market Value	\$21,600,000	\$16,200,000	
Market Value per SqFt	\$151.00	\$110.00	
Distance from Cooperative in miles		0.55	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01388-0068	1-01517-0020	1-01521-0020
Address	927 5 AVENUE	1327 LEXINGTON AVENUE	145 EAST 92 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	13	97	49
Year Built	1917	1927	1929
Gross SqFt	90,881	87,192	85,924
Estimated Gross Income	\$2,999,073	\$2,247,303	\$2,160,468
Gross Income per SqFt	\$33.00	\$25.80	\$25.10
Full Market Value	\$14,000,000	\$9,310,000	\$8,950,000
Market Value per SqFt	\$154.00	\$107.00	\$104.00
Distance from Cooperative in miles		0.80	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01389-0001	1-01560-0021	1-01532-0004
Address	930 5 AVENUE	1511 YORK AVENUE	1533 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	145	156	179
Year Built	1940	1966	1991
Gross SqFt	220,003	223,798	222,000
Estimated Gross Income	\$8,822,120	\$4,787,529	\$7,937,971
Gross Income per SqFt	\$40.10	\$21.39	\$35.80
Full Market Value	\$43,300,000	\$19,800,000	\$37,000,000
Market Value per SqFt	\$197.00	\$88.00	\$167.00
Distance from Cooperative in miles		0.75	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01389-0036	1-01517-0043	1-01437-0041
Address	800 PARK AVENUE	160 EAST 89 STREET	330 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	17	51	90
Year Built	1925	1938	1949
Gross SqFt	69,509	64,272	70,992
Estimated Gross Income	\$2,432,815	\$1,688,719	\$2,205,767
Gross Income per SqFt	\$35.00	\$26.30	\$31.10
Full Market Value	\$11,300,000	\$6,990,000	\$10,300,000
Market Value per SqFt	\$163.00	\$109.00	\$145.00
Distance from Cooperative in miles		0.75	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01389-0038	1-01511-0033	
Address	812 PARK AVENUE	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	45	94	
Year Built	1927	1961	
Gross SqFt	154,827	147,534	
Estimated Gross Income	\$5,178,963	\$3,908,339	
Gross Income per SqFt	\$33.40	\$26.50	
Full Market Value	\$24,100,000	\$16,200,000	
Market Value per SqFt	\$156.00	\$110.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01389-0056	1-01511-0033	
Address	950 MADISON AVENUE	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	63	94	
Year Built	1929	1961	
Gross SqFt	141,160	147,534	
Estimated Gross Income	\$6,253,388	\$3,908,339	
Gross Income per SqFt	\$44.30	\$26.50	
Full Market Value	\$30,700,000	\$16,200,000	
Market Value per SqFt	\$217.00	\$110.00	
Distance from Cooperative in miles		0.50	

	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	\$2,803,845	\$8,410,425	\$4,084,145
Gross Income per SqFt	\$33.00	\$34.80	\$35.50
Full Market Value	\$13,100,000	\$39,200,000	\$19,000,000
Market Value per SqFt	\$154.00	\$162.00	\$165.00
Distance from Cooperative in miles		0.95	1.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01390-0003	1-01510-0020	1-01517-0050
Address	944 5 AVENUE	1195 LEXINGTON AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	14	61	98
Year Built	1925	1987	1929
Gross SqFt	77,792	78,874	80,351
Estimated Gross Income	\$3,166,134	\$5,429,922	\$3,305,454
Gross Income per SqFt	\$40.70	\$69.00	\$41.10
Full Market Value	\$15,500,000	\$26,700,000	\$16,200,000
Market Value per SqFt	\$199.00	\$339.00	\$202.00
Distance from Cooperative in miles		0.40	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01390-0023	1-01417-0028	1-01527-0045
Address	955 MADISON AVENUE	1191 2 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	82	191	246
Year Built	1959	1964	1980
Gross SqFt	208,373	207,284	205,261
Estimated Gross Income	\$6,761,703	\$5,897,593	\$9,538,478
Gross Income per SqFt	\$32.40	\$28.50	\$46.50
Full Market Value	\$31,500,000	\$24,400,000	\$46,800,000
Market Value per SqFt	\$151.00	\$118.00	\$228.00
Distance from Cooperative in miles		0.70	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01390-0027	1-01470-0020	1-01518-0027
Address	41 EAST 75 STREET	435 EAST 75 STREET	157 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	24	20
Year Built	1920	1910	1910
Gross SqFt	16,285	16,200	15,373
Estimated Gross Income	\$602,545	\$581,649	\$539,434
Gross Income per SqFt	\$37.00	\$35.90	\$35.10
Full Market Value	\$2,810,000	\$2,710,000	\$2,510,000
Market Value per SqFt	\$173.00	\$167.00	\$163.00
Distance from Cooperative in miles		0.60	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01390-0035	1-01509-0020	1-01448-0001
Address	820 PARK AVENUE	151 EAST 80 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	14	52	66
Year Built	1926	1922	1966
Gross SqFt	59,279	57,666	56,980
Estimated Gross Income	\$1,896,928	\$3,786,579	\$1,633,157
Gross Income per SqFt	\$32.00	\$66.00	\$28.70
Full Market Value	\$8,840,000	\$18,600,000	\$6,760,000
Market Value per SqFt	\$149.00	\$323.00	\$119.00
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01390-0037	1-01438-0049	1-01438-0006
Address	830 PARK AVENUE	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	37	105	111
Year Built	1913	1996	1931
Gross SqFt	151,666	142,209	164,567
Estimated Gross Income	\$4,549,980	\$9,297,636	\$7,457,815
Gross Income per SqFt	\$30.00	\$65.00	\$45.30
Full Market Value	\$21,200,000	\$45,600,000	\$36,600,000
Market Value per SqFt	\$140.00	\$321.00	\$222.00
Distance from Cooperative in miles		0.75	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0029	1-01412-0012	1-01391-0002
Address	55 EAST 76 STREET	117 EAST 77 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	21	40	38
Year Built	1920	1929	1923
Gross SqFt	36,694	29,500	39,030
Estimated Gross Income	\$1,651,230	\$1,405,566	\$1,719,463
Gross Income per SqFt	\$45.00	\$47.60	\$44.10
Full Market Value	\$8,110,000	\$6,900,000	\$8,440,000
Market Value per SqFt	\$221.00	\$234.00	\$216.00
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0031	1-01517-0020	1-01521-0020
Address	65 EAST 76 STREET	1327 LEXINGTON AVENUE	145 EAST 92 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	57	97	49
Year Built	1949	1927	1929
Gross SqFt	91,285	87,192	85,924
Estimated Gross Income	\$3,012,405	\$2,247,303	\$2,160,468
Gross Income per SqFt	\$33.00	\$25.80	\$25.10
Full Market Value	\$14,000,000	\$9,310,000	\$8,950,000
Market Value per SqFt	\$153.00	\$107.00	\$104.00
Distance from Cooperative in miles		0.65	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0034	1-01517-0058	1-01387-0056
Address	840 PARK AVENUE	1328 LEXINGTON AVENUE	900 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	19	60	65
Year Built	1912	1936	1939
Gross SqFt	64,827	64,344	66,731
Estimated Gross Income	\$2,800,526	\$2,414,129	\$2,882,037
Gross Income per SqFt	\$43.20	\$37.50	\$43.20
Full Market Value	\$13,700,000	\$11,200,000	\$14,100,000
Market Value per SqFt	\$211.00	\$174.00	\$211.00
Distance from Cooperative in miles		0.60	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0040	1-01516-0013	1-01511-0033
Address	850 PARK AVENUE	1290 LEXINGTON AVENUE	1450 3 AVENUE
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	52	123	94
Year Built	1924	1962	1961
Gross SqFt	149,056	151,184	147,534
Estimated Gross Income	\$4,918,848	\$4,670,380	\$3,908,339
Gross Income per SqFt	\$33.00	\$30.90	\$26.50
Full Market Value	\$22,900,000	\$21,800,000	\$16,200,000
Market Value per SqFt	\$154.00	\$144.00	\$110.00
Distance from Cooperative in miles		0.55	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0045	1-01437-0029	1-01387-0056
Address	70 EAST 77 STREET	1147 1 AVENUE	900 MADISON 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	32	77	65
Year Built	1917	1900	1939
Gross SqFt	67,685	67,880	66,731
Estimated Gross Income	\$2,646,483	\$1,832,326	\$2,882,037
Gross Income per SqFt	\$39.10	\$27.00	\$43.20
Full Market Value	\$13,000,000	\$7,590,000	\$14,100,000
Market Value per SqFt	\$192.00	\$112.00	\$211.00
Distance from Cooperative in miles		0.80	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0054	1-01511-0033	
Address	987 MADISON AVENUE	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	46	94	
Year Built	1930	1961	
Gross SqFt	142,110	147,534	
Estimated Gross Income	\$4,753,579	\$3,908,339	
Gross Income per SqFt	\$33.40	\$26.50	
Full Market Value	\$22,100,000	\$16,200,000	
Market Value per SqFt	\$156.00	\$110.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0071	1-01509-0020	1-01448-0001
Address	956 5 AVENUE	151 EAST 80 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	23	52	66
Year Built	1925	1922	1966
Gross SqFt	57,728	57,666	56,980
Estimated Gross Income	\$2,436,121	\$3,786,579	\$1,633,157
Gross Income per SqFt	\$42.20	\$66.00	\$28.70
Full Market Value	\$12,000,000	\$18,600,000	\$6,760,000
Market Value per SqFt	\$208.00	\$323.00	\$119.00
Distance from Cooperative in miles		0.35	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0072	1-01437-0041	1-01490-0122
Address	954 5 AVENUE	330 EAST 63 STREET	555 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	D3-ELEVATOR
Total Units	32	90	87
Year Built	1938	1949	1940
Gross SqFt	79,341	70,992	75,854
Estimated Gross Income	\$3,173,640	\$2,205,767	\$2,827,503
Gross Income per SqFt	\$40.00	\$31.10	\$37.30
Full Market Value	\$15,600,000	\$10,300,000	\$13,200,000
Market Value per SqFt	\$197.00	\$145.00	\$174.00
Distance from Cooperative in miles		0.90	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0001	1-01463-0021	
Address	962 5 AVENUE	1273 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	68	213	
Year Built	1927	1957	
Gross SqFt	196,910	182,345	
Estimated Gross Income	\$7,896,091	\$5,682,659	
Gross Income per SqFt	\$40.10	\$31.20	
Full Market Value	\$38,800,000	\$26,500,000	
Market Value per SqFt	\$197.00	\$145.00	
Distance from Cooperative in miles		0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0028	1-01439-0023	1-01492-0056
Address	61 EAST 77 STREET	1185 1 AVENUE	1070 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	52	61	21
Year Built	1920	1996	1920
Gross SqFt	49,000	50,225	47,380
Estimated Gross Income	\$2,067,800	\$2,138,078	\$2,353,784
Gross Income per SqFt	\$42.20	\$42.60	\$49.70
Full Market Value	\$10,200,000	\$10,500,000	\$11,600,000
Market Value per SqFt	\$208.00	\$209.00	\$245.00
Distance from Cooperative in miles		0.80	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0030	1-01439-0023	1-01492-0056
Address	71 EAST 77 STREET	1185 1 AVENUE	1070 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	40	61	21
Year Built	1928	1996	1920
Gross SqFt	48,894	50,225	47,380
Estimated Gross Income	\$1,960,649	\$2,138,078	\$2,353,784
Gross Income per SqFt	\$40.10	\$42.60	\$49.70
Full Market Value	\$9,620,000	\$10,500,000	\$11,600,000
Market Value per SqFt	\$197.00	\$209.00	\$245.00
Distance from Cooperative in miles		0.80	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0036	1-01437-0029	
Address	860 PARK AVENUE	1147 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	17	77	
Year Built	1924	1900	
Gross SqFt	67,162	67,880	
Estimated Gross Income	\$2,693,196	\$1,832,326	
Gross Income per SqFt	\$40.10	\$27.00	
Full Market Value	\$13,200,000	\$7,590,000	
Market Value per SqFt	\$197.00	\$112.00	
Distance from Cooperative in miles		0.85	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0040	1-01517-0020	1-01521-0020
Address	876 PARK AVENUE	1327 LEXINGTON AVENUE	145 EAST 92 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	26	97	49
Year Built	1917	1927	1929
Gross SqFt	88,530	87,192	85,924
Estimated Gross Income	\$3,691,701	\$2,247,303	\$2,160,468
Gross Income per SqFt	\$41.70	\$25.80	\$25.10
Full Market Value	\$18,100,000	\$9,310,000	\$8,950,000
Market Value per SqFt	\$204.00	\$107.00	\$104.00
Distance from Cooperative in miles		0.60	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0046	1-01561-0047	1-01486-0001
Address	52 EAST 78 STREET	1570 1 AVENUE	1394 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	48	53	35
Year Built	1920	1960	1920
Gross SqFt	28,080	28,000	27,536
Estimated Gross Income	\$1,316,390	\$1,254,690	\$1,347,764
Gross Income per SqFt	\$46.90	\$44.80	\$48.90
Full Market Value	\$6,460,000	\$6,160,000	\$6,620,000
Market Value per SqFt	\$230.00	\$220.00	\$240.00
Distance from Cooperative in miles		0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0069	1-01412-0012	1-01391-0002
Address	969 5 AVENUE	117 EAST 77 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	12	40	38
Year Built	1926	1929	1923
Gross SqFt	35,815	29,500	39,030
Estimated Gross Income	\$1,647,490	\$1,405,566	\$1,719,463
Gross Income per SqFt	\$46.00	\$47.60	\$44.10
Full Market Value	\$8,090,000	\$6,900,000	\$8,440,000
Market Value per SqFt	\$226.00	\$234.00	\$216.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0070	1-01496-0021	
Address	965 5 AVENUE	1125 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	49	41	
Year Built	1938	1922	
Gross SqFt	113,150	113,052	
Estimated Gross Income	\$3,903,675	\$5,752,383	
Gross Income per SqFt	\$34.50	\$51.00	
Full Market Value	\$18,200,000	\$28,200,000	
Market Value per SqFt	\$161.00	\$249.00	
Distance from Cooperative in miles		0.35	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01393-0009	1-01428-0008	1-01388-0030
Address	7 EAST 78 STREET	213 EAST 73 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	D3-ELEVATOR	D1-ELEVATOR
Total Units	12	24	20
Year Built	1920	1910	1910
Gross SqFt	12,214	12,000	12,321
Estimated Gross Income	\$488,560	\$587,525	\$373,684
Gross Income per SqFt	\$40.00	\$49.00	\$30.30
Full Market Value	\$2,400,000	\$2,880,000	\$1,740,000
Market Value per SqFt	\$196.00	\$240.00	\$141.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01393-0027	1-01428-0007	1-01390-0043
Address	51 EAST 78 STREET	211 EAST 73 STREET	48 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	D9-ELEVATOR
Total Units	21	24	27
Year Built	1920	1930	1910
Gross SqFt	14,590	13,585	14,336
Estimated Gross Income	\$569,010	\$692,800	\$409,014
Gross Income per SqFt	\$39.00	\$51.00	\$28.50
Full Market Value	\$2,790,000	\$3,400,000	\$1,690,000
Market Value per SqFt	\$191.00	\$250.00	\$118.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01393-0033	1-01418-0045	1-01410-0033
Address	888 PARK AVENUE	1081 3 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	78	116	114
Year Built	1926	1968	1962
Gross SqFt	183,101	174,273	181,549
Estimated Gross Income	\$7,635,311	\$7,529,991	\$6,975,958
Gross Income per SqFt	\$41.70	\$43.20	\$38.40
Full Market Value	\$37,500,000	\$37,000,000	\$34,200,000
Market Value per SqFt	\$205.00	\$212.00	\$188.00
Distance from Cooperative in miles		0.80	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01393-0038	1-01549-0024	1-01578-0023
Address	898 PARK AVENUE	1653 1 AVENUE	40 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	15	46	43
Year Built	1924	1910	1920
Gross SqFt	38,630	36,237	34,792
Estimated Gross Income	\$1,472,189	\$1,412,421	\$1,108,062
Gross Income per SqFt	\$38.10	\$39.00	\$31.80
Full Market Value	\$7,230,000	\$6,930,000	\$5,160,000
Market Value per SqFt	\$187.00	\$191.00	\$148.00
Distance from Cooperative in miles		0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01393-0043	1-01448-0001	1-01531-0028
Address	66 EAST 79 STREET	1404 2 AVENUE	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	21	66	40
Year Built	1926	1966	1920
Gross SqFt	55,760	56,980	54,763
Estimated Gross Income	\$2,353,072	\$1,633,157	\$2,285,177
Gross Income per SqFt	\$42.20	\$28.70	\$41.70
Full Market Value	\$11,600,000	\$6,760,000	\$11,200,000
Market Value per SqFt	\$208.00	\$119.00	\$205.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01393-0052	1-01416-0002	1-01417-0028
Address	50 EAST 79 STREET	1033 3 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	97	133	191
Year Built	1958	1967	1964
Gross SqFt	218,064	241,274	207,284
Estimated Gross Income	\$7,196,112	\$11,149,460	\$5,897,593
Gross Income per SqFt	\$33.00	\$46.20	\$28.50
Full Market Value	\$33,500,000	\$54,700,000	\$24,400,000
Market Value per SqFt	\$154.00	\$227.00	\$118.00
Distance from Cooperative in miles		0.90	0.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01394-0007	1-01422-0021	
Address	118 EAST 60 STREET	1283 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	239	176	
Year Built	1963	1973	
Gross SqFt	325,173	348,130	
Estimated Gross Income	\$10,080,363	\$11,902,047	
Gross Income per SqFt	\$31.00	\$34.20	
Full Market Value	\$47,000,000	\$55,400,000	
Market Value per SqFt	\$145.00	\$159.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01395-0029	1-01510-0025	
Address	163 EAST 60 STREET	151 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	21	42	
Year Built	1930	1910	
Gross SqFt	25,698	25,402	
Estimated Gross Income	\$899,430	\$1,015,498	
Gross Income per SqFt	\$35.00	\$40.00	
Full Market Value	\$4,190,000	\$4,990,000	
Market Value per SqFt	\$163.00	\$196.00	
Distance from Cooperative in miles		1.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01395-0050	1-01418-0045	1-01410-0033
Address	773 LEXINGTON AVENUE	1081 3 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	136	116	114
Year Built	1960	1968	1962
Gross SqFt	184,500	174,273	181,549
Estimated Gross Income	\$6,171,525	\$7,529,991	\$6,975,958
Gross Income per SqFt	\$33.50	\$43.20	\$38.40
Full Market Value	\$28,700,000	\$37,000,000	\$34,200,000
Market Value per SqFt	\$156.00	\$212.00	\$188.00
Distance from Cooperative in miles		0.20	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01396-0001	1-01431-0016	1-01490-0122
Address	535 PARK AVENUE	231 EAST 76 STREET	555 EAST 78 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	31	90	87
Year Built	1910	1938	1940
Gross SqFt	86,116	82,065	75,854
Estimated Gross Income	\$2,755,712	\$1,892,995	\$2,827,503
Gross Income per SqFt	\$32.00	\$23.07	\$37.30
Full Market Value	\$12,800,000	\$7,840,000	\$13,200,000
Market Value per SqFt	\$149.00	\$96.00	\$174.00
Distance from Cooperative in miles		0.80	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01396-0033	1-01422-0048	1-01532-0001
Address	1030 3 AVENUE	210 EAST 68 STREET	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	162	210	257
Year Built	1983	1929	1986
Gross SqFt	254,000	243,802	256,810
Estimated Gross Income	\$11,112,500	\$10,785,305	\$11,139,781
Gross Income per SqFt	\$43.80	\$44.20	\$43.40
Full Market Value	\$54,600,000	\$52,900,000	\$54,700,000
Market Value per SqFt	\$215.00	\$217.00	\$213.00
Distance from Cooperative in miles		0.30	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01396-0071	1-01517-0020	1-01415-0021
Address	553 PARK AVENUE	1327 LEXINGTON AVENUE	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	24	97	108
Year Built	1913	1927	1940
Gross SqFt	95,603	87,192	103,304
Estimated Gross Income	\$2,772,487	\$2,247,303	\$2,969,207
Gross Income per SqFt	\$29.00	\$25.80	\$28.70
Full Market Value	\$12,900,000	\$9,310,000	\$12,300,000
Market Value per SqFt	\$135.00	\$107.00	\$119.00
Distance from Cooperative in miles		1.35	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-0001	1-01509-0020	1-01448-0001
Address	563 PARK AVENUE	151 EAST 80 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	21	52	66
Year Built	1910	1922	1966
Gross SqFt	57,847	57,666	56,980
Estimated Gross Income	\$1,735,410	\$3,786,579	\$1,633,157
Gross Income per SqFt	\$30.00	\$66.00	\$28.70
Full Market Value	\$8,080,000	\$18,600,000	\$6,760,000
Market Value per SqFt	\$140.00	\$323.00	\$119.00
Distance from Cooperative in miles		0.90	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-0004	1-01437-0029	1-01387-0056
Address	565 PARK AVENUE	1147 1 AVENUE	900 MADISON 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	31	77	65
Year Built	1913	1900	1939
Gross SqFt	66,745	67,880	66,731
Estimated Gross Income	\$2,069,095	\$1,832,326	\$2,882,037
Gross Income per SqFt	\$31.00	\$27.00	\$43.20
Full Market Value	\$9,640,000	\$7,590,000	\$14,100,000
Market Value per SqFt	\$144.00	\$112.00	\$211.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-0033	1-01516-0013	1-01511-0033
Address	1050 3 AVENUE	1290 LEXINGTON AVENUE	1450 3 AVENUE
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	71	123	94
Year Built	1963	1962	1961
Gross SqFt	150,740	151,184	147,534
Estimated Gross Income	\$4,371,460	\$4,670,380	\$3,908,339
Gross Income per SqFt	\$29.00	\$30.90	\$26.50
Full Market Value	\$20,400,000	\$21,800,000	\$16,200,000
Market Value per SqFt	\$135.00	\$144.00	\$110.00
Distance from Cooperative in miles		1.25	1.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-0066	1-01517-0020	1-01521-0020
Address	116 EAST 63 STREET	1327 LEXINGTON AVENUE	145 EAST 92 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	36	97	49
Year Built	1920	1927	1929
Gross SqFt	87,968	87,192	85,924
Estimated Gross Income	\$2,551,072	\$2,247,303	\$2,160,468
Gross Income per SqFt	\$29.00	\$25.80	\$25.10
Full Market Value	\$11,900,000	\$9,310,000	\$8,950,000
Market Value per SqFt	\$135.00	\$107.00	\$104.00
Distance from Cooperative in miles		1.30	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-0069	1-01417-0028	1-01527-0045
Address	571 PARK AVENUE	1191 2 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	131	191	246
Year Built	1927	1964	1980
Gross SqFt	202,841	207,284	205,261
Estimated Gross Income	\$6,582,190	\$5,897,593	\$9,538,478
Gross Income per SqFt	\$32.40	\$28.50	\$46.50
Full Market Value	\$30,700,000	\$24,400,000	\$46,800,000
Market Value per SqFt	\$151.00	\$118.00	\$228.00
Distance from Cooperative in miles		0.20	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01398-0010	1-01509-0020	1-01448-0001
Address	125 EAST 63 STREET	151 EAST 80 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	38	52	66
Year Built	1923	1922	1966
Gross SqFt	60,748	57,666	56,980
Estimated Gross Income	\$2,065,432	\$3,786,579	\$1,633,157
Gross Income per SqFt	\$34.00	\$66.00	\$28.70
Full Market Value	\$9,620,000	\$18,600,000	\$6,760,000
Market Value per SqFt	\$158.00	\$323.00	\$119.00
Distance from Cooperative in miles		0.85	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01398-0060	1-01516-0052	
Address	826 LEXINGTON AVENUE	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	77	154	
Year Built	1928	1963	
Gross SqFt	138,990	128,132	
Estimated Gross Income	\$4,447,680	\$3,830,555	
Gross Income per SqFt	\$32.00	\$29.90	
Full Market Value	\$20,700,000	\$17,800,000	
Market Value per SqFt	\$149.00	\$139.00	
Distance from Cooperative in miles		1.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01399-0013	1-01531-0035	1-01517-0050
Address	844 LEXINGTON AVENUE	228 EAST 86 STREET	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	28	111	98
Year Built	1927	1986	1929
Gross SqFt	83,036	81,100	80,351
Estimated Gross Income	\$2,736,866	\$3,323,455	\$3,305,454
Gross Income per SqFt	\$33.00	\$41.00	\$41.10
Full Market Value	\$12,700,000	\$16,300,000	\$16,200,000
Market Value per SqFt	\$153.00	\$201.00	\$202.00
Distance from Cooperative in miles		1.10	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01399-0033	1-01422-0048	1-01568-0001
Address	1090 3 AVENUE	210 EAST 68 STREET	1700 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	184	210	213
Year Built	1968	1929	1964
Gross SqFt	246,320	243,802	227,259
Estimated Gross Income	\$7,389,600	\$10,785,305	\$5,780,597
Gross Income per SqFt	\$30.00	\$44.20	\$25.40
Full Market Value	\$34,400,000	\$52,900,000	\$23,900,000
Market Value per SqFt	\$140.00	\$217.00	\$105.00
Distance from Cooperative in miles		0.20	1.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01399-0074	1-01527-0028	1-01410-0033
Address	605 PARK AVENUE	1571 2 AVENUE	1308 3 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	107	182	114
Year Built	1955	1963	1962
Gross SqFt	181,000	189,612	181,549
Estimated Gross Income	\$6,054,450	\$4,814,679	\$6,975,958
Gross Income per SqFt	\$33.50	\$25.40	\$38.40
Full Market Value	\$28,200,000	\$19,900,000	\$34,200,000
Market Value per SqFt	\$156.00	\$105.00	\$188.00
Distance from Cooperative in miles		0.90	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01400-0001	1-01494-0015	
Address	623 PARK AVENUE	1094 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	37	112	
Year Built	1929	1911	
Gross SqFt	108,817	106,947	
Estimated Gross Income	\$4,483,260	\$5,988,708	
Gross Income per SqFt	\$41.20	\$56.00	
Full Market Value	\$22,000,000	\$29,400,000	
Market Value per SqFt	\$202.00	\$275.00	
Distance from Cooperative in miles		0.90	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01400-0062	1-01472-0022	1-01510-0020
Address	114 EAST 66 STREET	1453 YORK AVENUE	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	61	96	61
Year Built	1954	1958	1987
Gross SqFt	79,092	75,936	78,874
Estimated Gross Income	\$2,768,220	\$2,684,056	\$5,429,922
Gross Income per SqFt	\$35.00	\$35.30	\$69.00
Full Market Value	\$12,900,000	\$12,500,000	\$26,700,000
Market Value per SqFt	\$163.00	\$165.00	\$339.00
Distance from Cooperative in miles		0.75	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01400-0068	1-01426-0021	1-01381-0017
Address	108 EAST 66 STREET	1349 2 AVENUE	778 MADISON 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	20	41	38
Year Built	1928	1950	1908
Gross SqFt	21,814	21,330	20,510
Estimated Gross Income	\$831,331	\$689,253	\$1,069,366
Gross Income per SqFt	\$38.10	\$32.30	\$52.00
Full Market Value	\$4,080,000	\$3,210,000	\$5,250,000
Market Value per SqFt	\$187.00	\$150.00	\$256.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01400-0069	1-01393-0040	1-01517-0043
Address	633 PARK AVENUE	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	16	42	51
Year Built	1913	1899	1938
Gross SqFt	67,600	62,472	64,272
Estimated Gross Income	\$2,568,800	\$3,219,139	\$1,688,719
Gross Income per SqFt	\$38.00	\$52.00	\$26.30
Full Market Value	\$12,000,000	\$15,800,000	\$6,990,000
Market Value per SqFt	\$178.00	\$253.00	\$109.00
Distance from Cooperative in miles		0.65	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01401-0020	1-01438-0049	1-01438-0006
Address	889 LEXINGTON AVENUE	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	44	105	111
Year Built	1907	1996	1931
Gross SqFt	134,467	142,209	164,567
Estimated Gross Income	\$4,034,010	\$9,297,636	\$7,457,815
Gross Income per SqFt	\$30.00	\$65.00	\$45.30
Full Market Value	\$18,800,000	\$45,600,000	\$36,600,000
Market Value per SqFt	\$140.00	\$321.00	\$222.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01401-0027	1-01393-0040	1-01517-0043
Address	137 EAST 66 STREET	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	33	42	51
Year Built	1918	1899	1938
Gross SqFt	62,352	62,472	64,272
Estimated Gross Income	\$2,369,376	\$3,219,139	\$1,688,719
Gross Income per SqFt	\$38.00	\$52.00	\$26.30
Full Market Value	\$11,000,000	\$15,800,000	\$6,990,000
Market Value per SqFt	\$176.00	\$253.00	\$109.00
Distance from Cooperative in miles		0.65	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01401-0032	1-01472-0034	1-01391-0002
Address	139 EAST 66 STREET	440 EAST 78 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	21	47	38
Year Built	1918	1936	1923
Gross SqFt	43,339	44,856	39,030
Estimated Gross Income	\$1,646,882	\$1,416,783	\$1,719,463
Gross Income per SqFt	\$38.00	\$31.60	\$44.10
Full Market Value	\$7,670,000	\$6,600,000	\$8,440,000
Market Value per SqFt	\$177.00	\$147.00	\$216.00
Distance from Cooperative in miles		0.70	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01401-0054	1-01516-0052	
Address	895 LEXINGTON AVENUE	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	60	154	
Year Built	1908	1963	
Gross SqFt	134,342	128,132	
Estimated Gross Income	\$4,298,944	\$3,830,555	
Gross Income per SqFt	\$32.00	\$29.90	
Full Market Value	\$20,000,000	\$17,800,000	
Market Value per SqFt	\$149.00	\$139.00	
Distance from Cooperative in miles		1.05	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01402-0001	1-01427-0028	1-01447-0023
Address	655 PARK 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	54	149	145
Year Built	1924	1964	1962
Gross SqFt	160,890	166,432	165,527
Estimated Gross Income	\$5,479,913	\$5,750,346	\$4,826,057
Gross Income per SqFt	\$34.10	\$34.60	\$29.20
Full Market Value	\$25,500,000	\$26,800,000	\$22,500,000
Market Value per SqFt	\$158.00	\$161.00	\$136.00
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01402-0006	1-01447-0023	1-01427-0028
Address	111 EAST 67 STREET	1347 1 AVENUE	1393 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	95	145	149
Year Built	1931	1962	1964
Gross SqFt	166,862	165,527	166,432
Estimated Gross Income	\$5,506,446	\$4,826,057	\$5,750,346
Gross Income per SqFt	\$33.00	\$29.20	\$34.60
Full Market Value	\$25,600,000	\$22,500,000	\$26,800,000
Market Value per SqFt	\$153.00	\$136.00	\$161.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01402-0021	1-01509-0020	1-01406-0054
Address	901 LEXINGTON AVENUE	151 EAST 80 STREET	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	19	52	39
Year Built	1907	1922	1914
Gross SqFt	59,928	57,666	73,396
Estimated Gross Income	\$2,037,552	\$3,786,579	\$2,812,655
Gross Income per SqFt	\$34.00	\$66.00	\$38.30
Full Market Value	\$9,490,000	\$18,600,000	\$13,800,000
Market Value per SqFt	\$158.00	\$323.00	\$188.00
Distance from Cooperative in miles		0.65	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01402-0033	1-01532-0016	1-01415-0021
Address	1150 3 AVENUE	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	103	111	108
Year Built	1960	1989	1940
Gross SqFt	104,000	104,440	103,304
Estimated Gross Income	\$4,170,400	\$4,068,244	\$2,969,207
Gross Income per SqFt	\$40.10	\$39.00	\$28.70
Full Market Value	\$20,500,000	\$20,000,000	\$12,300,000
Market Value per SqFt	\$197.00	\$191.00	\$119.00
Distance from Cooperative in miles		1.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01403-0033	1-01423-0010	1-01549-0001
Address	931 LEXINGTON AVENUE	1299 2 AVENUE	1660 2 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	624	698
Year Built	1959	1916	1964
Gross SqFt	914,921	938,324	690,703
Estimated Gross Income	\$27,264,645	\$29,699,650	\$21,022,683
Gross Income per SqFt	\$29.80	\$31.70	\$30.40
Full Market Value	\$127,000,000	\$138,000,000	\$97,900,000
Market Value per SqFt	\$139.00	\$147.00	\$142.00
Distance from Cooperative in miles		0.10	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01404-0014	1-01472-0022	1-01409-0021
Address	944 LEXINGTON AVENUE	1453 YORK AVENUE	1033 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	34	96	35
Year Built	1916	1958	1923
Gross SqFt	76,745	75,936	71,189
Estimated Gross Income	\$2,609,330	\$2,684,056	\$2,240,974
Gross Income per SqFt	\$34.00	\$35.30	\$31.50
Full Market Value	\$12,200,000	\$12,500,000	\$10,400,000
Market Value per SqFt	\$159.00	\$165.00	\$146.00
Distance from Cooperative in miles		0.65	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01404-0022	1-01439-0009	1-01437-0041
Address	943 LEXINGTON AVENUE	325 EAST 64 STREET	330 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	21	90	90
Year Built	1924	1920	1949
Gross SqFt	68,693	67,390	70,992
Estimated Gross Income	\$2,335,562	\$2,542,207	\$2,205,767
Gross Income per SqFt	\$34.00	\$37.70	\$31.10
Full Market Value	\$10,900,000	\$11,800,000	\$10,300,000
Market Value per SqFt	\$159.00	\$175.00	\$145.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01404-0033	1-01516-0052	
Address	1186 3 AVENUE	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	66	154	
Year Built	1961	1963	
Gross SqFt	132,724	128,132	
Estimated Gross Income	\$4,237,877	\$3,830,555	
Gross Income per SqFt	\$31.90	\$29.90	
Full Market Value	\$19,700,000	\$17,800,000	
Market Value per SqFt	\$148.00	\$139.00	
Distance from Cooperative in miles		0.90	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01404-0052	1-01453-0021	1-01531-0028
Address	955 LEXINGTON AVENUE	353 EAST 78 STREET	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	31	67	40
Year Built	1924	1986	1920
Gross SqFt	54,719	53,662	54,763
Estimated Gross Income	\$1,860,446	\$1,763,333	\$2,285,177
Gross Income per SqFt	\$34.00	\$32.90	\$41.70
Full Market Value	\$8,670,000	\$8,210,000	\$11,200,000
Market Value per SqFt	\$158.00	\$153.00	\$205.00
Distance from Cooperative in miles		0.55	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01405-0033	1-01508-0001	
Address	1210 3 AVENUE	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	48	70	
Year Built	1959	1913	
Gross SqFt	117,958	113,281	
Estimated Gross Income	\$3,892,614	\$3,205,420	
Gross Income per SqFt	\$33.00	\$28.30	
Full Market Value	\$18,100,000	\$13,300,000	
Market Value per SqFt	\$153.00	\$117.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01405-0040	1-01417-0028	1-01561-0001
Address	1218 3 AVENUE	1191 2 AVENUE	1562 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	95	191	205
Year Built	1962	1964	1964
Gross SqFt	212,118	207,284	210,428
Estimated Gross Income	\$6,766,564	\$5,897,593	\$5,417,988
Gross Income per SqFt	\$31.90	\$28.50	\$25.70
Full Market Value	\$31,500,000	\$24,400,000	\$22,400,000
Market Value per SqFt	\$149.00	\$118.00	\$106.00
Distance from Cooperative in miles		0.40	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01405-0051	1-01517-0020	1-01521-0020
Address	975 LEXINGTON AVENUE	1327 LEXINGTON AVENUE	145 EAST 92 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	48	97	49
Year Built	1927	1927	1929
Gross SqFt	88,829	87,192	85,924
Estimated Gross Income	\$2,931,357	\$2,247,303	\$2,160,468
Gross Income per SqFt	\$33.00	\$25.80	\$25.10
Full Market Value	\$13,700,000	\$9,310,000	\$8,950,000
Market Value per SqFt	\$154.00	\$107.00	\$104.00
Distance from Cooperative in miles		0.90	1.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01405-0072	1-01473-0038	1-01418-0011
Address	733 PARK AVENUE	420 EAST 79 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	30	112	152
Year Built	1972	1959	1962
Gross SqFt	114,675	113,820	105,282
Estimated Gross Income	\$3,440,250	\$3,563,601	\$4,393,565
Gross Income per SqFt	\$30.00	\$31.30	\$41.70
Full Market Value	\$16,000,000	\$16,600,000	\$21,600,000
Market Value per SqFt	\$140.00	\$146.00	\$205.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01406-0017	1-01417-0028	1-01527-0045
Address	976 LEXINGTON AVENUE	1191 2 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	112	191	246
Year Built	1959	1964	1980
Gross SqFt	208,800	207,284	205,261
Estimated Gross Income	\$6,783,912	\$5,897,593	\$9,538,478
Gross Income per SqFt	\$32.50	\$28.50	\$46.50
Full Market Value	\$31,600,000	\$24,400,000	\$46,800,000
Market Value per SqFt	\$151.00	\$118.00	\$228.00
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01406-0041	1-01563-0004	1-01560-0001
Address	1230 3 AVENUE	1608 1 AVENUE	1540 1 AVENUE
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	130	182	314
Year Built	1962	1994	1980
Gross SqFt	306,968	302,854	302,049
Estimated Gross Income	\$11,066,196	\$13,273,212	\$13,041,460
Gross Income per SqFt	\$36.00	\$43.80	\$43.20
Full Market Value	\$51,500,000	\$65,200,000	\$64,000,000
Market Value per SqFt	\$168.00	\$215.00	\$212.00
Distance from Cooperative in miles		0.75	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01406-0046	1-01532-0016	1-01415-0021
Address	164 EAST 72 STREET	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	44	111	108
Year Built	1926	1989	1940
Gross SqFt	101,415	104,440	103,304
Estimated Gross Income	\$3,346,695	\$4,068,244	\$2,969,207
Gross Income per SqFt	\$33.00	\$39.00	\$28.70
Full Market Value	\$15,600,000	\$20,000,000	\$12,300,000
Market Value per SqFt	\$154.00	\$191.00	\$119.00
Distance from Cooperative in miles		0.80	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01406-0050	1-01509-0020	1-01448-0001
Address	158 EAST 72 STREET	151 EAST 80 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	21	52	66
Year Built	1928	1922	1966
Gross SqFt	63,229	57,666	56,980
Estimated Gross Income	\$2,149,786	\$3,786,579	\$1,633,157
Gross Income per SqFt	\$34.00	\$66.00	\$28.70
Full Market Value	\$10,000,000	\$18,600,000	\$6,760,000
Market Value per SqFt	\$158.00	\$323.00	\$119.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01406-0061	1-01448-0045	
Address	132 EAST 72 STREET	310 EAST 74 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	16	60	
Year Built	1925	1938	
Gross SqFt	47,245	46,932	
Estimated Gross Income	\$1,653,575	\$1,292,313	
Gross Income per SqFt	\$35.00	\$27.50	
Full Market Value	\$7,700,000	\$5,350,000	
Market Value per SqFt	\$163.00	\$114.00	
Distance from Cooperative in miles		0.35	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01406-0065	1-01496-0021	
Address	114 EAST 72 STREET	1125 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	44	41	
Year Built	1963	1922	
Gross SqFt	112,900	113,052	
Estimated Gross Income	\$3,725,700	\$5,752,383	
Gross Income per SqFt	\$33.00	\$51.00	
Full Market Value	\$17,400,000	\$28,200,000	
Market Value per SqFt	\$154.00	\$249.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01406-0069	1-01516-0052	
Address	751 PARK AVENUE	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	48	154	
Year Built	1914	1963	
Gross SqFt	130,533	128,132	
Estimated Gross Income	\$4,177,056	\$3,830,555	
Gross Income per SqFt	\$32.00	\$29.90	
Full Market Value	\$19,500,000	\$17,800,000	
Market Value per SqFt	\$149.00	\$139.00	
Distance from Cooperative in miles		0.85	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-0001	1-01488-0013	1-01406-0001
Address	775 PARK AVENUE	519 EAST 76 STREET	737 PARK 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	48	210	120
Year Built	1927	1964	1940
Gross SqFt	208,986	257,244	215,600
Estimated Gross Income	\$5,914,303	\$12,205,965	\$8,386,811
Gross Income per SqFt	\$28.30	\$47.40	\$38.90
Full Market Value	\$24,500,000	\$59,900,000	\$41,200,000
Market Value per SqFt	\$117.00	\$233.00	\$191.00
Distance from Cooperative in miles		0.70	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-0008	1-01531-0035	1-01406-0054
Address	117 EAST 72 STREET	228 EAST 86 STREET	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	20	111	39
Year Built	1928	1986	1914
Gross SqFt	81,622	81,100	73,396
Estimated Gross Income	\$2,693,526	\$3,323,455	\$2,812,655
Gross Income per SqFt	\$33.00	\$41.00	\$38.30
Full Market Value	\$12,500,000	\$16,300,000	\$13,800,000
Market Value per SqFt	\$153.00	\$201.00	\$188.00
Distance from Cooperative in miles		0.70	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-0016	1-01418-0045	1-01421-0005
Address	1004 LEXINGTON AVENUE	1081 3 AVENUE	205 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	66	116	257
Year Built	1917	1968	1880
Gross SqFt	173,024	174,273	170,424
Estimated Gross Income	\$5,709,792	\$7,529,991	\$5,105,568
Gross Income per SqFt	\$33.00	\$43.20	\$30.00
Full Market Value	\$26,600,000	\$37,000,000	\$23,800,000
Market Value per SqFt	\$154.00	\$212.00	\$140.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-0020	1-01448-0001	1-01531-0028
Address	1003 LEXINGTON AVENUE	1404 2 AVENUE	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	16	66	40
Year Built	1924	1966	1920
Gross SqFt	56,126	56,980	54,763
Estimated Gross Income	\$1,908,284	\$1,633,157	\$2,285,177
Gross Income per SqFt	\$34.00	\$28.70	\$41.70
Full Market Value	\$8,890,000	\$6,760,000	\$11,200,000
Market Value per SqFt	\$158.00	\$119.00	\$205.00
Distance from Cooperative in miles		0.25	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-0026	1-01517-0020	1-01415-0021
Address	153 EAST 72 STREET	1327 LEXINGTON AVENUE	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	40	97	108
Year Built	1929	1927	1940
Gross SqFt	98,373	87,192	103,304
Estimated Gross Income	\$3,246,309	\$2,247,303	\$2,969,207
Gross Income per SqFt	\$33.00	\$25.80	\$28.70
Full Market Value	\$15,100,000	\$9,310,000	\$12,300,000
Market Value per SqFt	\$153.00	\$107.00	\$119.00
Distance from Cooperative in miles		0.80	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-0033	1-01424-0001	1-01541-0001
Address	1250 3 AVENUE	201 EAST 69 STREET	1695 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	190	309	387
Year Built	1960	1927	1985
Gross SqFt	326,054	316,500	329,850
Estimated Gross Income	\$10,759,782	\$16,516,061	\$12,469,436
Gross Income per SqFt	\$33.00	\$52.00	\$37.80
Full Market Value	\$50,100,000	\$81,100,000	\$58,100,000
Market Value per SqFt	\$154.00	\$256.00	\$176.00
Distance from Cooperative in miles		0.20	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-0051	1-01517-0020	
Address	1017 LEXINGTON AVENUE	1327 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	46	97	
Year Built	1923	1927	
Gross SqFt	97,328	87,192	
Estimated Gross Income	\$3,211,824	\$2,247,303	
Gross Income per SqFt	\$33.00	\$25.80	
Full Market Value	\$15,000,000	\$9,310,000	
Market Value per SqFt	\$154.00	\$107.00	
Distance from Cooperative in miles		0.80	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0001	1-01511-0033	
Address	785 PARK AVENUE	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	86	94	
Year Built	1940	1961	
Gross SqFt	143,244	147,534	
Estimated Gross Income	\$4,583,808	\$3,908,339	
Gross Income per SqFt	\$32.00	\$26.50	
Full Market Value	\$21,400,000	\$16,200,000	
Market Value per SqFt	\$149.00	\$110.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0020	1-01510-0020	1-01517-0050
Address	1019 LEXINGTON AVENUE	1195 LEXINGTON AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	30	61	98
Year Built	1925	1987	1929
Gross SqFt	78,000	78,874	80,351
Estimated Gross Income	\$2,574,000	\$5,429,922	\$3,305,454
Gross Income per SqFt	\$33.00	\$69.00	\$41.10
Full Market Value	\$12,000,000	\$26,700,000	\$16,200,000
Market Value per SqFt	\$154.00	\$339.00	\$202.00
Distance from Cooperative in miles		0.40	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0022	1-01549-0024	1-01578-0023
Address	153 EAST 73 STREET	1653 1 AVENUE	40 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	36	46	43
Year Built	1923	1910	1920
Gross SqFt	39,581	36,237	34,792
Estimated Gross Income	\$1,385,335	\$1,412,421	\$1,108,062
Gross Income per SqFt	\$35.00	\$39.00	\$31.80
Full Market Value	\$6,450,000	\$6,930,000	\$5,160,000
Market Value per SqFt	\$163.00	\$191.00	\$148.00
Distance from Cooperative in miles		0.70	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0033	1-01418-0045	1-01421-0005
Address	1270 3 AVENUE	1081 3 AVENUE	205 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	119	116	257
Year Built	1958	1968	1880
Gross SqFt	177,975	174,273	170,424
Estimated Gross Income	\$5,855,377	\$7,529,991	\$5,105,568
Gross Income per SqFt	\$32.90	\$43.20	\$30.00
Full Market Value	\$27,300,000	\$37,000,000	\$23,800,000
Market Value per SqFt	\$153.00	\$212.00	\$140.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0040	1-01553-0027	1-01447-0023
Address	1280 3 AVENUE	1749 1 AVENUE	1347 1 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	123	165	145
Year Built	1966	2002	1962
Gross SqFt	159,929	164,384	165,527
Estimated Gross Income	\$5,277,657	\$6,236,286	\$4,826,057
Gross Income per SqFt	\$33.00	\$37.90	\$29.20
Full Market Value	\$24,600,000	\$29,000,000	\$22,500,000
Market Value per SqFt	\$154.00	\$176.00	\$136.00
Distance from Cooperative in miles		0.90	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0041	1-01439-0042	1-01518-0009
Address	168 EAST 74 STREET	320 EAST 65 STREET	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	31	71	45
Year Built	1926	1930	1924
Gross SqFt	61,051	58,325	52,848
Estimated Gross Income	\$1,892,581	\$2,414,899	\$1,801,660
Gross Income per SqFt	\$31.00	\$41.40	\$34.10
Full Market Value	\$8,820,000	\$11,900,000	\$8,390,000
Market Value per SqFt	\$144.00	\$204.00	\$159.00
Distance from Cooperative in miles		0.50	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0066	1-01439-0023	1-01492-0056
Address	112 EAST 74 STREET	1185 1 AVENUE	1070 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	23	61	21
Year Built	1917	1996	1920
Gross SqFt	48,338	50,225	47,380
Estimated Gross Income	\$1,643,492	\$2,138,078	\$2,353,784
Gross Income per SqFt	\$34.00	\$42.60	\$49.70
Full Market Value	\$7,660,000	\$10,500,000	\$11,600,000
Market Value per SqFt	\$158.00	\$209.00	\$245.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0071	1-01508-0001	
Address	791 PARK AVENUE	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	32	70	
Year Built	1925	1913	
Gross SqFt	116,499	113,281	
Estimated Gross Income	\$3,844,467	\$3,205,420	
Gross Income per SqFt	\$33.00	\$28.30	
Full Market Value	\$17,900,000	\$13,300,000	
Market Value per SqFt	\$154.00	\$117.00	
Distance from Cooperative in miles		0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0001	1-01516-0013	1-01511-0033
Address	799 PARK AVENUE	1290 LEXINGTON AVENUE	1450 3 AVENUE
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	79	123	94
Year Built	1960	1962	1961
Gross SqFt	148,485	151,184	147,534
Estimated Gross Income	\$4,751,520	\$4,670,380	\$3,908,339
Gross Income per SqFt	\$32.00	\$30.90	\$26.50
Full Market Value	\$22,100,000	\$21,800,000	\$16,200,000
Market Value per SqFt	\$149.00	\$144.00	\$110.00
Distance from Cooperative in miles		0.65	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0009	1-01439-0023	1-01492-0056
Address	121 EAST 74 STREET	1185 1 AVENUE	1070 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	32	61	21
Year Built	1928	1996	1920
Gross SqFt	49,196	50,225	47,380
Estimated Gross Income	\$1,672,664	\$2,138,078	\$2,353,784
Gross Income per SqFt	\$34.00	\$42.60	\$49.70
Full Market Value	\$7,790,000	\$10,500,000	\$11,600,000
Market Value per SqFt	\$158.00	\$209.00	\$245.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0032	1-01505-0005	1-01431-0038
Address	173 EAST 74 STREET	1 EAST 93 STREET	216 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	15	20
Year Built	1915	1925	1910
Gross SqFt	9,465	9,431	9,945
Estimated Gross Income	\$340,740	\$328,716	\$368,454
Gross Income per SqFt	\$36.00	\$34.90	\$37.00
Full Market Value	\$1,590,000	\$1,530,000	\$1,720,000
Market Value per SqFt	\$168.00	\$162.00	\$173.00
Distance from Cooperative in miles		1.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0033	1-01494-0015	1-01415-0021
Address	177 EAST 74 STREET	1094 MADISON AVENUE	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	99	112	108
Year Built	1963	1911	1940
Gross SqFt	107,600	106,947	103,304
Estimated Gross Income	\$3,543,268	\$5,988,708	\$2,969,207
Gross Income per SqFt	\$32.90	\$56.00	\$28.70
Full Market Value	\$16,500,000	\$29,400,000	\$12,300,000
Market Value per SqFt	\$153.00	\$275.00	\$119.00
Distance from Cooperative in miles		0.50	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0040	1-01427-0028	1-01447-0023
Address	1296 3 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	141	149	145
Year Built	1961	1964	1962
Gross SqFt	162,750	166,432	165,527
Estimated Gross Income	\$5,443,987	\$5,750,346	\$4,826,057
Gross Income per SqFt	\$33.40	\$34.60	\$29.20
Full Market Value	\$25,400,000	\$26,800,000	\$22,500,000
Market Value per SqFt	\$156.00	\$161.00	\$136.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0043	1-01350-0019	1-01485-0050
Address	188 EAST 75 STREET	339 EAST 57 STREET	1380 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	36	41
Year Built	1924	1929	1910
Gross SqFt	16,870	16,614	16,037
Estimated Gross Income	\$725,410	\$681,307	\$721,894
Gross Income per SqFt	\$43.00	\$41.00	\$45.00
Full Market Value	\$3,560,000	\$3,340,000	\$3,540,000
Market Value per SqFt	\$211.00	\$201.00	\$221.00
Distance from Cooperative in miles		0.90	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0061	1-01448-0001	1-01531-0028
Address	120 EAST 75 STREET	1404 2 AVENUE	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	38	66	40
Year Built	1923	1966	1920
Gross SqFt	56,500	56,980	54,763
Estimated Gross Income	\$1,921,000	\$1,633,157	\$2,285,177
Gross Income per SqFt	\$34.00	\$28.70	\$41.70
Full Market Value	\$8,950,000	\$6,760,000	\$11,200,000
Market Value per SqFt	\$158.00	\$119.00	\$205.00
Distance from Cooperative in miles		0.35	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0069	1-01532-0016	1-01415-0021
Address	815 PARK AVENUE	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	52	111	108
Year Built	1917	1989	1940
Gross SqFt	101,056	104,440	103,304
Estimated Gross Income	\$3,334,848	\$4,068,244	\$2,969,207
Gross Income per SqFt	\$33.00	\$39.00	\$28.70
Full Market Value	\$15,500,000	\$20,000,000	\$12,300,000
Market Value per SqFt	\$153.00	\$191.00	\$119.00
Distance from Cooperative in miles		0.65	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-0005	1-01517-0058	1-01387-0056
Address	103 EAST 75 STREET	1328 LEXINGTON AVENUE	900 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	28	60	65
Year Built	1920	1936	1939
Gross SqFt	64,853	64,344	66,731
Estimated Gross Income	\$2,205,002	\$2,414,129	\$2,882,037
Gross Income per SqFt	\$34.00	\$37.50	\$43.20
Full Market Value	\$10,300,000	\$11,200,000	\$14,100,000
Market Value per SqFt	\$159.00	\$174.00	\$211.00
Distance from Cooperative in miles		0.65	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-0009	1-01549-0024	1-01578-0023
Address	111 EAST 75 STREET	1653 1 AVENUE	40 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	38	46	43
Year Built	1925	1910	1920
Gross SqFt	36,301	36,237	34,792
Estimated Gross Income	\$1,161,632	\$1,412,421	\$1,108,062
Gross Income per SqFt	\$32.00	\$39.00	\$31.80
Full Market Value	\$5,410,000	\$6,930,000	\$5,160,000
Market Value per SqFt	\$149.00	\$191.00	\$148.00
Distance from Cooperative in miles		0.65	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-0014	1-01532-0016	1-01415-0021
Address	1056 LEXINGTON AVENUE	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	111	111	108
Year Built	1962	1989	1940
Gross SqFt	103,004	104,440	103,304
Estimated Gross Income	\$3,399,132	\$4,068,244	\$2,969,207
Gross Income per SqFt	\$33.00	\$39.00	\$28.70
Full Market Value	\$15,800,000	\$20,000,000	\$12,300,000
Market Value per SqFt	\$153.00	\$191.00	\$119.00
Distance from Cooperative in miles		0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-0024	1-01468-0032	1-01468-0031
Address	157 EAST 75 STREET	488 EAST 74 STREET	490 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	12	26	26
Year Built	1910	1910	1910
Gross SqFt	13,040	13,482	13,482
Estimated Gross Income	\$495,520	\$502,136	\$524,815
Gross Income per SqFt	\$38.00	\$37.20	\$38.90
Full Market Value	\$2,310,000	\$2,340,000	\$2,580,000
Market Value per SqFt	\$177.00	\$174.00	\$191.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-0069	1-01532-0016	1-01415-0021
Address	829 PARK AVENUE	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	53	111	108
Year Built	1930	1989	1940
Gross SqFt	103,360	104,440	103,304
Estimated Gross Income	\$3,410,880	\$4,068,244	\$2,969,207
Gross Income per SqFt	\$33.00	\$39.00	\$28.70
Full Market Value	\$15,900,000	\$20,000,000	\$12,300,000
Market Value per SqFt	\$154.00	\$191.00	\$119.00
Distance from Cooperative in miles		0.60	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01411-0023	1-01527-0028	1-01410-0033
Address	151 EAST 76 STREET	1571 2 AVENUE	1308 3 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	121	182	114
Year Built	1959	1963	1962
Gross SqFt	182,015	189,612	181,549
Estimated Gross Income	\$6,006,495	\$4,814,679	\$6,975,958
Gross Income per SqFt	\$33.00	\$25.40	\$38.40
Full Market Value	\$28,000,000	\$19,900,000	\$34,200,000
Market Value per SqFt	\$154.00	\$105.00	\$188.00
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01411-0040	1-01410-0033	1-01527-0028
Address	1334 3 AVENUE	1308 3 AVENUE	1571 2 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	173	114	182
Year Built	1957	1962	1963
Gross SqFt	195,441	181,549	189,612
Estimated Gross Income	\$6,342,060	\$6,975,958	\$4,814,679
Gross Income per SqFt	\$32.40	\$38.40	\$25.40
Full Market Value	\$29,500,000	\$34,200,000	\$19,900,000
Market Value per SqFt	\$151.00	\$188.00	\$105.00
Distance from Cooperative in miles		0.05	0.30

	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	\$6,376,993	\$6,975,958	\$7,529,991
Gross Income per SqFt	\$33.50	\$38.40	\$43.20
Full Market Value	\$29,700,000	\$34,200,000	\$37,000,000
Market Value per SqFt	\$156.00	\$188.00	\$212.00
Distance from Cooperative in miles		0.05	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01412-0001	1-01448-0001	1-01531-0028
Address	865 PARK AVENUE	1404 2 AVENUE	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	25	66	40
Year Built	1920	1966	1920
Gross SqFt	55,758	56,980	54,763
Estimated Gross Income	\$1,895,772	\$1,633,157	\$2,285,177
Gross Income per SqFt	\$34.00	\$28.70	\$41.70
Full Market Value	\$8,830,000	\$6,760,000	\$11,200,000
Market Value per SqFt	\$158.00	\$119.00	\$205.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01412-0071	1-01553-0027	1-01516-0013
Address	875 PARK AVENUE	1749 1 AVENUE	1290 LEXINGTON AVENUE
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	50	165	123
Year Built	1912	2002	1962
Gross SqFt	158,445	164,384	151,184
Estimated Gross Income	\$5,228,685	\$6,236,286	\$4,670,380
Gross Income per SqFt	\$33.00	\$37.90	\$30.90
Full Market Value	\$24,400,000	\$29,000,000	\$21,800,000
Market Value per SqFt	\$154.00	\$176.00	\$144.00
Distance from Cooperative in miles		0.75	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0001	1-01418-0045	1-01421-0005
Address	883 PARK AVENUE	1081 3 AVENUE	205 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	41	116	257
Year Built	1927	1968	1880
Gross SqFt	171,207	174,273	170,424
Estimated Gross Income	\$5,649,831	\$7,529,991	\$5,105,568
Gross Income per SqFt	\$33.00	\$43.20	\$30.00
Full Market Value	\$26,300,000	\$37,000,000	\$23,800,000
Market Value per SqFt	\$154.00	\$212.00	\$140.00
Distance from Cooperative in miles		0.80	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0004	1-01441-0014	1-01412-0012
Address	891 PARK AVENUE	321 EAST 66 STREET	117 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	D3-ELEVATOR
Total Units	15	45	40
Year Built	1931	1959	1929
Gross SqFt	29,000	27,210	29,500
Estimated Gross Income	\$1,102,000	\$807,570	\$1,405,566
Gross Income per SqFt	\$38.00	\$29.70	\$47.60
Full Market Value	\$5,130,000	\$3,760,000	\$6,900,000
Market Value per SqFt	\$177.00	\$138.00	\$234.00
Distance from Cooperative in miles		0.70	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0027	1-01448-0001	1-01531-0028
Address	167 EAST 78 STREET	1404 2 AVENUE	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	39	66	40
Year Built	1928	1966	1920
Gross SqFt	55,883	56,980	54,763
Estimated Gross Income	\$1,900,022	\$1,633,157	\$2,285,177
Gross Income per SqFt	\$34.00	\$28.70	\$41.70
Full Market Value	\$8,850,000	\$6,760,000	\$11,200,000
Market Value per SqFt	\$158.00	\$119.00	\$205.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0040	1-01422-0048	1-01568-0001
Address	180 EAST 79 STREET	210 EAST 68 STREET	1700 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	135	210	213
Year Built	1930	1929	1964
Gross SqFt	243,000	243,802	227,259
Estimated Gross Income	\$7,508,700	\$10,785,305	\$5,780,597
Gross Income per SqFt	\$30.90	\$44.20	\$25.40
Full Market Value	\$35,000,000	\$52,900,000	\$23,900,000
Market Value per SqFt	\$144.00	\$217.00	\$105.00
Distance from Cooperative in miles		0.55	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0045	1-01509-0006	1-01518-0009
Address	168 EAST 79 STREET	107 EAST 80 STREET	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	26	33	45
Year Built	1927	1925	1924
Gross SqFt	51,988	52,272	52,848
Estimated Gross Income	\$1,975,544	\$2,328,852	\$1,801,660
Gross Income per SqFt	\$38.00	\$44.60	\$34.10
Full Market Value	\$9,200,000	\$11,400,000	\$8,390,000
Market Value per SqFt	\$177.00	\$218.00	\$159.00
Distance from Cooperative in miles		0.15	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0050	1-01532-0016	1-01415-0021
Address	156 EAST 79 STREET	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	62	111	108
Year Built	1917	1989	1940
Gross SqFt	103,835	104,440	103,304
Estimated Gross Income	\$3,426,555	\$4,068,244	\$2,969,207
Gross Income per SqFt	\$33.00	\$39.00	\$28.70
Full Market Value	\$16,000,000	\$20,000,000	\$12,300,000
Market Value per SqFt	\$154.00	\$191.00	\$119.00
Distance from Cooperative in miles		0.45	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0057	1-01473-0038	1-01418-0011
Address	136 EAST 79 STREET	420 EAST 79 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	25	112	152
Year Built	1929	1959	1962
Gross SqFt	107,231	113,820	105,282
Estimated Gross Income	\$3,216,930	\$3,563,601	\$4,393,565
Gross Income per SqFt	\$30.00	\$31.30	\$41.70
Full Market Value	\$15,000,000	\$16,600,000	\$21,600,000
Market Value per SqFt	\$140.00	\$146.00	\$205.00
Distance from Cooperative in miles		0.50	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0064	1-01510-0020	1-01517-0050
Address	120 EAST 79 STREET	1195 LEXINGTON AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	80	61	98
Year Built	1947	1987	1929
Gross SqFt	77,953	78,874	80,351
Estimated Gross Income	\$2,572,449	\$5,429,922	\$3,305,454
Gross Income per SqFt	\$33.00	\$69.00	\$41.10
Full Market Value	\$12,000,000	\$26,700,000	\$16,200,000
Market Value per SqFt	\$154.00	\$339.00	\$202.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0071	1-01417-0028	
Address	893 PARK AVENUE	1191 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	44	191	
Year Built	1930	1964	
Gross SqFt	216,186	207,284	
Estimated Gross Income	\$6,917,952	\$5,897,593	
Gross Income per SqFt	\$32.00	\$28.50	
Full Market Value	\$32,200,000	\$24,400,000	
Market Value per SqFt	\$149.00	\$118.00	
Distance from Cooperative in miles		0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01414-0030	1-01431-0032	1-01431-0033
Address	244 EAST 60 STREET	244 EAST 77 STREET	242 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	21	26	26
Year Built	1940	1920	1920
Gross SqFt	15,910	15,440	15,440
Estimated Gross Income	\$572,760	\$702,121	\$693,466
Gross Income per SqFt	\$36.00	\$45.50	\$44.90
Full Market Value	\$2,670,000	\$3,450,000	\$3,400,000
Market Value per SqFt	\$168.00	\$223.00	\$220.00
Distance from Cooperative in miles		0.85	0.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01417-0001	1-01427-0028	1-01447-0023
Address	201 EAST 62 STREET	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	71	149	145
Year Built	1963	1964	1962
Gross SqFt	163,496	166,432	165,527
Estimated Gross Income	\$5,473,846	\$5,750,346	\$4,826,057
Gross Income per SqFt	\$33.50	\$34.60	\$29.20
Full Market Value	\$25,500,000	\$26,800,000	\$22,500,000
Market Value per SqFt	\$156.00	\$161.00	\$136.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01417-0042	1-01424-0004	1-01519-0040
Address	210 EAST 63 STREET	203 EAST 69 STREET	172 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	76	15	44
Year Built	1964	1980	1900
Gross SqFt	35,104	32,500	35,200
Estimated Gross Income	\$1,228,640	\$1,702,675	\$1,202,869
Gross Income per SqFt	\$35.00	\$52.00	\$34.20
Full Market Value	\$5,720,000	\$8,360,000	\$5,600,000
Market Value per SqFt	\$163.00	\$257.00	\$159.00
Distance from Cooperative in miles		0.35	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01418-0001	1-01553-0027	1-01516-0013
Address	1071 3 AVENUE	1749 1 AVENUE	1290 LEXINGTON AVENUE
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	138	165	123
Year Built	1963	2002	1962
Gross SqFt	158,500	164,384	151,184
Estimated Gross Income	\$5,389,000	\$6,236,286	\$4,670,380
Gross Income per SqFt	\$34.00	\$37.90	\$30.90
Full Market Value	\$25,100,000	\$29,000,000	\$21,800,000
Market Value per SqFt	\$158.00	\$176.00	\$144.00
Distance from Cooperative in miles		1.35	1.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01421-0001	1-01559-0019	1-01546-0001
Address	1131 3 AVENUE	1493 YORK AVENUE	303 EAST 83 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	260	250	263
Year Built	1961	1956	1977
Gross SqFt	272,440	277,073	268,750
Estimated Gross Income	\$10,382,688	\$10,263,132	\$11,148,976
Gross Income per SqFt	\$38.10	\$37.00	\$41.50
Full Market Value	\$51,000,000	\$47,800,000	\$54,700,000
Market Value per SqFt	\$187.00	\$173.00	\$204.00
Distance from Cooperative in miles		0.70	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01421-0037	1-01532-0016	1-01415-0021
Address	220 EAST 67 STREET	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	116	111	108
Year Built	1964	1989	1940
Gross SqFt	100,600	104,440	103,304
Estimated Gross Income	\$3,370,100	\$4,068,244	\$2,969,207
Gross Income per SqFt	\$33.50	\$39.00	\$28.70
Full Market Value	\$15,700,000	\$20,000,000	\$12,300,000
Market Value per SqFt	\$156.00	\$191.00	\$119.00
Distance from Cooperative in miles		1.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01424-0006	1-01531-0035	1-01490-0122
Address	205 EAST 69 STREET	228 EAST 86 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	76	111	87
Year Built	1929	1986	1940
Gross SqFt	82,306	81,100	75,854
Estimated Gross Income	\$2,880,710	\$3,323,455	\$2,827,503
Gross Income per SqFt	\$35.00	\$41.00	\$37.30
Full Market Value	\$13,400,000	\$16,300,000	\$13,200,000
Market Value per SqFt	\$163.00	\$201.00	\$174.00
Distance from Cooperative in miles		0.80	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01424-0041	1-01347-0014	1-01453-0035
Address	208 EAST 70 STREET	333 EAST 54 STREET	334 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	49	46
Year Built	1970	1950	1920
Gross SqFt	27,888	26,810	27,124
Estimated Gross Income	\$976,080	\$922,465	\$1,007,468
Gross Income per SqFt	\$35.00	\$34.40	\$37.10
Full Market Value	\$4,550,000	\$4,300,000	\$4,690,000
Market Value per SqFt	\$163.00	\$160.00	\$173.00
Distance from Cooperative in miles		0.75	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01425-0029	1-01509-0006	1-01438-0014
Address	230 EAST 71 STREET	107 EAST 80 STREET	329 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	60	33	92
Year Built	1929	1925	1920
Gross SqFt	51,270	52,272	47,008
Estimated Gross Income	\$1,948,260	\$2,328,852	\$2,646,246
Gross Income per SqFt	\$38.00	\$44.60	\$56.00
Full Market Value	\$9,080,000	\$11,400,000	\$13,000,000
Market Value per SqFt	\$177.00	\$218.00	\$277.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01425-0035	1-01510-0025	
Address	222 EAST 71 STREET	151 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	24	42	
Year Built	1925	1910	
Gross SqFt	25,398	25,402	
Estimated Gross Income	\$888,930	\$1,015,498	
Gross Income per SqFt	\$35.00	\$40.00	
Full Market Value	\$4,140,000	\$4,990,000	
Market Value per SqFt	\$163.00	\$196.00	
Distance from Cooperative in miles		0.60	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01427-0001	1-01417-0028	1-01418-0045
Address	1251 3 AVENUE	1191 2 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	191	116
Year Built	1966	1964	1968
Gross SqFt	206,504	207,284	174,273
Estimated Gross Income	\$6,913,753	\$5,897,593	\$7,529,991
Gross Income per SqFt	\$33.50	\$28.50	\$43.20
Full Market Value	\$32,200,000	\$24,400,000	\$37,000,000
Market Value per SqFt	\$156.00	\$118.00	\$212.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01427-0007	1-01531-0035	1-01517-0050
Address	215 EAST 72 STREET	228 EAST 86 STREET	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	34	111	98
Year Built	1929	1986	1929
Gross SqFt	81,338	81,100	80,351
Estimated Gross Income	\$2,846,830	\$3,323,455	\$3,305,454
Gross Income per SqFt	\$35.00	\$41.00	\$41.10
Full Market Value	\$13,300,000	\$16,300,000	\$16,200,000
Market Value per SqFt	\$164.00	\$201.00	\$202.00
Distance from Cooperative in miles		0.65	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01427-0018	1-01508-0001	
Address	245 EAST 72 STREET	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	125	70	
Year Built	1930	1913	
Gross SqFt	117,882	113,281	
Estimated Gross Income	\$3,418,578	\$3,205,420	
Gross Income per SqFt	\$29.00	\$28.30	
Full Market Value	\$15,900,000	\$13,300,000	
Market Value per SqFt	\$135.00	\$117.00	
Distance from Cooperative in miles		0.40	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01427-0030	1-01490-0122	1-01431-0016
Address	230 EAST 73 STREET	555 EAST 78 STREET	231 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	92	87	90
Year Built	1937	1940	1938
Gross SqFt	89,281	75,854	82,065
Estimated Gross Income	\$2,946,273	\$2,827,503	\$1,892,995
Gross Income per SqFt	\$33.00	\$37.30	\$23.07
Full Market Value	\$13,700,000	\$13,200,000	\$7,840,000
Market Value per SqFt	\$153.00	\$174.00	\$96.00
Distance from Cooperative in miles		0.50	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01427-0034	1-01431-0016	1-01490-0122
Address	220 EAST 73 STREET	231 EAST 76 STREET	555 EAST 78 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	92	90	87
Year Built	1932	1938	1940
Gross SqFt	90,700	82,065	75,854
Estimated Gross Income	\$2,993,100	\$1,892,995	\$2,827,503
Gross Income per SqFt	\$33.00	\$23.07	\$37.30
Full Market Value	\$13,900,000	\$7,840,000	\$13,200,000
Market Value per SqFt	\$153.00	\$96.00	\$174.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01427-0038	1-01437-0041	
Address	210 EAST 73 STREET	330 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	81	90	
Year Built	1929	1949	
Gross SqFt	75,133	70,992	
Estimated Gross Income	\$2,404,256	\$2,205,767	
Gross Income per SqFt	\$32.00	\$31.10	
Full Market Value	\$11,200,000	\$10,300,000	
Market Value per SqFt	\$149.00	\$145.00	
Distance from Cooperative in miles		0.50	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01428-0009	1-01472-0022	1-01409-0021
Address	215 EAST 73 STREET	1453 YORK AVENUE	1033 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	73	96	35
Year Built	1930	1958	1923
Gross SqFt	74,726	75,936	71,189
Estimated Gross Income	\$2,465,958	\$2,684,056	\$2,240,974
Gross Income per SqFt	\$33.00	\$35.30	\$31.50
Full Market Value	\$11,500,000	\$12,500,000	\$10,400,000
Market Value per SqFt	\$154.00	\$165.00	\$146.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01428-0013	1-01490-0122	1-01431-0016
Address	225 EAST 73 STREET	555 EAST 78 STREET	231 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	88	87	90
Year Built	1932	1940	1938
Gross SqFt	89,016	75,854	82,065
Estimated Gross Income	\$2,937,528	\$2,827,503	\$1,892,995
Gross Income per SqFt	\$33.00	\$37.30	\$23.07
Full Market Value	\$13,700,000	\$13,200,000	\$7,840,000
Market Value per SqFt	\$154.00	\$174.00	\$96.00
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01428-0017	1-01431-0016	1-01490-0122
Address	235 EAST 73 STREET	231 EAST 76 STREET	555 EAST 78 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	84	90	87
Year Built	1936	1938	1940
Gross SqFt	88,955	82,065	75,854
Estimated Gross Income	\$2,935,515	\$1,892,995	\$2,827,503
Gross Income per SqFt	\$33.00	\$23.07	\$37.30
Full Market Value	\$13,700,000	\$7,840,000	\$13,200,000
Market Value per SqFt	\$154.00	\$96.00	\$174.00
Distance from Cooperative in miles		0.15	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01428-0045	1-01410-0033	1-01463-0021
Address	1285 3 AVENUE	1308 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	D6-ELEVATOR	D9-ELEVATOR
Total Units	155	114	213
Year Built	1962	1962	1957
Gross SqFt	194,856	181,549	182,345
Estimated Gross Income	\$6,323,077	\$6,975,958	\$5,682,659
Gross Income per SqFt	\$32.40	\$38.40	\$31.20
Full Market Value	\$29,500,000	\$34,200,000	\$26,500,000
Market Value per SqFt	\$151.00	\$188.00	\$145.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01429-0005	1-01438-0049	1-01438-0006
Address	207 EAST 74 STREET	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	120	105	111
Year Built	1963	1996	1931
Gross SqFt	147,000	142,209	164,567
Estimated Gross Income	\$4,542,300	\$9,297,636	\$7,457,815
Gross Income per SqFt	\$30.90	\$65.00	\$45.30
Full Market Value	\$21,200,000	\$45,600,000	\$36,600,000
Market Value per SqFt	\$144.00	\$321.00	\$222.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01429-0013	1-01431-0016	1-01490-0122
Address	225 EAST 74 STREET	231 EAST 76 STREET	555 EAST 78 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	84	90	87
Year Built	1938	1938	1940
Gross SqFt	86,988	82,065	75,854
Estimated Gross Income	\$2,870,604	\$1,892,995	\$2,827,503
Gross Income per SqFt	\$33.00	\$23.07	\$37.30
Full Market Value	\$13,400,000	\$7,840,000	\$13,200,000
Market Value per SqFt	\$154.00	\$96.00	\$174.00
Distance from Cooperative in miles		0.10	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01431-0001	1-01520-0034	
Address	1329 3 AVENUE	173 EAST 91 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	35	41	
Year Built	1910	1910	
Gross SqFt	23,000	23,088	
Estimated Gross Income	\$1,288,000	\$1,256,294	
Gross Income per SqFt	\$56.00	\$54.00	
Full Market Value	\$6,320,000	\$6,170,000	
Market Value per SqFt	\$275.00	\$267.00	
Distance from Cooperative in miles		0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01431-0011	1-01512-0030	1-01448-0037
Address	221 EAST 76 STREET	16S EAST 83 STREET	334 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	43	40	35
Year Built	1929	1929	1914
Gross SqFt	21,162	22,990	20,490
Estimated Gross Income	\$931,128	\$963,233	\$952,763
Gross Income per SqFt	\$44.00	\$41.90	\$46.50
Full Market Value	\$4,570,000	\$4,730,000	\$4,680,000
Market Value per SqFt	\$216.00	\$206.00	\$228.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01431-0013	1-01391-0002	1-01527-0009
Address	225 EAST 76 STREET	952 5 AVENUE	219 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	47	38	53
Year Built	1962	1923	1972
Gross SqFt	39,375	39,030	36,720
Estimated Gross Income	\$1,417,500	\$1,719,463	\$1,243,097
Gross Income per SqFt	\$36.00	\$44.10	\$33.90
Full Market Value	\$6,600,000	\$8,440,000	\$5,790,000
Market Value per SqFt	\$168.00	\$216.00	\$158.00
Distance from Cooperative in miles		0.40	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01431-0021	1-01517-0050	1-01510-0020
Address	1463 2 AVENUE	1329 LEXINGTON AVENUE	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	100	98	61
Year Built	1959	1929	1987
Gross SqFt	80,080	80,351	78,874
Estimated Gross Income	\$2,562,560	\$3,305,454	\$5,429,922
Gross Income per SqFt	\$32.00	\$41.10	\$69.00
Full Market Value	\$11,900,000	\$16,200,000	\$26,700,000
Market Value per SqFt	\$149.00	\$202.00	\$339.00
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01431-0039	1-01406-0007	1-01470-0014
Address	212 EAST 77 STREET	115 EAST 71 STREET	425 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	39	30	30
Year Built	1950	1966	1910
Gross SqFt	18,450	17,930	18,350
Estimated Gross Income	\$590,400	\$644,082	\$521,002
Gross Income per SqFt	\$32.00	\$35.90	\$28.40
Full Market Value	\$2,750,000	\$3,000,000	\$2,160,000
Market Value per SqFt	\$149.00	\$167.00	\$118.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01432-0001	1-01516-0052	
Address	201 EAST 77 STREET	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	99	154	
Year Built	1965	1963	
Gross SqFt	132,445	128,132	
Estimated Gross Income	\$4,025,003	\$3,830,555	
Gross Income per SqFt	\$30.40	\$29.90	
Full Market Value	\$18,700,000	\$17,800,000	
Market Value per SqFt	\$141.00	\$139.00	
Distance from Cooperative in miles		0.50	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01432-0005	1-01437-0041	1-01490-0122
Address	205 EAST 77 STREET	330 EAST 63 STREET	555 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	D3-ELEVATOR
Total Units	113	90	87
Year Built	1962	1949	1940
Gross SqFt	77,928	70,992	75,854
Estimated Gross Income	\$2,493,696	\$2,205,767	\$2,827,503
Gross Income per SqFt	\$32.00	\$31.10	\$37.30
Full Market Value	\$11,600,000	\$10,300,000	\$13,200,000
Market Value per SqFt	\$149.00	\$145.00	\$174.00
Distance from Cooperative in miles		0.75	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01432-0017	1-01416-0021	1-01520-0056
Address	243 EAST 77 STREET	1161 2 AVENUE	140 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	15	26	15
Year Built	1910	1900	1914
Gross SqFt	12,220	13,413	11,992
Estimated Gross Income	\$503,464	\$724,020	\$614,203
Gross Income per SqFt	\$41.20	\$54.00	\$51.00
Full Market Value	\$2,470,000	\$3,550,000	\$3,020,000
Market Value per SqFt	\$202.00	\$265.00	\$252.00
Distance from Cooperative in miles		0.80	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01432-0036	1-01431-0035	1-01450-0040
Address	236 EAST 78 STREET	236 EAST 77 STREET	346 EAST 76 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	17	25
Year Built	1910	1910	1910
Gross SqFt	11,334	11,409	11,474
Estimated Gross Income	\$442,026	\$511,665	\$399,628
Gross Income per SqFt	\$39.00	\$44.80	\$34.80
Full Market Value	\$2,170,000	\$2,510,000	\$1,860,000
Market Value per SqFt	\$191.00	\$220.00	\$162.00
Distance from Cooperative in miles		0.05	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01432-0045	1-01418-0045	1-01421-0005
Address	1359 3 AVENUE	1081 3 AVENUE	205 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	128	116	257
Year Built	1965	1968	1880
Gross SqFt	175,671	174,273	170,424
Estimated Gross Income	\$5,621,472	\$7,529,991	\$5,105,568
Gross Income per SqFt	\$32.00	\$43.20	\$30.00
Full Market Value	\$26,200,000	\$37,000,000	\$23,800,000
Market Value per SqFt	\$149.00	\$212.00	\$140.00
Distance from Cooperative in miles		0.70	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01433-0007	1-01438-0014	1-01472-0022
Address	221 EAST 78 STREET	329 EAST 63 STREET	1453 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	54	92	96
Year Built	1948	1920	1958
Gross SqFt	46,230	47,008	75,936
Estimated Gross Income	\$1,479,360	\$2,646,246	\$2,684,056
Gross Income per SqFt	\$32.00	\$56.00	\$35.30
Full Market Value	\$6,890,000	\$13,000,000	\$12,500,000
Market Value per SqFt	\$149.00	\$277.00	\$165.00
Distance from Cooperative in miles		0.75	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01433-0012	1-01435-0021	1-01428-0104
Address	223 EAST 78 STREET	347 EAST 60 STREET	205 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	16	18	16
Year Built	1910	1910	1910
Gross SqFt	7,500	7,550	7,512
Estimated Gross Income	\$345,000	\$419,213	\$274,175
Gross Income per SqFt	\$46.00	\$56.00	\$36.50
Full Market Value	\$1,690,000	\$2,060,000	\$1,280,000
Market Value per SqFt	\$225.00	\$273.00	\$170.00
Distance from Cooperative in miles		0.90	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01433-0031	1-01471-0003	1-01548-0036
Address	240 EAST 79 STREET	1470 1 AVENUE	334 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	66	84	75
Year Built	1929	1975	1961
Gross SqFt	63,488	63,862	62,990
Estimated Gross Income	\$2,222,080	\$2,122,134	\$2,196,563
Gross Income per SqFt	\$35.00	\$33.20	\$34.90
Full Market Value	\$10,400,000	\$9,880,000	\$10,200,000
Market Value per SqFt	\$164.00	\$155.00	\$162.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01433-0034	1-01517-0020	1-01521-0020
Address	230 EAST 79 STREET	1327 LEXINGTON AVENUE	145 EAST 92 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	110	97	49
Year Built	1964	1927	1929
Gross SqFt	88,231	87,192	85,924
Estimated Gross Income	\$2,823,392	\$2,247,303	\$2,160,468
Gross Income per SqFt	\$32.00	\$25.80	\$25.10
Full Market Value	\$13,200,000	\$9,310,000	\$8,950,000
Market Value per SqFt	\$150.00	\$107.00	\$104.00
Distance from Cooperative in miles		0.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01436-0019	1-01492-0010	1-01491-0063
Address	345 EAST 61 STREET	11 EAST 80 STREET	14 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	13	15
Year Built	1900	1925	1925
Gross SqFt	8,710	8,512	8,290
Estimated Gross Income	\$330,980	\$254,420	\$380,189
Gross Income per SqFt	\$38.00	\$29.90	\$45.90
Full Market Value	\$1,540,000	\$1,190,000	\$1,870,000
Market Value per SqFt	\$177.00	\$140.00	\$226.00
Distance from Cooperative in miles		1.10	1.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01437-0001	1-01583-0050	1-01496-0021
Address	1180 2 AVENUE	1654 YORK AVENUE	1125 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	131	104	41
Year Built	1959	1963	1922
Gross SqFt	120,328	121,500	113,052
Estimated Gross Income	\$3,970,824	\$2,638,410	\$5,752,383
Gross Income per SqFt	\$33.00	\$21.72	\$51.00
Full Market Value	\$18,500,000	\$10,900,000	\$28,200,000
Market Value per SqFt	\$154.00	\$90.00	\$249.00
Distance from Cooperative in miles		1.25	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01438-0001	1-01511-0033	
Address	1202 2 AVENUE	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	171	94	
Year Built	1959	1961	
Gross SqFt	146,061	147,534	
Estimated Gross Income	\$4,815,631	\$3,908,339	
Gross Income per SqFt	\$33.00	\$26.50	
Full Market Value	\$22,400,000	\$16,200,000	
Market Value per SqFt	\$153.00	\$110.00	
Distance from Cooperative in miles		1.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01439-0001	1-01527-0028	1-01418-0045
Address	1222 2 AVENUE	1571 2 AVENUE	1081 3 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	140	182	116
Year Built	1963	1963	1968
Gross SqFt	183,013	189,612	174,273
Estimated Gross Income	\$6,127,275	\$4,814,679	\$7,529,991
Gross Income per SqFt	\$33.50	\$25.40	\$43.20
Full Market Value	\$28,500,000	\$19,900,000	\$37,000,000
Market Value per SqFt	\$156.00	\$105.00	\$212.00
Distance from Cooperative in miles		0.85	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01440-0005	1-01438-0049	1-01438-0006
Address	315 EAST 65 STREET	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	132	105	111
Year Built	1962	1996	1931
Gross SqFt	143,590	142,209	164,567
Estimated Gross Income	\$4,732,726	\$9,297,636	\$7,457,815
Gross Income per SqFt	\$33.00	\$65.00	\$45.30
Full Market Value	\$22,000,000	\$45,600,000	\$36,600,000
Market Value per SqFt	\$153.00	\$321.00	\$222.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01441-0017	1-01438-0049	1-01438-0006
Address	333 EAST 66 STREET	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	191	105	111
Year Built	1964	1996	1931
Gross SqFt	151,009	142,209	164,567
Estimated Gross Income	\$4,983,297	\$9,297,636	\$7,457,815
Gross Income per SqFt	\$33.00	\$65.00	\$45.30
Full Market Value	\$23,200,000	\$45,600,000	\$36,600,000
Market Value per SqFt	\$154.00	\$321.00	\$222.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01441-0033	1-01440-0041	1-01485-0005
Address	338 EAST 67 STREET	326 EAST 66 STREET	503 EAST 73 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	26	37	30
Year Built	1920	1920	1920
Gross SqFt	17,736	17,878	15,593
Estimated Gross Income	\$603,024	\$548,862	\$563,717
Gross Income per SqFt	\$34.00	\$30.70	\$36.20
Full Market Value	\$2,810,000	\$2,560,000	\$2,630,000
Market Value per SqFt	\$158.00	\$143.00	\$169.00
Distance from Cooperative in miles		0.05	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01443-0001	1-01424-0001	1-01541-0001
Address	1296 2 AVENUE	201 EAST 69 STREET	1695 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	296	309	387
Year Built	1931	1927	1985
Gross SqFt	324,854	316,500	329,850
Estimated Gross Income	\$10,707,187	\$16,516,061	\$12,469,436
Gross Income per SqFt	\$33.00	\$52.00	\$37.80
Full Market Value	\$49,900,000	\$81,100,000	\$58,100,000
Market Value per SqFt	\$154.00	\$256.00	\$176.00
Distance from Cooperative in miles		0.15	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01443-0011	1-01438-0049	1-01438-0006
Address	333 EAST 68 STREET	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	64	105	111
Year Built	1928	1996	1931
Gross SqFt	132,611	142,209	164,567
Estimated Gross Income	\$4,362,901	\$9,297,636	\$7,457,815
Gross Income per SqFt	\$32.90	\$65.00	\$45.30
Full Market Value	\$20,300,000	\$45,600,000	\$36,600,000
Market Value per SqFt	\$153.00	\$321.00	\$222.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01444-0008	1-01521-0020	
Address	315 EAST 69 STREET	145 EAST 92 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	138	49	
Year Built	1961	1929	
Gross SqFt	88,198	85,924	
Estimated Gross Income	\$2,901,714	\$2,160,468	
Gross Income per SqFt	\$32.90	\$25.10	
Full Market Value	\$13,500,000	\$8,950,000	
Market Value per SqFt	\$153.00	\$104.00	
Distance from Cooperative in miles		1.20	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01444-0015	1-01424-0010	1-01438-0006
Address	333 EAST 69 STREET	219 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	D3-ELEVATOR	D9-ELEVATOR
Total Units	116	145	111
Year Built	1963	1957	1931
Gross SqFt	160,311	163,875	164,567
Estimated Gross Income	\$5,290,263	\$4,994,739	\$7,457,815
Gross Income per SqFt	\$33.00	\$30.50	\$45.30
Full Market Value	\$24,600,000	\$23,300,000	\$36,600,000
Market Value per SqFt	\$153.00	\$142.00	\$222.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01444-0023	1-01516-0052	
Address	1285 1 AVENUE	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	136	154	
Year Built	1963	1963	
Gross SqFt	134,070	128,132	
Estimated Gross Income	\$4,424,310	\$3,830,555	
Gross Income per SqFt	\$33.00	\$29.90	
Full Market Value	\$20,600,000	\$17,800,000	
Market Value per SqFt	\$154.00	\$139.00	
Distance from Cooperative in miles		0.95	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01444-0031	1-01424-0004	
Address	330 EAST 70 STREET	203 EAST 69 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	74	15	
Year Built	1957	1980	
Gross SqFt	35,532	32,500	
Estimated Gross Income	\$1,171,134	\$1,702,675	
Gross Income per SqFt	\$33.00	\$52.00	
Full Market Value	\$5,460,000	\$8,360,000	
Market Value per SqFt	\$154.00	\$257.00	
Distance from Cooperative in miles		0.15	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01444-0043	1-01508-0001	
Address	310 EAST 70 STREET	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	136	70	
Year Built	1959	1913	
Gross SqFt	119,000	113,281	
Estimated Gross Income	\$3,927,000	\$3,205,420	
Gross Income per SqFt	\$33.00	\$28.30	
Full Market Value	\$18,300,000	\$13,300,000	
Market Value per SqFt	\$154.00	\$117.00	
Distance from Cooperative in miles		0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01445-0007	1-01516-0052	
Address	315 EAST 70 STREET	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	125	154	
Year Built	1960	1963	
Gross SqFt	132,748	128,132	
Estimated Gross Income	\$4,380,684	\$3,830,555	
Gross Income per SqFt	\$33.00	\$29.90	
Full Market Value	\$20,400,000	\$17,800,000	
Market Value per SqFt	\$154.00	\$139.00	
Distance from Cooperative in miles		0.90	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-0008	1-01425-0017	1-01490-0122
Address	311 EAST 71 STREET	225 EAST 70 STREET	555 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	D3-ELEVATOR
Total Units	96	91	87
Year Built	1962	1961	1940
Gross SqFt	80,056	83,220	75,854
Estimated Gross Income	\$2,641,848	\$2,830,153	\$2,827,503
Gross Income per SqFt	\$33.00	\$34.00	\$37.30
Full Market Value	\$12,300,000	\$13,200,000	\$13,200,000
Market Value per SqFt	\$154.00	\$159.00	\$174.00
Distance from Cooperative in miles		0.15	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-0012	1-01369-0037	1-01448-0037
Address	321 EAST 71 STREET	422 EAST 58 STREET	334 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	39	24	35
Year Built	1940	1939	1914
Gross SqFt	19,040	18,654	20,490
Estimated Gross Income	\$742,560	\$575,909	\$952,763
Gross Income per SqFt	\$39.00	\$30.90	\$46.50
Full Market Value	\$3,650,000	\$2,680,000	\$4,680,000
Market Value per SqFt	\$192.00	\$144.00	\$228.00
Distance from Cooperative in miles		0.70	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-0023	1-01418-0021	
Address	1325 1 AVENUE	1201 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	465	547	
Year Built	1963	1963	
Gross SqFt	560,525	566,083	
Estimated Gross Income	\$16,742,881	\$22,219,160	
Gross Income per SqFt	\$29.90	\$39.30	
Full Market Value	\$78,000,000	\$109,000,000	
Market Value per SqFt	\$139.00	\$193.00	
Distance from Cooperative in miles		0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-0038	1-01517-0020	1-01521-0020
Address	340 EAST 72 STREET	1327 LEXINGTON AVENUE	145 EAST 92 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	35	97	49
Year Built	1930	1927	1929
Gross SqFt	90,247	87,192	85,924
Estimated Gross Income	\$2,978,151	\$2,247,303	\$2,160,468
Gross Income per SqFt	\$33.00	\$25.80	\$25.10
Full Market Value	\$13,900,000	\$9,310,000	\$8,950,000
Market Value per SqFt	\$154.00	\$107.00	\$104.00
Distance from Cooperative in miles		0.90	1.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-0042	1-01438-0049	1-01438-0006
Address	320 EAST 72 STREET	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	42	105	111
Year Built	1930	1996	1931
Gross SqFt	132,385	142,209	164,567
Estimated Gross Income	\$4,368,705	\$9,297,636	\$7,457,815
Gross Income per SqFt	\$33.00	\$65.00	\$45.30
Full Market Value	\$20,300,000	\$45,600,000	\$36,600,000
Market Value per SqFt	\$153.00	\$321.00	\$222.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-0009	1-01455-0013	1-01417-0028
Address	315 EAST 72 STREET	421 EAST 60 STREET	1191 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	219	234	191
Year Built	1958	2001	1964
Gross SqFt	276,481	307,000	207,284
Estimated Gross Income	\$8,570,911	\$12,764,673	\$5,897,593
Gross Income per SqFt	\$31.00	\$41.60	\$28.50
Full Market Value	\$39,900,000	\$62,700,000	\$24,400,000
Market Value per SqFt	\$144.00	\$204.00	\$118.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-0013	1-01425-0017	1-01490-0122
Address	325 EAST 72 STREET	225 EAST 70 STREET	555 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	D3-ELEVATOR
Total Units	60	91	87
Year Built	1927	1961	1940
Gross SqFt	84,823	83,220	75,854
Estimated Gross Income	\$2,799,159	\$2,830,153	\$2,827,503
Gross Income per SqFt	\$33.00	\$34.00	\$37.30
Full Market Value	\$13,000,000	\$13,200,000	\$13,200,000
Market Value per SqFt	\$153.00	\$159.00	\$174.00
Distance from Cooperative in miles		0.20	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-0019	1-01426-0029	1-01418-0011
Address	353 EAST 72 STREET	242 EAST 72 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	138	71	152
Year Built	1975	1930	1962
Gross SqFt	102,593	97,750	105,282
Estimated Gross Income	\$3,488,162	\$2,908,911	\$4,393,565
Gross Income per SqFt	\$34.00	\$29.80	\$41.70
Full Market Value	\$16,200,000	\$13,500,000	\$21,600,000
Market Value per SqFt	\$158.00	\$138.00	\$205.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-0036	1-01472-0005	1-01448-0011
Address	328 EAST 73 STREET	403 EAST 77 STREET	315 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	15	20
Year Built	1910	1920	1910
Gross SqFt	9,620	9,580	9,530
Estimated Gross Income	\$432,900	\$376,462	\$475,614
Gross Income per SqFt	\$45.00	\$39.30	\$49.90
Full Market Value	\$2,130,000	\$1,850,000	\$2,330,000
Market Value per SqFt	\$221.00	\$193.00	\$244.00
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-0037	1-01472-0005	1-01448-0011
Address	326 EAST 73 STREET	403 EAST 77 STREET	315 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	15	20
Year Built	1910	1920	1910
Gross SqFt	9,620	9,580	9,530
Estimated Gross Income	\$432,900	\$376,462	\$475,614
Gross Income per SqFt	\$45.00	\$39.30	\$49.90
Full Market Value	\$2,130,000	\$1,850,000	\$2,330,000
Market Value per SqFt	\$221.00	\$193.00	\$244.00
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-0046	1-01469-0008	1-01382-0047
Address	308 EAST 73 STREET	409 EAST 74 STREET	36 EAST 68 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	C5-WALK-UP
Total Units	14	20	13
Year Built	1910	1910	1910
Gross SqFt	9,000	9,055	9,186
Estimated Gross Income	\$387,000	\$344,003	\$455,608
Gross Income per SqFt	\$43.00	\$38.00	\$49.60
Full Market Value	\$1,900,000	\$1,600,000	\$2,240,000
Market Value per SqFt	\$211.00	\$177.00	\$244.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-0047	1-01369-0037	1-01448-0037
Address	304 EAST 73 STREET	422 EAST 58 STREET	334 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	40	24	35
Year Built	1910	1939	1914
Gross SqFt	19,376	18,654	20,490
Estimated Gross Income	\$755,664	\$575,909	\$952,763
Gross Income per SqFt	\$39.00	\$30.90	\$46.50
Full Market Value	\$3,710,000	\$2,680,000	\$4,680,000
Market Value per SqFt	\$191.00	\$144.00	\$228.00
Distance from Cooperative in miles		0.75	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01448-0003	1-01465-0001	1-01422-0021
Address	1408 2 AVENUE	1306 1 AVENUE	1283 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	243	429	176
Year Built	1967	1979	1973
Gross SqFt	350,000	357,785	348,130
Estimated Gross Income	\$11,175,500	\$15,654,870	\$11,902,047
Gross Income per SqFt	\$31.90	\$43.80	\$34.20
Full Market Value	\$52,100,000	\$76,800,000	\$55,400,000
Market Value per SqFt	\$149.00	\$215.00	\$159.00
Distance from Cooperative in miles		0.20	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01448-0012	1-01453-0007	1-01448-0011
Address	317 EAST 73 STREET	309 EAST 78 STREET	315 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	15	20
Year Built	1910	1910	1910
Gross SqFt	9,530	9,500	9,530
Estimated Gross Income	\$390,730	\$296,902	\$475,614
Gross Income per SqFt	\$41.00	\$31.30	\$49.90
Full Market Value	\$1,920,000	\$1,380,000	\$2,330,000
Market Value per SqFt	\$201.00	\$145.00	\$244.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01448-0013	1-01453-0007	1-01448-0011
Address	319 EAST 73 STREET	309 EAST 78 STREET	315 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	15	20
Year Built	1910	1910	1910
Gross SqFt	9,585	9,500	9,530
Estimated Gross Income	\$392,985	\$296,902	\$475,614
Gross Income per SqFt	\$41.00	\$31.30	\$49.90
Full Market Value	\$1,930,000	\$1,380,000	\$2,330,000
Market Value per SqFt	\$201.00	\$145.00	\$244.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01448-0017	1-01438-0049	1-01438-0006
Address	345 EAST 73 STREET	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	143	105	111
Year Built	1961	1996	1931
Gross SqFt	154,506	142,209	164,567
Estimated Gross Income	\$4,789,686	\$9,297,636	\$7,457,815
Gross Income per SqFt	\$31.00	\$65.00	\$45.30
Full Market Value	\$22,300,000	\$45,600,000	\$36,600,000
Market Value per SqFt	\$144.00	\$321.00	\$222.00
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01448-0041	1-01519-0032	1-01431-0010
Address	328 EAST 74 STREET	173 EAST 90 STREET	219 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	18	16	17
Year Built	1910	1930	1910
Gross SqFt	6,875	6,829	6,812
Estimated Gross Income	\$302,500	\$404,370	\$299,846
Gross Income per SqFt	\$44.00	\$59.00	\$44.00
Full Market Value	\$1,490,000	\$1,990,000	\$1,470,000
Market Value per SqFt	\$217.00	\$291.00	\$216.00
Distance from Cooperative in miles		0.90	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01450-0001	1-01516-0052	
Address	1440 2 AVENUE	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	140	154	
Year Built	1966	1963	
Gross SqFt	128,255	128,132	
Estimated Gross Income	\$4,360,670	\$3,830,555	
Gross Income per SqFt	\$34.00	\$29.90	
Full Market Value	\$20,300,000	\$17,800,000	
Market Value per SqFt	\$158.00	\$139.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01450-0008	1-01509-0064	1-01412-0012
Address	311 EAST 75 STREET	108 EAST 81 STREET	117 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	64	20	40
Year Built	1930	1922	1929
Gross SqFt	31,211	32,383	29,500
Estimated Gross Income	\$1,279,651	\$1,125,344	\$1,405,566
Gross Income per SqFt	\$41.00	\$34.80	\$47.60
Full Market Value	\$6,280,000	\$5,240,000	\$6,900,000
Market Value per SqFt	\$201.00	\$162.00	\$234.00
Distance from Cooperative in miles		0.45	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01450-0023	1-01426-0044	1-01465-0021
Address	1445 1 AVENUE	206 EAST 72 STREET	1313 YORK 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	442	442
Year Built	1966	1979	1966
Gross SqFt	388,735	377,297	400,612
Estimated Gross Income	\$12,420,083	\$18,486,479	\$12,411,953
Gross Income per SqFt	\$31.90	\$49.00	\$31.00
Full Market Value	\$57,900,000	\$90,800,000	\$57,800,000
Market Value per SqFt	\$149.00	\$241.00	\$144.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01451-0023	1-01417-0028	1-01561-0001
Address	1461 1 AVENUE	1191 2 AVENUE	1562 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	218	191	205
Year Built	1963	1964	1964
Gross SqFt	217,143	207,284	210,428
Estimated Gross Income	\$6,935,547	\$5,897,593	\$5,417,988
Gross Income per SqFt	\$31.90	\$28.50	\$25.70
Full Market Value	\$32,300,000	\$24,400,000	\$22,400,000
Market Value per SqFt	\$149.00	\$118.00	\$106.00
Distance from Cooperative in miles		0.70	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01451-0031	1-01393-0040	1-01439-0009
Address	350 EAST 77 STREET	74 EAST 79 STREET	325 EAST 64 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	80	42	90
Year Built	1920	1899	1920
Gross SqFt	66,962	62,472	67,390
Estimated Gross Income	\$2,276,708	\$3,219,139	\$2,542,207
Gross Income per SqFt	\$34.00	\$52.00	\$37.70
Full Market Value	\$10,600,000	\$15,800,000	\$11,800,000
Market Value per SqFt	\$158.00	\$253.00	\$175.00
Distance from Cooperative in miles		0.45	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01451-0037	1-01440-0021	1-01527-0033
Address	336 EAST 77 STREET	345 EAST 65 STREET	234 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	20	20
Year Built	1910	1910	1910
Gross SqFt	10,060	10,060	10,025
Estimated Gross Income	\$412,460	\$420,015	\$409,543
Gross Income per SqFt	\$41.00	\$41.80	\$40.90
Full Market Value	\$2,020,000	\$2,060,000	\$2,010,000
Market Value per SqFt	\$201.00	\$205.00	\$200.00
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01451-0038	1-01440-0021	1-01527-0033
Address	334 EAST 77 STREET	345 EAST 65 STREET	234 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	20	20
Year Built	1910	1910	1910
Gross SqFt	10,060	10,060	10,025
Estimated Gross Income	\$412,460	\$420,015	\$409,543
Gross Income per SqFt	\$41.00	\$41.80	\$40.90
Full Market Value	\$2,020,000	\$2,060,000	\$2,010,000
Market Value per SqFt	\$201.00	\$205.00	\$200.00
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01451-0039	1-01440-0021	1-01527-0033
Address	332 EAST 77 STREET	345 EAST 65 STREET	234 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	20	20
Year Built	1910	1910	1910
Gross SqFt	10,060	10,060	10,025
Estimated Gross Income	\$412,460	\$420,015	\$409,543
Gross Income per SqFt	\$41.00	\$41.80	\$40.90
Full Market Value	\$2,020,000	\$2,060,000	\$2,010,000
Market Value per SqFt	\$201.00	\$205.00	\$200.00
Distance from Cooperative in miles		0.55	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01451-0041	1-01472-0043	1-01450-0017
Address	328 EAST 77 STREET	410 EAST 78 STREET	329 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	16	18	16
Year Built	1910	1910	1910
Gross SqFt	7,585	7,505	7,612
Estimated Gross Income	\$333,740	\$433,486	\$265,576
Gross Income per SqFt	\$44.00	\$58.00	\$34.90
Full Market Value	\$1,640,000	\$2,130,000	\$1,240,000
Market Value per SqFt	\$216.00	\$284.00	\$163.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01452-0006	1-01472-0034	1-01391-0002
Address	315 EAST 77 STREET	440 EAST 78 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	64	47	38
Year Built	1928	1936	1923
Gross SqFt	43,878	44,856	39,030
Estimated Gross Income	\$1,667,364	\$1,416,783	\$1,719,463
Gross Income per SqFt	\$38.00	\$31.60	\$44.10
Full Market Value	\$7,770,000	\$6,600,000	\$8,440,000
Market Value per SqFt	\$177.00	\$147.00	\$216.00
Distance from Cooperative in miles		0.15	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01452-0010	1-01509-0006	1-01518-0009
Address	325 EAST 77 STREET	107 EAST 80 STREET	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	59	33	45
Year Built	1940	1925	1924
Gross SqFt	54,774	52,272	52,848
Estimated Gross Income	\$2,081,412	\$2,328,852	\$1,801,660
Gross Income per SqFt	\$38.00	\$44.60	\$34.10
Full Market Value	\$9,700,000	\$11,400,000	\$8,390,000
Market Value per SqFt	\$177.00	\$218.00	\$159.00
Distance from Cooperative in miles		0.40	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01452-0019	1-01391-0002	1-01472-0034
Address	345 EAST 77 STREET	952 5 AVENUE	440 EAST 78 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	60	38	47
Year Built	1920	1923	1936
Gross SqFt	43,410	39,030	44,856
Estimated Gross Income	\$1,649,580	\$1,719,463	\$1,416,783
Gross Income per SqFt	\$38.00	\$44.10	\$31.60
Full Market Value	\$7,680,000	\$8,440,000	\$6,600,000
Market Value per SqFt	\$177.00	\$216.00	\$147.00
Distance from Cooperative in miles		0.55	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01453-0001	1-01516-0052	
Address	1498 2 AVENUE	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	129	154	
Year Built	1963	1963	
Gross SqFt	139,000	128,132	
Estimated Gross Income	\$4,581,440	\$3,830,555	
Gross Income per SqFt	\$33.00	\$29.90	
Full Market Value	\$21,300,000	\$17,800,000	
Market Value per SqFt	\$153.00	\$139.00	
Distance from Cooperative in miles		0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01453-0017	1-01424-0033	1-01468-0034
Address	343 EAST 78 STREET	224 EAST 70 STREET	484 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	12	16	20
Year Built	1910	1920	1910
Gross SqFt	8,166	8,048	8,395
Estimated Gross Income	\$293,976	\$206,376	\$396,930
Gross Income per SqFt	\$36.00	\$25.60	\$47.30
Full Market Value	\$1,370,000	\$855,000	\$1,950,000
Market Value per SqFt	\$168.00	\$106.00	\$232.00
Distance from Cooperative in miles		0.50	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01453-0037	1-01431-0016	1-01490-0122
Address	330 EAST 79 STREET	231 EAST 76 STREET	555 EAST 78 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	70	90	87
Year Built	1941	1938	1940
Gross SqFt	82,608	82,065	75,854
Estimated Gross Income	\$2,726,064	\$1,892,995	\$2,827,503
Gross Income per SqFt	\$33.00	\$23.07	\$37.30
Full Market Value	\$12,700,000	\$7,840,000	\$13,200,000
Market Value per SqFt	\$154.00	\$96.00	\$174.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01453-0043	1-01463-0021	
Address	308 EAST 79 STREET	1273 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	195	213	
Year Built	1928	1957	
Gross SqFt	196,400	182,345	
Estimated Gross Income	\$6,481,200	\$5,682,659	
Gross Income per SqFt	\$33.00	\$31.20	
Full Market Value	\$30,200,000	\$26,500,000	
Market Value per SqFt	\$154.00	\$145.00	
Distance from Cooperative in miles		0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01455-0012	1-01451-0007	1-01456-0005
Address	417 EAST 60 STREET	307 EAST 76 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	24	20	17
Year Built	1910	1910	1920
Gross SqFt	11,010	11,135	10,925
Estimated Gross Income	\$418,380	\$398,714	\$439,468
Gross Income per SqFt	\$38.00	\$35.80	\$40.20
Full Market Value	\$1,950,000	\$1,860,000	\$2,160,000
Market Value per SqFt	\$177.00	\$167.00	\$198.00
Distance from Cooperative in miles		0.80	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01456-0026	1-01447-0023	1-01427-0028
Address	1143 YORK AVENUE	1347 1 AVENUE	1393 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	148	145	149
Year Built	1960	1962	1964
Gross SqFt	166,078	165,527	166,432
Estimated Gross Income	\$4,866,085	\$4,826,057	\$5,750,346
Gross Income per SqFt	\$29.30	\$29.20	\$34.60
Full Market Value	\$22,700,000	\$22,500,000	\$26,800,000
Market Value per SqFt	\$137.00	\$136.00	\$161.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01457-0044	1-01439-0049	1-01520-0056
Address	406 EAST 63 STREET	1238 2 AVENUE	140 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	24	15	15
Year Built	1960	1930	1914
Gross SqFt	12,000	10,552	11,992
Estimated Gross Income	\$494,400	\$772,742	\$614,203
Gross Income per SqFt	\$41.20	\$73.00	\$51.00
Full Market Value	\$2,430,000	\$3,790,000	\$3,020,000
Market Value per SqFt	\$203.00	\$359.00	\$252.00
Distance from Cooperative in miles		0.15	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01458-0005	1-01447-0005	1-01518-0024
Address	405 EAST 63 STREET	311 EAST 72 STREET	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	154	131	107
Year Built	1957	1929	1960
Gross SqFt	122,346	121,234	114,939
Estimated Gross Income	\$3,670,380	\$3,658,378	\$3,488,919
Gross Income per SqFt	\$30.00	\$30.20	\$30.40
Full Market Value	\$17,100,000	\$17,000,000	\$16,300,000
Market Value per SqFt	\$140.00	\$140.00	\$142.00
Distance from Cooperative in miles		0.45	1.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01460-0001	1-01516-0052	
Address	1206 1 AVENUE	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	148	154	
Year Built	1962	1963	
Gross SqFt	139,000	128,132	
Estimated Gross Income	\$4,072,700	\$3,830,555	
Gross Income per SqFt	\$29.30	\$29.90	
Full Market Value	\$19,000,000	\$17,800,000	
Market Value per SqFt	\$137.00	\$139.00	
Distance from Cooperative in miles		1.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01460-0017	1-01473-0038	1-01418-0011
Address	435 EAST 65 STREET	420 EAST 79 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	120	112	152
Year Built	1963	1959	1962
Gross SqFt	107,780	113,820	105,282
Estimated Gross Income	\$3,341,180	\$3,563,601	\$4,393,565
Gross Income per SqFt	\$31.00	\$31.30	\$41.70
Full Market Value	\$15,600,000	\$16,600,000	\$21,600,000
Market Value per SqFt	\$145.00	\$146.00	\$205.00
Distance from Cooperative in miles		0.65	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01466-0037	1-01532-0004	1-01512-0040
Address	420 EAST 72 STREET	1533 3 AVENUE	1482 3 AVENUE
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	192	179	185
Year Built	1962	1991	1963
Gross SqFt	236,350	222,000	224,000
Estimated Gross Income	\$6,842,332	\$7,937,971	\$7,022,973
Gross Income per SqFt	\$28.90	\$35.80	\$31.40
Full Market Value	\$31,900,000	\$37,000,000	\$32,700,000
Market Value per SqFt	\$135.00	\$167.00	\$146.00
Distance from Cooperative in miles		0.80	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01467-0001	1-01553-0027	1-01516-0013
Address	1344 1 AVENUE	1749 1 AVENUE	1290 LEXINGTON AVENUE
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	168	165	123
Year Built	1961	2002	1962
Gross SqFt	159,403	164,384	151,184
Estimated Gross Income	\$5,005,254	\$6,236,286	\$4,670,380
Gross Income per SqFt	\$31.40	\$37.90	\$30.90
Full Market Value	\$23,300,000	\$29,000,000	\$21,800,000
Market Value per SqFt	\$146.00	\$176.00	\$144.00
Distance from Cooperative in miles		0.90	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01467-0042	1-01469-0018	1-01469-0017
Address	408 EAST 73 STREET	437 EAST 74 STREET	435 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	20	20	20
Year Built	1910	1910	1910
Gross SqFt	9,720	9,600	9,600
Estimated Gross Income	\$417,960	\$339,137	\$339,137
Gross Income per SqFt	\$43.00	\$35.30	\$35.30
Full Market Value	\$2,050,000	\$1,580,000	\$1,580,000
Market Value per SqFt	\$211.00	\$165.00	\$165.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01468-0035	1-01527-0015	1-01468-0034
Address	482 EAST 74 STREET	231 EAST 81 STREET	484 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	16	20
Year Built	1910	1910	1910
Gross SqFt	8,395	8,464	8,395
Estimated Gross Income	\$319,010	\$258,825	\$396,930
Gross Income per SqFt	\$38.00	\$30.60	\$47.30
Full Market Value	\$1,490,000	\$1,210,000	\$1,950,000
Market Value per SqFt	\$177.00	\$143.00	\$232.00
Distance from Cooperative in miles		0.50	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01468-0038	1-01518-0027	1-01451-0005
Address	414 EAST 74 STREET	157 EAST 89 STREET	303 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	28	20	20
Year Built	1910	1910	1910
Gross SqFt	14,280	15,373	12,260
Estimated Gross Income	\$528,360	\$539,434	\$340,179
Gross Income per SqFt	\$37.00	\$35.10	\$27.70
Full Market Value	\$2,460,000	\$2,510,000	\$1,410,000
Market Value per SqFt	\$172.00	\$163.00	\$115.00
Distance from Cooperative in miles		0.90	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01468-0041	1-01527-0009	1-01391-0002
Address	402 EAST 74 STREET	219 EAST 81 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	42	53	38
Year Built	1937	1972	1923
Gross SqFt	38,844	36,720	39,030
Estimated Gross Income	\$1,398,384	\$1,243,097	\$1,719,463
Gross Income per SqFt	\$36.00	\$33.90	\$44.10
Full Market Value	\$6,510,000	\$5,790,000	\$8,440,000
Market Value per SqFt	\$168.00	\$158.00	\$216.00
Distance from Cooperative in miles		0.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01469-0028	1-01516-0052	
Address	1401 YORK AVENUE	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	113	154	
Year Built	1963	1963	
Gross SqFt	136,820	128,132	
Estimated Gross Income	\$4,008,826	\$3,830,555	
Gross Income per SqFt	\$29.30	\$29.90	
Full Market Value	\$18,700,000	\$17,800,000	
Market Value per SqFt	\$137.00	\$139.00	
Distance from Cooperative in miles		0.75	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01471-0036	1-01469-0008	1-01412-0028
Address	424 EAST 77 STREET	409 EAST 74 STREET	167 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	22
Year Built	1910	1910	1910
Gross SqFt	8,805	9,055	8,615
Estimated Gross Income	\$369,810	\$344,003	\$387,826
Gross Income per SqFt	\$42.00	\$38.00	\$45.00
Full Market Value	\$1,820,000	\$1,600,000	\$1,900,000
Market Value per SqFt	\$207.00	\$177.00	\$221.00
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01471-0045	1-01427-0028	1-01447-0023
Address	1478 1 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	160	149	145
Year Built	1964	1964	1962
Gross SqFt	168,680	166,432	165,527
Estimated Gross Income	\$5,296,552	\$5,750,346	\$4,826,057
Gross Income per SqFt	\$31.40	\$34.60	\$29.20
Full Market Value	\$24,700,000	\$26,800,000	\$22,500,000
Market Value per SqFt	\$146.00	\$161.00	\$136.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01472-0014	1-01393-0040	1-01517-0043
Address	435 EAST 77 STREET	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	87	42	51
Year Built	1962	1899	1938
Gross SqFt	62,920	62,472	64,272
Estimated Gross Income	\$1,887,600	\$3,219,139	\$1,688,719
Gross Income per SqFt	\$30.00	\$52.00	\$26.30
Full Market Value	\$8,790,000	\$15,800,000	\$6,990,000
Market Value per SqFt	\$140.00	\$253.00	\$109.00
Distance from Cooperative in miles		0.60	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-0012	1-01453-0015	1-01453-0014
Address	417 EAST 78 STREET	325 EAST 78 STREET	323 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	C5-WALK-UP
Total Units	16	16	16
Year Built	1910	1910	1910
Gross SqFt	8,000	8,016	8,016
Estimated Gross Income	\$328,000	\$355,567	\$348,092
Gross Income per SqFt	\$41.00	\$44.40	\$43.40
Full Market Value	\$1,610,000	\$1,750,000	\$1,710,000
Market Value per SqFt	\$201.00	\$218.00	\$213.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-0013	1-01453-0013	1-01453-0014
Address	419 EAST 78 STREET	321 EAST 78 STREET	323 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	C5-WALK-UP
Total Units	16	16	16
Year Built	1910	1900	1910
Gross SqFt	8,000	8,016	8,016
Estimated Gross Income	\$328,000	\$214,626	\$348,092
Gross Income per SqFt	\$41.00	\$26.80	\$43.40
Full Market Value	\$1,610,000	\$889,000	\$1,710,000
Market Value per SqFt	\$201.00	\$111.00	\$213.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-0014	1-01453-0013	1-01453-0014
Address	421 EAST 78 STREET	321 EAST 78 STREET	323 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	C5-WALK-UP
Total Units	16	16	16
Year Built	1910	1900	1910
Gross SqFt	8,000	8,016	8,016
Estimated Gross Income	\$328,000	\$214,626	\$348,092
Gross Income per SqFt	\$41.00	\$26.80	\$43.40
Full Market Value	\$1,610,000	\$889,000	\$1,710,000
Market Value per SqFt	\$201.00	\$111.00	\$213.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-0016	1-01429-0037	1-01512-0030
Address	425 EAST 78 STREET	222 EAST 75 STREET	16S EAST 83 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	35	41	40
Year Built	1910	1930	1929
Gross SqFt	22,341	23,490	22,990
Estimated Gross Income	\$826,617	\$760,171	\$963,233
Gross Income per SqFt	\$37.00	\$32.40	\$41.90
Full Market Value	\$3,850,000	\$3,540,000	\$4,730,000
Market Value per SqFt	\$172.00	\$151.00	\$206.00
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-0018	1-01512-0040	1-01532-0004
Address	440 EAST 79 STREET	1482 3 AVENUE	1533 3 AVENUE
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	222	185	179
Year Built	1956	1963	1991
Gross SqFt	238,293	224,000	222,000
Estimated Gross Income	\$6,874,753	\$7,022,973	\$7,937,971
Gross Income per SqFt	\$28.80	\$31.40	\$35.80
Full Market Value	\$32,000,000	\$32,700,000	\$37,000,000
Market Value per SqFt	\$134.00	\$146.00	\$167.00
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-0020	1-01470-0047	1-01428-0024
Address	445 EAST 78 STREET	1460 1 AVENUE	1409 2 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	12
Year Built	1910	1910	1910
Gross SqFt	7,016	6,916	6,935
Estimated Gross Income	\$350,800	\$339,296	\$380,723
Gross Income per SqFt	\$50.00	\$49.10	\$55.00
Full Market Value	\$1,720,000	\$1,670,000	\$1,870,000
Market Value per SqFt	\$245.00	\$241.00	\$270.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01483-0028	1-01410-0033	1-01527-0028
Address	530 EAST 72 STREET	1308 3 AVENUE	1571 2 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	182
Year Built	1962	1962	1963
Gross SqFt	195,000	181,549	189,612
Estimated Gross Income	\$5,625,750	\$6,975,958	\$4,814,679
Gross Income per SqFt	\$28.90	\$38.40	\$25.40
Full Market Value	\$26,200,000	\$34,200,000	\$19,900,000
Market Value per SqFt	\$134.00	\$188.00	\$105.00
Distance from Cooperative in miles		0.55	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01483-0038	1-01527-0028	1-01410-0033
Address	520 EAST 72 STREET	1571 2 AVENUE	1308 3 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	264	182	114
Year Built	1964	1963	1962
Gross SqFt	181,246	189,612	181,549
Estimated Gross Income	\$5,401,130	\$4,814,679	\$6,975,958
Gross Income per SqFt	\$29.80	\$25.40	\$38.40
Full Market Value	\$25,200,000	\$19,900,000	\$34,200,000
Market Value per SqFt	\$139.00	\$105.00	\$188.00
Distance from Cooperative in miles		0.65	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01484-0019	1-01436-0037	1-01451-0005
Address	527 EAST 72 STREET	340 EAST 62 STREET	303 EAST 76 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	20
Year Built	1910	1910	1910
Gross SqFt	13,500	12,108	12,260
Estimated Gross Income	\$486,000	\$543,099	\$340,179
Gross Income per SqFt	\$36.00	\$44.90	\$27.70
Full Market Value	\$2,260,000	\$2,670,000	\$1,410,000
Market Value per SqFt	\$167.00	\$221.00	\$115.00
Distance from Cooperative in miles		0.60	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01484-0022	1-01436-0037	1-01451-0005
Address	531 EAST 72 STREET	340 EAST 62 STREET	303 EAST 76 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	20
Year Built	1910	1910	1910
Gross SqFt	13,500	12,108	12,260
Estimated Gross Income	\$486,000	\$543,099	\$340,179
Gross Income per SqFt	\$36.00	\$44.90	\$27.70
Full Market Value	\$2,260,000	\$2,670,000	\$1,410,000
Market Value per SqFt	\$167.00	\$221.00	\$115.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01484-0023	1-01436-0037	1-01451-0005
Address	535 EAST 72 STREET	340 EAST 62 STREET	303 EAST 76 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	20
Year Built	1910	1910	1910
Gross SqFt	13,500	12,108	12,260
Estimated Gross Income	\$486,000	\$543,099	\$340,179
Gross Income per SqFt	\$36.00	\$44.90	\$27.70
Full Market Value	\$2,260,000	\$2,670,000	\$1,410,000
Market Value per SqFt	\$167.00	\$221.00	\$115.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01484-0024	1-01431-0035	1-01450-0040
Address	541 EAST 72 STREET	236 EAST 77 STREET	346 EAST 76 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	11	17	25
Year Built	1910	1910	1910
Gross SqFt	11,550	11,409	11,474
Estimated Gross Income	\$450,450	\$511,665	\$399,628
Gross Income per SqFt	\$39.00	\$44.80	\$34.80
Full Market Value	\$2,210,000	\$2,510,000	\$1,860,000
Market Value per SqFt	\$191.00	\$220.00	\$162.00
Distance from Cooperative in miles		0.45	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01485-0004	1-01505-0005	
Address	1376 YORK AVENUE	1 EAST 93 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	20	15	
Year Built	1910	1925	
Gross SqFt	9,435	9,431	
Estimated Gross Income	\$343,717	\$328,716	
Gross Income per SqFt	\$36.40	\$34.90	
Full Market Value	\$1,600,000	\$1,530,000	
Market Value per SqFt	\$170.00	\$162.00	
Distance from Cooperative in miles		1.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01487-0039	1-01431-0016	
Address	520 EAST 76 STREET	231 EAST 76 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	102	90	
Year Built	1964	1938	
Gross SqFt	81,000	82,065	
Estimated Gross Income	\$2,673,000	\$1,892,995	
Gross Income per SqFt	\$33.00	\$23.07	
Full Market Value	\$12,500,000	\$7,840,000	
Market Value per SqFt	\$154.00	\$96.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01489-0008	1-01459-0022	
Address	509 EAST 77 STREET	429 EAST 64 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	287	190	
Year Built	1900	1920	
Gross SqFt	98,580	84,826	
Estimated Gross Income	\$3,450,300	\$1,572,122	
Gross Income per SqFt	\$35.00	\$18.53	
Full Market Value	\$16,100,000	\$5,880,000	
Market Value per SqFt	\$163.00	\$69.00	
Distance from Cooperative in miles		0.65	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01489-0037	1-01468-0009	1-01444-0036
Address	508 EAST 78 STREET	415 EAST 73 STREET	326 EAST 70 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	384	96	64
Year Built	1910	1920	1920
Gross SqFt	98,580	42,342	28,160
Estimated Gross Income	\$3,450,300	\$1,522,202	\$972,222
Gross Income per SqFt	\$35.00	\$36.00	\$34.50
Full Market Value	\$16,100,000	\$7,090,000	\$4,530,000
Market Value per SqFt	\$163.00	\$167.00	\$161.00
Distance from Cooperative in miles		0.25	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0001	1-01527-0045	1-01557-0025
Address	980 5 AVENUE	200 EAST 82 STREET	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	46	246	212
Year Built	1966	1980	1998
Gross SqFt	202,777	205,261	207,037
Estimated Gross Income	\$6,691,641	\$9,538,478	\$7,281,014
Gross Income per SqFt	\$33.00	\$46.50	\$35.20
Full Market Value	\$31,200,000	\$46,800,000	\$33,900,000
Market Value per SqFt	\$154.00	\$228.00	\$164.00
Distance from Cooperative in miles		0.40	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0012	1-01531-0028	1-01448-0001
Address	21 EAST 79 STREET	244 EAST 86 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	14	40	66
Year Built	1930	1920	1966
Gross SqFt	56,017	54,763	56,980
Estimated Gross Income	\$1,792,544	\$2,285,177	\$1,633,157
Gross Income per SqFt	\$32.00	\$41.70	\$28.70
Full Market Value	\$8,350,000	\$11,200,000	\$6,760,000
Market Value per SqFt	\$149.00	\$205.00	\$119.00
Distance from Cooperative in miles		0.50	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0016	1-01509-0020	1-01548-0036
Address	1040 MADISON AVENUE	151 EAST 80 STREET	334 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	19	52	75
Year Built	1925	1922	1961
Gross SqFt	60,947	57,666	62,990
Estimated Gross Income	\$1,950,304	\$3,786,579	\$2,196,563
Gross Income per SqFt	\$32.00	\$66.00	\$34.90
Full Market Value	\$9,080,000	\$18,600,000	\$10,200,000
Market Value per SqFt	\$149.00	\$323.00	\$162.00
Distance from Cooperative in miles		0.30	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0023	1-01387-0056	1-01530-0019
Address	1033 MADISON AVENUE	900 MADISON AVENUE	245 EAST 84 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	21	65	83
Year Built	1925	1939	1986
Gross SqFt	69,585	66,731	69,000
Estimated Gross Income	\$2,219,761	\$2,882,037	\$2,309,430
Gross Income per SqFt	\$31.90	\$43.20	\$33.50
Full Market Value	\$10,300,000	\$14,100,000	\$10,800,000
Market Value per SqFt	\$148.00	\$211.00	\$157.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0030	1-01509-0020	1-01548-0036
Address	73 EAST 79 STREET	151 EAST 80 STREET	334 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	15	52	75
Year Built	1928	1922	1961
Gross SqFt	60,150	57,666	62,990
Estimated Gross Income	\$1,924,800	\$3,786,579	\$2,196,563
Gross Income per SqFt	\$32.00	\$66.00	\$34.90
Full Market Value	\$8,970,000	\$18,600,000	\$10,200,000
Market Value per SqFt	\$149.00	\$323.00	\$162.00
Distance from Cooperative in miles		0.20	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0037	1-01409-0021	1-01530-0019
Address	908 PARK AVENUE	1033 LEXINGTON AVENUE	245 EAST 84 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	25	35	83
Year Built	1925	1923	1986
Gross SqFt	70,322	71,189	69,000
Estimated Gross Income	\$2,246,084	\$2,240,974	\$2,309,430
Gross Income per SqFt	\$31.90	\$31.50	\$33.50
Full Market Value	\$10,500,000	\$10,400,000	\$10,800,000
Market Value per SqFt	\$149.00	\$146.00	\$157.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0048	1-01496-0021	
Address	40 EAST 80 STREET	1125 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	43	41	
Year Built	1967	1922	
Gross SqFt	111,231	113,052	
Estimated Gross Income	\$3,381,422	\$5,752,383	
Gross Income per SqFt	\$30.40	\$51.00	
Full Market Value	\$15,800,000	\$28,200,000	
Market Value per SqFt	\$142.00	\$249.00	
Distance from Cooperative in miles		0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0062	1-01377-0043	
Address	16 EAST 80 STREET	44 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	19	24	
Year Built	1925	1910	
Gross SqFt	11,295	11,212	
Estimated Gross Income	\$474,390	\$617,068	
Gross Income per SqFt	\$42.00	\$55.00	
Full Market Value	\$2,330,000	\$3,030,000	
Market Value per SqFt	\$206.00	\$270.00	
Distance from Cooperative in miles		0.85	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01492-0003	1-01521-0020	1-01517-0020
Address	993 5 AVENUE	145 EAST 92 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	21	49	97
Year Built	1930	1929	1927
Gross SqFt	93,389	85,924	87,192
Estimated Gross Income	\$3,175,226	\$2,160,468	\$2,247,303
Gross Income per SqFt	\$34.00	\$25.10	\$25.80
Full Market Value	\$14,800,000	\$8,950,000	\$9,310,000
Market Value per SqFt	\$158.00	\$104.00	\$107.00
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01492-0011	1-01448-0037	1-01460-0039
Address	17 EAST 80 STREET	334 EAST 74 STREET	420 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	11	35	40
Year Built	1920	1914	1910
Gross SqFt	20,615	20,490	19,370
Estimated Gross Income	\$742,140	\$952,763	\$492,512
Gross Income per SqFt	\$36.00	\$46.50	\$25.40
Full Market Value	\$3,460,000	\$4,680,000	\$2,040,000
Market Value per SqFt	\$168.00	\$228.00	\$105.00
Distance from Cooperative in miles		0.65	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01492-0037	1-01510-0020	1-01517-0050
Address	930 PARK AVENUE	1195 LEXINGTON AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	24	61	98
Year Built	1916	1987	1929
Gross SqFt	80,405	78,874	80,351
Estimated Gross Income	\$2,733,770	\$5,429,922	\$3,305,454
Gross Income per SqFt	\$34.00	\$69.00	\$41.10
Full Market Value	\$12,700,000	\$26,700,000	\$16,200,000
Market Value per SqFt	\$158.00	\$339.00	\$202.00
Distance from Cooperative in miles		0.20	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01492-0069	1-01511-0033	
Address	995 5 AVENUE	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	37	94	
Year Built	1926	1961	
Gross SqFt	142,708	147,534	
Estimated Gross Income	\$6,688,723	\$3,908,339	
Gross Income per SqFt	\$46.90	\$26.50	
Full Market Value	\$32,800,000	\$16,200,000	
Market Value per SqFt	\$230.00	\$110.00	
Distance from Cooperative in miles		0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01493-0001	1-01511-0033	
Address	998 5 AVENUE	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	18	94	
Year Built	1912	1961	
Gross SqFt	145,230	147,534	
Estimated Gross Income	\$4,414,992	\$3,908,339	
Gross Income per SqFt	\$30.40	\$26.50	
Full Market Value	\$20,600,000	\$16,200,000	
Market Value per SqFt	\$142.00	\$110.00	
Distance from Cooperative in miles		0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01493-0033	1-01471-0003	1-01517-0058
Address	940 PARK AVENUE	1470 1 AVENUE	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	30	84	60
Year Built	1926	1975	1936
Gross SqFt	64,058	63,862	64,344
Estimated Gross Income	\$1,915,334	\$2,122,134	\$2,414,129
Gross Income per SqFt	\$29.90	\$33.20	\$37.50
Full Market Value	\$8,920,000	\$9,880,000	\$11,200,000
Market Value per SqFt	\$139.00	\$155.00	\$174.00
Distance from Cooperative in miles		0.65	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01493-0037	1-01415-0021	1-01532-0016
Address	950 PARK AVENUE	1143 2 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	27	108	111
Year Built	1921	1940	1989
Gross SqFt	98,800	103,304	104,440
Estimated Gross Income	\$2,954,120	\$2,969,207	\$4,068,244
Gross Income per SqFt	\$29.90	\$28.70	\$39.00
Full Market Value	\$13,800,000	\$12,300,000	\$20,000,000
Market Value per SqFt	\$140.00	\$119.00	\$191.00
Distance from Cooperative in miles		1.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01493-0072	1-01383-0013	
Address	1001 5 AVENUE	814 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	70	43	
Year Built	1978	1913	
Gross SqFt	109,076	108,592	
Estimated Gross Income	\$3,708,584	\$8,072,138	
Gross Income per SqFt	\$34.00	\$74.00	
Full Market Value	\$17,300,000	\$39,600,000	
Market Value per SqFt	\$159.00	\$365.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01494-0001	1-01527-0045	1-01557-0025
Address	1010 5 AVENUE	200 EAST 82 STREET	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	74	246	212
Year Built	1925	1980	1998
Gross SqFt	196,727	205,261	207,037
Estimated Gross Income	\$5,675,573	\$9,538,478	\$7,281,014
Gross Income per SqFt	\$28.80	\$46.50	\$35.20
Full Market Value	\$26,400,000	\$46,800,000	\$33,900,000
Market Value per SqFt	\$134.00	\$228.00	\$164.00
Distance from Cooperative in miles		0.40	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01494-0032	1-01496-0021	
Address	960 PARK AVENUE	1125 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	32	41	
Year Built	1915	1922	
Gross SqFt	112,078	113,052	
Estimated Gross Income	\$3,866,691	\$5,752,383	
Gross Income per SqFt	\$34.50	\$51.00	
Full Market Value	\$18,000,000	\$28,200,000	
Market Value per SqFt	\$161.00	\$249.00	
Distance from Cooperative in miles		0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01494-0037	1-01517-0020	1-01521-0020
Address	970 PARK AVENUE	1327 LEXINGTON 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	D6-ELEVATOR	D6-ELEVATOR
Total Units	42	97	49
Year Built	1912	1927	1929
Gross SqFt	96,379	87,192	85,924
Estimated Gross Income	\$3,026,300	\$2,247,303	\$2,160,468
Gross Income per SqFt	\$31.40	\$25.80	\$25.10
Full Market Value	\$14,100,000	\$9,310,000	\$8,950,000
Market Value per SqFt	\$146.00	\$107.00	\$104.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01494-0041	1-01428-0007	1-01526-0017
Address	68 EAST 83 STREET	211 EAST 73 STREET	235 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	22	24	35
Year Built	1912	1930	1960
Gross SqFt	13,972	13,585	14,230
Estimated Gross Income	\$530,936	\$692,800	\$383,187
Gross Income per SqFt	\$38.00	\$51.00	\$26.90
Full Market Value	\$2,470,000	\$3,400,000	\$1,590,000
Market Value per SqFt	\$177.00	\$250.00	\$112.00
Distance from Cooperative in miles		0.55	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01494-0050	1-01517-0050	1-01531-0035
Address	1095 MADISON AVENUE	1329 LEXINGTON AVENUE	228 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	D7-ELEVATOR
Total Units	34	98	111
Year Built	1912	1929	1986
Gross SqFt	81,125	80,351	81,100
Estimated Gross Income	\$2,591,943	\$3,305,454	\$3,323,455
Gross Income per SqFt	\$31.90	\$41.10	\$41.00
Full Market Value	\$12,100,000	\$16,200,000	\$16,300,000
Market Value per SqFt	\$149.00	\$202.00	\$201.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01494-0059	1-01421-0005	1-01418-0045
Address	8 EAST 83 STREET	205 EAST 66 STREET	1081 3 AVENUE
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	81	257	116
Year Built	1963	1880	1968
Gross SqFt	179,576	170,424	174,273
Estimated Gross Income	\$5,198,725	\$5,105,568	\$7,529,991
Gross Income per SqFt	\$28.90	\$30.00	\$43.20
Full Market Value	\$24,200,000	\$23,800,000	\$37,000,000
Market Value per SqFt	\$135.00	\$140.00	\$212.00
Distance from Cooperative in miles		0.90	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01494-0069	1-01427-0028	1-01447-0023
Address	1016 5 AVENUE	1393 2 AVENUE	1347 1 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	65	149	145
Year Built	1929	1964	1962
Gross SqFt	166,600	166,432	165,527
Estimated Gross Income	\$4,289,950	\$5,750,346	\$4,826,057
Gross Income per SqFt	\$25.80	\$34.60	\$29.20
Full Market Value	\$17,800,000	\$26,800,000	\$22,500,000
Market Value per SqFt	\$107.00	\$161.00	\$136.00
Distance from Cooperative in miles		0.65	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01495-0001	1-01393-0040	1-01517-0043
Address	1020 5 AVENUE	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	14	42	51
Year Built	1925	1899	1938
Gross SqFt	66,983	62,472	64,272
Estimated Gross Income	\$2,143,456	\$3,219,139	\$1,688,719
Gross Income per SqFt	\$32.00	\$52.00	\$26.30
Full Market Value	\$9,980,000	\$15,800,000	\$6,990,000
Market Value per SqFt	\$149.00	\$253.00	\$109.00
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01495-0004	1-01424-0001	1-01568-0021
Address	1025 5 AVENUE	201 EAST 69 STREET	1673 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	168	309	385
Year Built	1955	1927	1974
Gross SqFt	312,550	316,500	315,710
Estimated Gross Income	\$11,251,800	\$16,516,061	\$15,495,147
Gross Income per SqFt	\$36.00	\$52.00	\$49.10
Full Market Value	\$52,400,000	\$81,100,000	\$76,100,000
Market Value per SqFt	\$168.00	\$256.00	\$241.00
Distance from Cooperative in miles		0.80	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01495-0049	1-01516-0052	
Address	1115 MADISON AVENUE	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	63	154	
Year Built	1963	1963	
Gross SqFt	137,375	128,132	
Estimated Gross Income	\$3,983,875	\$3,830,555	
Gross Income per SqFt	\$29.00	\$29.90	
Full Market Value	\$18,600,000	\$17,800,000	
Market Value per SqFt	\$135.00	\$139.00	
Distance from Cooperative in miles		0.30	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01495-0059	1-01429-0037	1-01512-0030
Address	20 EAST 84 STREET	222 EAST 75 STREET	16S EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	25	41	40
Year Built	1910	1930	1929
Gross SqFt	23,948	23,490	22,990
Estimated Gross Income	\$838,180	\$760,171	\$963,233
Gross Income per SqFt	\$35.00	\$32.40	\$41.90
Full Market Value	\$3,900,000	\$3,540,000	\$4,730,000
Market Value per SqFt	\$163.00	\$151.00	\$206.00
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-0001	1-01490-0122	1-01431-0016
Address	1030 5 AVENUE	555 EAST 78 STREET	231 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	18	87	90
Year Built	1925	1940	1938
Gross SqFt	86,666	75,854	82,065
Estimated Gross Income	\$2,773,312	\$2,827,503	\$1,892,995
Gross Income per SqFt	\$32.00	\$37.30	\$23.07
Full Market Value	\$12,900,000	\$13,200,000	\$7,840,000
Market Value per SqFt	\$149.00	\$174.00	\$96.00
Distance from Cooperative in miles		0.90	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-0006	1-01578-0023	1-01502-0056
Address	3 EAST 84 STREET	40 EAST END AVENUE	26 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	43	28
Year Built	1928	1920	1911
Gross SqFt	33,911	34,792	32,929
Estimated Gross Income	\$1,119,063	\$1,108,062	\$1,298,656
Gross Income per SqFt	\$33.00	\$31.80	\$39.40
Full Market Value	\$5,210,000	\$5,160,000	\$6,380,000
Market Value per SqFt	\$154.00	\$148.00	\$194.00
Distance from Cooperative in miles		0.85	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-0013	1-01382-0049	1-01549-0024
Address	17 EAST 84 STREET	30 EAST 68 STREET	1653 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	22	36	46
Year Built	1925	1925	1910
Gross SqFt	39,222	41,371	36,237
Estimated Gross Income	\$1,333,548	\$2,682,216	\$1,412,421
Gross Income per SqFt	\$34.00	\$65.00	\$39.00
Full Market Value	\$6,210,000	\$13,200,000	\$6,930,000
Market Value per SqFt	\$158.00	\$319.00	\$191.00
Distance from Cooperative in miles		0.85	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-0034	1-01447-0023	1-01427-0028
Address	1000 PARK AVENUE	1347 1 AVENUE	1393 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	70	145	149
Year Built	1916	1962	1964
Gross SqFt	164,672	165,527	166,432
Estimated Gross Income	\$4,404,976	\$4,826,057	\$5,750,346
Gross Income per SqFt	\$26.80	\$29.20	\$34.60
Full Market Value	\$18,200,000	\$22,500,000	\$26,800,000
Market Value per SqFt	\$111.00	\$136.00	\$161.00
Distance from Cooperative in miles		0.75	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-0054	1-01494-0015	
Address	1133 MADISON AVENUE	1094 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	66	112	
Year Built	1925	1911	
Gross SqFt	107,547	106,947	
Estimated Gross Income	\$3,151,127	\$5,988,708	
Gross Income per SqFt	\$29.30	\$56.00	
Full Market Value	\$14,700,000	\$29,400,000	
Market Value per SqFt	\$137.00	\$275.00	
Distance from Cooperative in miles		0.15	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-0065	1-01453-0021	1-01531-0028
Address	10 EAST 85 STREET	353 EAST 78 STREET	244 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	D7-ELEVATOR
Total Units	38	67	40
Year Built	1925	1986	1920
Gross SqFt	54,696	53,662	54,763
Estimated Gross Income	\$1,520,548	\$1,763,333	\$2,285,177
Gross Income per SqFt	\$27.80	\$32.90	\$41.70
Full Market Value	\$6,300,000	\$8,210,000	\$11,200,000
Market Value per SqFt	\$115.00	\$153.00	\$205.00
Distance from Cooperative in miles		0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-0071	1-01512-0040	1-01568-0001
Address	1035 5 AVENUE	1482 3 AVENUE	1700 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	76	185	213
Year Built	1928	1963	1964
Gross SqFt	233,923	224,000	227,259
Estimated Gross Income	\$6,772,070	\$7,022,973	\$5,780,597
Gross Income per SqFt	\$28.90	\$31.40	\$25.40
Full Market Value	\$31,500,000	\$32,700,000	\$23,900,000
Market Value per SqFt	\$135.00	\$146.00	\$105.00
Distance from Cooperative in miles		0.30	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0001	1-01511-0033	1-01524-0001
Address	1040 5 AVENUE	1450 3 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	94	86
Year Built	1930	1961	1925
Gross SqFt	146,235	147,534	165,834
Estimated Gross Income	\$4,825,755	\$3,908,339	\$4,671,669
Gross Income per SqFt	\$33.00	\$26.50	\$28.20
Full Market Value	\$22,500,000	\$16,200,000	\$19,400,000
Market Value per SqFt	\$154.00	\$110.00	\$117.00
Distance from Cooperative in miles		0.30	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0005	1-01578-0023	1-01502-0056
Address	3 EAST 85 STREET	40 EAST END AVENUE	26 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	43	28
Year Built	1913	1920	1911
Gross SqFt	32,762	34,792	32,929
Estimated Gross Income	\$1,081,146	\$1,108,062	\$1,298,656
Gross Income per SqFt	\$33.00	\$31.80	\$39.40
Full Market Value	\$5,040,000	\$5,160,000	\$6,380,000
Market Value per SqFt	\$154.00	\$148.00	\$194.00
Distance from Cooperative in miles		0.85	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0007	1-01529-0018	1-01391-0002
Address	7 EAST 85 STREET	235 EAST 83 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	55	38
Year Built	1928	1963	1923
Gross SqFt	37,099	36,800	39,030
Estimated Gross Income	\$1,261,366	\$1,007,825	\$1,719,463
Gross Income per SqFt	\$34.00	\$27.40	\$44.10
Full Market Value	\$5,880,000	\$4,170,000	\$8,440,000
Market Value per SqFt	\$158.00	\$113.00	\$216.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0021	1-01422-0048	
Address	35 EAST 85 STREET	210 EAST 68 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	169	210	
Year Built	1959	1929	
Gross SqFt	242,861	243,802	
Estimated Gross Income	\$7,378,117	\$10,785,305	
Gross Income per SqFt	\$30.40	\$44.20	
Full Market Value	\$34,400,000	\$52,900,000	
Market Value per SqFt	\$142.00	\$217.00	
Distance from Cooperative in miles		0.95	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0028	1-01415-0021	1-01532-0016
Address	45 EAST 85 STREET	1143 2 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	48	108	111
Year Built	1925	1940	1989
Gross SqFt	104,000	103,304	104,440
Estimated Gross Income	\$3,053,440	\$2,969,207	\$4,068,244
Gross Income per SqFt	\$29.40	\$28.70	\$39.00
Full Market Value	\$14,200,000	\$12,300,000	\$20,000,000
Market Value per SqFt	\$137.00	\$119.00	\$191.00
Distance from Cooperative in miles		1.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0034	1-01496-0021	1-01508-0001
Address	1020 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	57	41	70
Year Built	1962	1922	1913
Gross SqFt	117,879	113,052	113,281
Estimated Gross Income	\$4,007,886	\$5,752,383	\$3,205,420
Gross Income per SqFt	\$34.00	\$51.00	\$28.30
Full Market Value	\$18,700,000	\$28,200,000	\$13,300,000
Market Value per SqFt	\$159.00	\$249.00	\$117.00
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0041	1-01415-0021	1-01532-0016
Address	1036 PARK AVENUE	1143 2 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	73	108	111
Year Built	1957	1940	1989
Gross SqFt	97,755	103,304	104,440
Estimated Gross Income	\$3,225,915	\$2,969,207	\$4,068,244
Gross Income per SqFt	\$33.00	\$28.70	\$39.00
Full Market Value	\$15,000,000	\$12,300,000	\$20,000,000
Market Value per SqFt	\$153.00	\$119.00	\$191.00
Distance from Cooperative in miles		1.30	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0044	1-01453-0021	1-01439-0023
Address	68 EAST 86 STREET	353 EAST 78 STREET	1185 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	27	67	61
Year Built	1912	1986	1996
Gross SqFt	53,220	53,662	50,225
Estimated Gross Income	\$1,596,600	\$1,763,333	\$2,138,078
Gross Income per SqFt	\$30.00	\$32.90	\$42.60
Full Market Value	\$7,440,000	\$8,210,000	\$10,500,000
Market Value per SqFt	\$140.00	\$153.00	\$209.00
Distance from Cooperative in miles		0.55	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0046	1-01509-0020	1-01448-0001
Address	64 EAST 86 STREET	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	40	52	66
Year Built	1917	1922	1966
Gross SqFt	59,948	57,666	56,980
Estimated Gross Income	\$1,756,476	\$3,786,579	\$1,633,157
Gross Income per SqFt	\$29.30	\$66.00	\$28.70
Full Market Value	\$8,180,000	\$18,600,000	\$6,760,000
Market Value per SqFt	\$136.00	\$323.00	\$119.00
Distance from Cooperative in miles		0.30	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0073	1-01570-0024	
Address	1045 5 AVENUE	435 EAST 90 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	19	66	
Year Built	1967	1920	
Gross SqFt	43,900	46,421	
Estimated Gross Income	\$1,317,000	\$1,288,286	
Gross Income per SqFt	\$30.00	\$27.80	
Full Market Value	\$6,130,000	\$5,340,000	
Market Value per SqFt	\$140.00	\$115.00	
Distance from Cooperative in miles		0.75	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0001	1-01527-0028	1-01410-0033
Address	1050 5 AVENUE	1571 2 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	94	182	114
Year Built	1960	1963	1962
Gross SqFt	190,640	189,612	181,549
Estimated Gross Income	\$5,986,096	\$4,814,679	\$6,975,958
Gross Income per SqFt	\$31.40	\$25.40	\$38.40
Full Market Value	\$27,900,000	\$19,900,000	\$34,200,000
Market Value per SqFt	\$146.00	\$105.00	\$188.00
Distance from Cooperative in miles		0.50	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0010	1-01526-0021	1-01516-0052
Address	11 EAST 86 STREET	1543 2 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	117	154
Year Built	1960	1959	1963
Gross SqFt	126,440	123,524	128,132
Estimated Gross Income	\$3,666,760	\$2,834,203	\$3,830,555
Gross Income per SqFt	\$29.00	\$22.94	\$29.90
Full Market Value	\$17,100,000	\$11,700,000	\$17,800,000
Market Value per SqFt	\$135.00	\$95.00	\$139.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0014	1-01546-0001	1-01425-0001
Address	1178 MADISON AVENUE	303 EAST 83 STREET	1213 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	118	263	201
Year Built	1926	1977	1961
Gross SqFt	263,334	268,750	265,980
Estimated Gross Income	\$7,373,352	\$11,148,976	\$11,576,977
Gross Income per SqFt	\$28.00	\$41.50	\$43.50
Full Market Value	\$30,500,000	\$54,700,000	\$56,800,000
Market Value per SqFt	\$116.00	\$204.00	\$214.00
Distance from Cooperative in miles		0.55	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0020	1-01521-0020	1-01517-0020
Address	49 EAST 86 STREET	145 EAST 92 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	49	97
Year Built	1930	1929	1927
Gross SqFt	86,553	85,924	87,192
Estimated Gross Income	\$2,596,590	\$2,160,468	\$2,247,303
Gross Income per SqFt	\$30.00	\$25.10	\$25.80
Full Market Value	\$12,100,000	\$8,950,000	\$9,310,000
Market Value per SqFt	\$140.00	\$104.00	\$107.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0027	1-01471-0003	1-01517-0058
Address	61 EAST 86 STREET	1470 1 AVENUE	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	48	84	60
Year Built	1910	1975	1936
Gross SqFt	64,922	63,862	64,344
Estimated Gross Income	\$1,902,214	\$2,122,134	\$2,414,129
Gross Income per SqFt	\$29.30	\$33.20	\$37.50
Full Market Value	\$8,860,000	\$9,880,000	\$11,200,000
Market Value per SqFt	\$136.00	\$155.00	\$174.00
Distance from Cooperative in miles		0.80	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0033	1-01447-0023	1-01427-0028
Address	1040 PARK AVENUE	1347 1 AVENUE	1393 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	92	145	149
Year Built	1925	1962	1964
Gross SqFt	162,651	165,527	166,432
Estimated Gross Income	\$4,350,914	\$4,826,057	\$5,750,346
Gross Income per SqFt	\$26.70	\$29.20	\$34.60
Full Market Value	\$18,000,000	\$22,500,000	\$26,800,000
Market Value per SqFt	\$111.00	\$136.00	\$161.00
Distance from Cooperative in miles		0.85	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0037	1-01511-0033	1-01516-0013
Address	1050 PARK 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	64	94	123
Year Built	1923	1961	1962
Gross SqFt	150,782	147,534	151,184
Estimated Gross Income	\$3,882,636	\$3,908,339	\$4,670,380
Gross Income per SqFt	\$25.70	\$26.50	\$30.90
Full Market Value	\$16,100,000	\$16,200,000	\$21,800,000
Market Value per SqFt	\$107.00	\$110.00	\$144.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0043	1-01432-0030	1-01451-0040
Address	62 EAST 87 STREET	258 EAST 78 STREET	330 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	20	20
Year Built	1923	1940	1900
Gross SqFt	10,220	10,250	10,130
Estimated Gross Income	\$419,020	\$393,888	\$443,151
Gross Income per SqFt	\$41.00	\$38.40	\$43.70
Full Market Value	\$2,060,000	\$1,930,000	\$2,180,000
Market Value per SqFt	\$202.00	\$188.00	\$215.00
Distance from Cooperative in miles		0.55	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0045	1-01509-0064	1-01527-0009
Address	56 EAST 87 STREET	108 EAST 81 STREET	219 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	33	20	53
Year Built	1923	1922	1972
Gross SqFt	33,402	32,383	36,720
Estimated Gross Income	\$1,135,668	\$1,125,344	\$1,243,097
Gross Income per SqFt	\$34.00	\$34.80	\$33.90
Full Market Value	\$5,290,000	\$5,240,000	\$5,790,000
Market Value per SqFt	\$158.00	\$162.00	\$158.00
Distance from Cooperative in miles		0.30	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0061	1-01570-0024	
Address	12 EAST 87 STREET	435 EAST 90 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	32	66	
Year Built	1920	1920	
Gross SqFt	45,000	46,421	
Estimated Gross Income	\$1,440,000	\$1,288,286	
Gross Income per SqFt	\$32.00	\$27.80	
Full Market Value	\$6,710,000	\$5,340,000	
Market Value per SqFt	\$149.00	\$115.00	
Distance from Cooperative in miles		0.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0069	1-01511-0033	1-01516-0013
Address	1056 5 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	81	94	123
Year Built	1951	1961	1962
Gross SqFt	154,575	147,534	151,184
Estimated Gross Income	\$4,482,675	\$3,908,339	\$4,670,380
Gross Income per SqFt	\$29.00	\$26.50	\$30.90
Full Market Value	\$20,900,000	\$16,200,000	\$21,800,000
Market Value per SqFt	\$135.00	\$110.00	\$144.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0001	1-01532-0004	1-01561-0001
Address	1060 5 AVENUE	1533 3 AVENUE	1562 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	53	179	205
Year Built	1928	1991	1964
Gross SqFt	218,907	222,000	210,428
Estimated Gross Income	\$6,348,303	\$7,937,971	\$5,417,988
Gross Income per SqFt	\$29.00	\$35.80	\$25.70
Full Market Value	\$29,600,000	\$37,000,000	\$22,400,000
Market Value per SqFt	\$135.00	\$167.00	\$106.00
Distance from Cooperative in miles		0.40	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0010	1-01510-0020	1-01472-0022
Address	11 EAST 87 STREET	1195 LEXINGTON AVENUE	1453 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	90	61	96
Year Built	1954	1987	1958
Gross SqFt	78,700	78,874	75,936
Estimated Gross Income	\$2,518,400	\$5,429,922	\$2,684,056
Gross Income per SqFt	\$32.00	\$69.00	\$35.30
Full Market Value	\$11,700,000	\$26,700,000	\$12,500,000
Market Value per SqFt	\$149.00	\$339.00	\$165.00
Distance from Cooperative in miles		0.40	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0014	1-01527-0045	1-01557-0025
Address	1190 MADISON AVENUE	200 EAST 82 STREET	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	86	246	212
Year Built	1927	1980	1998
Gross SqFt	204,195	205,261	207,037
Estimated Gross Income	\$5,921,655	\$9,538,478	\$7,281,014
Gross Income per SqFt	\$29.00	\$46.50	\$35.20
Full Market Value	\$27,600,000	\$46,800,000	\$33,900,000
Market Value per SqFt	\$135.00	\$228.00	\$164.00
Distance from Cooperative in miles		0.50	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0020	1-01496-0021	1-01508-0001
Address	1211 MADISON 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	62	41	70
Year Built	1948	1922	1913
Gross SqFt	116,190	113,052	113,281
Estimated Gross Income	\$3,363,700	\$5,752,383	\$3,205,420
Gross Income per SqFt	\$28.90	\$51.00	\$28.30
Full Market Value	\$15,700,000	\$28,200,000	\$13,300,000
Market Value per SqFt	\$135.00	\$249.00	\$117.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0025	1-01511-0033	1-01516-0013
Address	55 EAST 87 STREET	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	129	94	123
Year Built	1963	1961	1962
Gross SqFt	156,729	147,534	151,184
Estimated Gross Income	\$4,545,141	\$3,908,339	\$4,670,380
Gross Income per SqFt	\$29.00	\$26.50	\$30.90
Full Market Value	\$21,200,000	\$16,200,000	\$21,800,000
Market Value per SqFt	\$135.00	\$110.00	\$144.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0032	1-01496-0021	1-01583-0050
Address	1060 PARK AVENUE	1125 MADISON AVENUE	1654 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	90	41	104
Year Built	1924	1922	1963
Gross SqFt	119,281	113,052	121,500
Estimated Gross Income	\$3,578,430	\$5,752,383	\$2,638,410
Gross Income per SqFt	\$30.00	\$51.00	\$21.72
Full Market Value	\$16,700,000	\$28,200,000	\$10,900,000
Market Value per SqFt	\$140.00	\$249.00	\$90.00
Distance from Cooperative in miles		0.15	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0040	1-01561-0001	1-01557-0025
Address	1070 PARK AVENUE	1562 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	77	205	212
Year Built	1928	1964	1998
Gross SqFt	208,788	210,428	207,037
Estimated Gross Income	\$6,054,852	\$5,417,988	\$7,281,014
Gross Income per SqFt	\$29.00	\$25.70	\$35.20
Full Market Value	\$28,200,000	\$22,400,000	\$33,900,000
Market Value per SqFt	\$135.00	\$106.00	\$164.00
Distance from Cooperative in miles		0.65	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0051	1-01527-0028	1-01410-0033
Address	1217 MADISON AVENUE	1571 2 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	93	182	114
Year Built	1930	1963	1962
Gross SqFt	181,011	189,612	181,549
Estimated Gross Income	\$4,661,033	\$4,814,679	\$6,975,958
Gross Income per SqFt	\$25.70	\$25.40	\$38.40
Full Market Value	\$19,300,000	\$19,900,000	\$34,200,000
Market Value per SqFt	\$107.00	\$105.00	\$188.00
Distance from Cooperative in miles		0.45	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0060	1-01519-0028	1-01526-0034
Address	20 EAST 88 STREET	165 EAST 90 STREET	228 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	18	15	28
Year Built	1923	1910	1930
Gross SqFt	9,995	10,000	10,060
Estimated Gross Income	\$389,805	\$385,990	\$406,197
Gross Income per SqFt	\$39.00	\$38.60	\$40.40
Full Market Value	\$1,910,000	\$1,890,000	\$1,990,000
Market Value per SqFt	\$191.00	\$189.00	\$198.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0065	1-01509-0020	1-01448-0001
Address	4 EAST 88 STREET	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	37	52	66
Year Built	1922	1922	1966
Gross SqFt	57,726	57,666	56,980
Estimated Gross Income	\$1,604,782	\$3,786,579	\$1,633,157
Gross Income per SqFt	\$27.80	\$66.00	\$28.70
Full Market Value	\$6,650,000	\$18,600,000	\$6,760,000
Market Value per SqFt	\$115.00	\$323.00	\$119.00
Distance from Cooperative in miles		0.45	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0069	1-01509-0020	1-01448-0001
Address	1068 5 AVENUE	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	15	52	66
Year Built	1930	1922	1966
Gross SqFt	58,110	57,666	56,980
Estimated Gross Income	\$1,685,190	\$3,786,579	\$1,633,157
Gross Income per SqFt	\$29.00	\$66.00	\$28.70
Full Market Value	\$7,850,000	\$18,600,000	\$6,760,000
Market Value per SqFt	\$135.00	\$323.00	\$119.00
Distance from Cooperative in miles		0.45	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0071	1-01492-0056	1-01439-0023
Address	1067 5 AVENUE	1070 MADISON AVENUE	1185 1 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	14	21	61
Year Built	1917	1920	1996
Gross SqFt	50,700	47,380	50,225
Estimated Gross Income	\$1,541,280	\$2,353,784	\$2,138,078
Gross Income per SqFt	\$30.40	\$49.70	\$42.60
Full Market Value	\$7,180,000	\$11,600,000	\$10,500,000
Market Value per SqFt	\$142.00	\$245.00	\$209.00
Distance from Cooperative in miles		0.35	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01500-0009	1-01453-0035	1-01441-0014
Address	11 EAST 88 STREET	334 EAST 79 STREET	321 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	46	45
Year Built	1955	1920	1959
Gross SqFt	28,000	27,124	27,210
Estimated Gross Income	\$924,000	\$1,007,468	\$807,570
Gross Income per SqFt	\$33.00	\$37.10	\$29.70
Full Market Value	\$4,300,000	\$4,690,000	\$3,760,000
Market Value per SqFt	\$154.00	\$173.00	\$138.00
Distance from Cooperative in miles		0.75	1.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01500-0015	1-01447-0023	1-01427-0028
Address	1220 MADISON AVENUE	1347 1 AVENUE	1393 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	105	145	149
Year Built	1937	1962	1964
Gross SqFt	160,357	165,527	166,432
Estimated Gross Income	\$4,289,549	\$4,826,057	\$5,750,346
Gross Income per SqFt	\$26.70	\$29.20	\$34.60
Full Market Value	\$17,800,000	\$22,500,000	\$26,800,000
Market Value per SqFt	\$111.00	\$136.00	\$161.00
Distance from Cooperative in miles		0.95	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01500-0020	1-01447-0023	1-01427-0028
Address	1225 MADISON AVENUE	1347 1 AVENUE	1393 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	63	145	149
Year Built	1930	1962	1964
Gross SqFt	165,364	165,527	166,432
Estimated Gross Income	\$4,423,487	\$4,826,057	\$5,750,346
Gross Income per SqFt	\$26.80	\$29.20	\$34.60
Full Market Value	\$18,300,000	\$22,500,000	\$26,800,000
Market Value per SqFt	\$111.00	\$136.00	\$161.00
Distance from Cooperative in miles		0.90	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01500-0040	1-01422-0048	1-01568-0001
Address	1088 PARK AVENUE	210 EAST 68 STREET	1700 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	90	210	213
Year Built	1925	1929	1964
Gross SqFt	237,164	243,802	227,259
Estimated Gross Income	\$7,446,949	\$10,785,305	\$5,780,597
Gross Income per SqFt	\$31.40	\$44.20	\$25.40
Full Market Value	\$34,700,000	\$52,900,000	\$23,900,000
Market Value per SqFt	\$146.00	\$217.00	\$105.00
Distance from Cooperative in miles		1.10	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01500-0045	1-01453-0027	1-01465-0001
Address	48 EAST 89 STREET	350 EAST 79 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	211	240	429
Year Built	1973	1989	1979
Gross SqFt	364,623	364,690	357,785
Estimated Gross Income	\$12,196,639	\$23,139,484	\$15,654,870
Gross Income per SqFt	\$33.40	\$63.00	\$43.80
Full Market Value	\$56,800,000	\$114,000,000	\$76,800,000
Market Value per SqFt	\$156.00	\$313.00	\$215.00
Distance from Cooperative in miles		0.65	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01501-0001	1-01494-0015	1-01383-0013
Address	1080 5 AVENUE	1094 MADISON AVENUE	814 MADISON 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	48	112	43
Year Built	1961	1911	1913
Gross SqFt	109,262	106,947	108,592
Estimated Gross Income	\$3,168,598	\$5,988,708	\$8,072,138
Gross Income per SqFt	\$29.00	\$56.00	\$74.00
Full Market Value	\$14,800,000	\$29,400,000	\$39,600,000
Market Value per SqFt	\$135.00	\$275.00	\$365.00
Distance from Cooperative in miles		0.35	1.05

	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	\$4,104,096	\$5,105,568	\$4,671,669
Gross Income per SqFt	\$26.30	\$30.00	\$28.20
Full Market Value	\$17,000,000	\$23,800,000	\$19,400,000
Market Value per SqFt	\$109.00	\$140.00	\$117.00
Distance from Cooperative in miles		1.25	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01501-0033	1-01422-0048	1-01532-0001
Address	1100 PARK AVENUE	210 EAST 68 STREET	203 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	D7-ELEVATOR
Total Units	70	210	257
Year Built	1930	1929	1986
Gross SqFt	244,935	243,802	256,810
Estimated Gross Income	\$7,090,868	\$10,785,305	\$11,139,781
Gross Income per SqFt	\$28.90	\$44.20	\$43.40
Full Market Value	\$33,000,000	\$52,900,000	\$54,700,000
Market Value per SqFt	\$135.00	\$217.00	\$213.00
Distance from Cooperative in miles		1.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01501-0040	1-01526-0021	1-01516-0052
Address	1112 PARK AVENUE	1543 2 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	45	117	154
Year Built	1927	1959	1963
Gross SqFt	128,811	123,524	128,132
Estimated Gross Income	\$3,729,078	\$2,834,203	\$3,830,555
Gross Income per SqFt	\$28.90	\$22.94	\$29.90
Full Market Value	\$17,400,000	\$11,700,000	\$17,800,000
Market Value per SqFt	\$135.00	\$95.00	\$139.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01501-0056	1-01447-0023	
Address	1246 MADISON AVENUE	1347 1 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	60	145	
Year Built	1929	1962	
Gross SqFt	166,317	165,527	
Estimated Gross Income	\$4,448,979	\$4,826,057	
Gross Income per SqFt	\$26.70	\$29.20	
Full Market Value	\$18,400,000	\$22,500,000	
Market Value per SqFt	\$111.00	\$136.00	
Distance from Cooperative in miles		1.00	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01502-0017	1-01494-0015	1-01532-0016
Address	1254 MADISON AVENUE	1094 MADISON AVENUE	241 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	112	111
Year Built	1927	1911	1989
Gross SqFt	104,445	106,947	104,440
Estimated Gross Income	\$3,551,130	\$5,988,708	\$4,068,244
Gross Income per SqFt	\$34.00	\$56.00	\$39.00
Full Market Value	\$16,500,000	\$29,400,000	\$20,000,000
Market Value per SqFt	\$158.00	\$275.00	\$191.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01502-0020	1-01416-0012	1-01391-0002
Address	1261 MADISON AVENUE	223 EAST 61 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	16	48	38
Year Built	1901	1942	1923
Gross SqFt	37,240	39,510	39,030
Estimated Gross Income	\$1,303,400	\$1,042,259	\$1,719,463
Gross Income per SqFt	\$35.00	\$26.40	\$44.10
Full Market Value	\$6,070,000	\$4,320,000	\$8,440,000
Market Value per SqFt	\$163.00	\$109.00	\$216.00
Distance from Cooperative in miles		1.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01502-0023	1-01453-0021	1-01531-0028
Address	51 EAST 90 STREET	353 EAST 78 STREET	244 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	D7-ELEVATOR
Total Units	40	67	40
Year Built	1928	1986	1920
Gross SqFt	51,475	53,662	54,763
Estimated Gross Income	\$1,564,840	\$1,763,333	\$2,285,177
Gross Income per SqFt	\$30.40	\$32.90	\$41.70
Full Market Value	\$7,290,000	\$8,210,000	\$11,200,000
Market Value per SqFt	\$142.00	\$153.00	\$205.00
Distance from Cooperative in miles		0.75	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01502-0033	1-01561-0001	1-01557-0025
Address	1120 PARK AVENUE	1562 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	75	205	212
Year Built	1929	1964	1998
Gross SqFt	213,729	210,428	207,037
Estimated Gross Income	\$6,187,454	\$5,417,988	\$7,281,014
Gross Income per SqFt	\$28.90	\$25.70	\$35.20
Full Market Value	\$28,800,000	\$22,400,000	\$33,900,000
Market Value per SqFt	\$135.00	\$106.00	\$164.00
Distance from Cooperative in miles		0.75	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01502-0040	1-01511-0033	1-01516-0013
Address	1128 PARK 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	47	94	123
Year Built	1927	1961	1962
Gross SqFt	159,372	147,534	151,184
Estimated Gross Income	\$4,103,829	\$3,908,339	\$4,670,380
Gross Income per SqFt	\$25.80	\$26.50	\$30.90
Full Market Value	\$17,000,000	\$16,200,000	\$21,800,000
Market Value per SqFt	\$107.00	\$110.00	\$144.00
Distance from Cooperative in miles		0.45	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01503-0014	1-01496-0021	1-01508-0001
Address	1274 MADISON 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	42	41	70
Year Built	1948	1922	1913
Gross SqFt	112,857	113,052	113,281
Estimated Gross Income	\$3,267,210	\$5,752,383	\$3,205,420
Gross Income per SqFt	\$28.90	\$51.00	\$28.30
Full Market Value	\$15,200,000	\$28,200,000	\$13,300,000
Market Value per SqFt	\$135.00	\$249.00	\$117.00
Distance from Cooperative in miles		0.35	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01503-0038	1-01427-0028	1-01447-0023
Address	1150 PARK AVENUE	1393 2 AVENUE	1347 1 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	93	149	145
Year Built	1940	1964	1962
Gross SqFt	166,742	166,432	165,527
Estimated Gross Income	\$5,402,440	\$5,750,346	\$4,826,057
Gross Income per SqFt	\$32.40	\$34.60	\$29.20
Full Market Value	\$25,200,000	\$26,800,000	\$22,500,000
Market Value per SqFt	\$151.00	\$161.00	\$136.00
Distance from Cooperative in miles		1.00	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01503-0069	1-01516-0052	
Address	1107 5 AVENUE	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	30	154	
Year Built	1925	1963	
Gross SqFt	136,240	128,132	
Estimated Gross Income	\$4,277,936	\$3,830,555	
Gross Income per SqFt	\$31.40	\$29.90	
Full Market Value	\$19,900,000	\$17,800,000	
Market Value per SqFt	\$146.00	\$139.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01504-0031	1-01527-0028	1-01410-0033
Address	1160 PARK AVENUE	1571 2 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	67	182	114
Year Built	1926	1963	1962
Gross SqFt	181,136	189,612	181,549
Estimated Gross Income	\$4,664,252	\$4,814,679	\$6,975,958
Gross Income per SqFt	\$25.80	\$25.40	\$38.40
Full Market Value	\$19,300,000	\$19,900,000	\$34,200,000
Market Value per SqFt	\$107.00	\$105.00	\$188.00
Distance from Cooperative in miles		0.65	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01504-0040	1-01496-0021	1-01583-0050
Address	1172 PARK AVENUE	1125 MADISON AVENUE	1654 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	50	41	104
Year Built	1926	1922	1963
Gross SqFt	121,642	113,052	121,500
Estimated Gross Income	\$3,892,544	\$5,752,383	\$2,638,410
Gross Income per SqFt	\$32.00	\$51.00	\$21.72
Full Market Value	\$18,100,000	\$28,200,000	\$10,900,000
Market Value per SqFt	\$149.00	\$249.00	\$90.00
Distance from Cooperative in miles		0.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01504-0056	1-01492-0056	1-01439-0023
Address	24 EAST 93 STREET	1070 MADISON AVENUE	1185 1 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	50	21	61
Year Built	1925	1920	1996
Gross SqFt	49,520	47,380	50,225
Estimated Gross Income	\$1,505,408	\$2,353,784	\$2,138,078
Gross Income per SqFt	\$30.40	\$49.70	\$42.60
Full Market Value	\$7,010,000	\$11,600,000	\$10,500,000
Market Value per SqFt	\$142.00	\$245.00	\$209.00
Distance from Cooperative in miles		0.60	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01504-0069	1-01527-0028	1-01410-0033
Address	1115 5 AVENUE	1571 2 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	42	182	114
Year Built	1926	1963	1962
Gross SqFt	184,263	189,612	181,549
Estimated Gross Income	\$5,343,627	\$4,814,679	\$6,975,958
Gross Income per SqFt	\$29.00	\$25.40	\$38.40
Full Market Value	\$24,900,000	\$19,900,000	\$34,200,000
Market Value per SqFt	\$135.00	\$105.00	\$188.00
Distance from Cooperative in miles		0.70	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01505-0001	1-01490-0122	1-01437-0041
Address	1120 5 AVENUE	555 EAST 78 STREET	330 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	45	87	90
Year Built	1925	1940	1949
Gross SqFt	165,357	75,854	70,992
Estimated Gross Income	\$4,257,942	\$2,827,503	\$2,205,767
Gross Income per SqFt	\$25.70	\$37.30	\$31.10
Full Market Value	\$17,600,000	\$13,200,000	\$10,300,000
Market Value per SqFt	\$106.00	\$174.00	\$145.00
Distance from Cooperative in miles		1.10	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01505-0040	1-01527-0045	1-01557-0025
Address	1192 PARK AVENUE	200 EAST 82 STREET	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	78	246	212
Year Built	1926	1980	1998
Gross SqFt	196,577	205,261	207,037
Estimated Gross Income	\$5,700,733	\$9,538,478	\$7,281,014
Gross Income per SqFt	\$29.00	\$46.50	\$35.20
Full Market Value	\$26,600,000	\$46,800,000	\$33,900,000
Market Value per SqFt	\$135.00	\$228.00	\$164.00
Distance from Cooperative in miles		0.65	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01505-0044	1-01472-0034	1-01438-0014
Address	64 EAST 94 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	1962	1936	1920
Gross SqFt	44,750	44,856	47,008
Estimated Gross Income	\$1,432,000	\$1,416,783	\$2,646,246
Gross Income per SqFt	\$32.00	\$31.60	\$56.00
Full Market Value	\$6,670,000	\$6,600,000	\$13,000,000
Market Value per SqFt	\$149.00	\$147.00	\$277.00
Distance from Cooperative in miles		1.00	1.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01505-0056	1-01453-0021	1-01531-0028
Address	28 EAST 94 STREET	353 EAST 78 STREET	244 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	D7-ELEVATOR
Total Units	41	67	40
Year Built	1900	1986	1920
Gross SqFt	51,912	53,662	54,763
Estimated Gross Income	\$1,557,360	\$1,763,333	\$2,285,177
Gross Income per SqFt	\$30.00	\$32.90	\$41.70
Full Market Value	\$7,250,000	\$8,210,000	\$11,200,000
Market Value per SqFt	\$140.00	\$153.00	\$205.00
Distance from Cooperative in miles		0.90	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01505-0069	1-01409-0021	1-01530-0019
Address	1125 5 AVENUE	1033 LEXINGTON AVENUE	245 EAST 84 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	19	35	83
Year Built	1925	1923	1986
Gross SqFt	70,820	71,189	69,000
Estimated Gross Income	\$2,152,928	\$2,240,974	\$2,309,430
Gross Income per SqFt	\$30.40	\$31.50	\$33.50
Full Market Value	\$10,000,000	\$10,400,000	\$10,800,000
Market Value per SqFt	\$141.00	\$146.00	\$157.00
Distance from Cooperative in miles		1.00	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01506-0003	1-01509-0020	1-01548-0036
Address	1133 5 AVENUE	151 EAST 80 STREET	334 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	19	52	75
Year Built	1928	1922	1961
Gross SqFt	60,192	57,666	62,990
Estimated Gross Income	\$2,166,912	\$3,786,579	\$2,196,563
Gross Income per SqFt	\$36.00	\$66.00	\$34.90
Full Market Value	\$10,100,000	\$18,600,000	\$10,200,000
Market Value per SqFt	\$168.00	\$323.00	\$162.00
Distance from Cooperative in miles		0.75	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01506-0018	1-01561-0047	1-01567-0022
Address	30 EAST 95 STREET	1570 1 AVENUE	1661 YORK 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	40	53	64
Year Built	1910	1960	1920
Gross SqFt	29,148	28,000	29,700
Estimated Gross Income	\$961,884	\$1,254,690	\$1,419,771
Gross Income per SqFt	\$33.00	\$44.80	\$47.80
Full Market Value	\$4,480,000	\$6,160,000	\$6,970,000
Market Value per SqFt	\$154.00	\$220.00	\$235.00
Distance from Cooperative in miles		0.95	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01506-0065	1-01393-0040	1-01517-0043
Address	2 EAST 95 STREET	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	37	42	51
Year Built	1923	1899	1938
Gross SqFt	65,656	62,472	64,272
Estimated Gross Income	\$2,100,992	\$3,219,139	\$1,688,719
Gross Income per SqFt	\$32.00	\$52.00	\$26.30
Full Market Value	\$9,790,000	\$15,800,000	\$6,990,000
Market Value per SqFt	\$149.00	\$253.00	\$109.00
Distance from Cooperative in miles		0.80	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01506-0069	1-01496-0021	1-01526-0021
Address	1136 5 AVENUE	1125 MADISON AVENUE	1543 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	46	41	117
Year Built	1925	1922	1959
Gross SqFt	122,701	113,052	123,524
Estimated Gross Income	\$3,975,512	\$5,752,383	\$2,834,203
Gross Income per SqFt	\$32.40	\$51.00	\$22.94
Full Market Value	\$18,500,000	\$28,200,000	\$11,700,000
Market Value per SqFt	\$151.00	\$249.00	\$95.00
Distance from Cooperative in miles		0.50	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0001	1-01437-0041	
Address	1140 5 AVENUE	330 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	44	90	
Year Built	1922	1949	
Gross SqFt	77,858	70,992	
Estimated Gross Income	\$2,491,456	\$2,205,767	
Gross Income per SqFt	\$32.00	\$31.10	
Full Market Value	\$11,600,000	\$10,300,000	
Market Value per SqFt	\$149.00	\$145.00	
Distance from Cooperative in miles		1.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0011	1-01350-0019	1-01485-0050
Address	17 EAST 95 STREET	339 EAST 57 STREET	1380 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	36	41
Year Built	1920	1929	1910
Gross SqFt	16,800	16,614	16,037
Estimated Gross Income	\$722,400	\$681,307	\$721,894
Gross Income per SqFt	\$43.00	\$41.00	\$45.00
Full Market Value	\$3,550,000	\$3,340,000	\$3,540,000
Market Value per SqFt	\$211.00	\$201.00	\$221.00
Distance from Cooperative in miles		1.95	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0013	1-01350-0019	1-01485-0050
Address	19 EAST 95 STREET	339 EAST 57 STREET	1380 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	36	41
Year Built	1921	1929	1910
Gross SqFt	16,800	16,614	16,037
Estimated Gross Income	\$722,400	\$681,307	\$721,894
Gross Income per SqFt	\$43.00	\$41.00	\$45.00
Full Market Value	\$3,550,000	\$3,340,000	\$3,540,000
Market Value per SqFt	\$211.00	\$201.00	\$221.00
Distance from Cooperative in miles		1.95	1.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0014	1-01429-0037	1-01512-0030
Address	27 EAST 95 STREET	222 EAST 75 STREET	16S EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	13	41	40
Year Built	1930	1930	1929
Gross SqFt	22,800	23,490	22,990
Estimated Gross Income	\$843,600	\$760,171	\$963,233
Gross Income per SqFt	\$37.00	\$32.40	\$41.90
Full Market Value	\$3,930,000	\$3,540,000	\$4,730,000
Market Value per SqFt	\$172.00	\$151.00	\$206.00
Distance from Cooperative in miles		1.15	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0016	1-01429-0037	1-01512-0030
Address	1356 MADISON AVENUE	222 EAST 75 STREET	16S EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	12	41	40
Year Built	1902	1930	1929
Gross SqFt	22,600	23,490	22,990
Estimated Gross Income	\$836,200	\$760,171	\$963,233
Gross Income per SqFt	\$37.00	\$32.40	\$41.90
Full Market Value	\$3,900,000	\$3,540,000	\$4,730,000
Market Value per SqFt	\$173.00	\$151.00	\$206.00
Distance from Cooperative in miles		1.15	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0021	1-01517-0043	1-01437-0041
Address	1361 MADISON AVENUE	160 EAST 89 STREET	330 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	52	51	90
Year Built	1902	1938	1949
Gross SqFt	68,992	64,272	70,992
Estimated Gross Income	\$2,138,752	\$1,688,719	\$2,205,767
Gross Income per SqFt	\$31.00	\$26.30	\$31.10
Full Market Value	\$9,960,000	\$6,990,000	\$10,300,000
Market Value per SqFt	\$144.00	\$109.00	\$145.00
Distance from Cooperative in miles		0.40	1.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0029	1-01507-0025	1-01441-0037
Address	61 EAST 95 STREET	53 EAST 95 STREET	332 EAST 67 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	18	25
Year Built	1930	1920	1910
Gross SqFt	17,580	17,580	17,286
Estimated Gross Income	\$659,250	\$683,304	\$625,212
Gross Income per SqFt	\$37.50	\$38.90	\$36.20
Full Market Value	\$3,070,000	\$3,350,000	\$2,910,000
Market Value per SqFt	\$175.00	\$191.00	\$168.00
Distance from Cooperative in miles		0.00	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0033	1-01406-0001	1-01581-0049
Address	1220 PARK AVENUE	737 PARK 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	55	120	237
Year Built	1930	1940	1968
Gross SqFt	231,050	215,600	241,983
Estimated Gross Income	\$6,931,500	\$8,386,811	\$8,410,425
Gross Income per SqFt	\$30.00	\$38.90	\$34.80
Full Market Value	\$32,300,000	\$41,200,000	\$39,200,000
Market Value per SqFt	\$140.00	\$191.00	\$162.00
Distance from Cooperative in miles		1.20	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0040	1-01496-0021	1-01583-0050
Address	1230 PARK AVENUE	1125 MADISON AVENUE	1654 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	84	41	104
Year Built	1930	1922	1963
Gross SqFt	119,765	113,052	121,500
Estimated Gross Income	\$3,952,245	\$5,752,383	\$2,638,410
Gross Income per SqFt	\$33.00	\$51.00	\$21.72
Full Market Value	\$18,400,000	\$28,200,000	\$10,900,000
Market Value per SqFt	\$154.00	\$249.00	\$90.00
Distance from Cooperative in miles		0.55	0.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0041	1-01473-0038	1-01577-0027
Address	70 EAST 96 STREET	420 EAST 79 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	74	112	103
Year Built	1929	1959	1950
Gross SqFt	112,083	113,820	109,723
Estimated Gross Income	\$3,474,573	\$3,563,601	\$3,185,349
Gross Income per SqFt	\$31.00	\$31.30	\$29.00
Full Market Value	\$16,200,000	\$16,600,000	\$14,800,000
Market Value per SqFt	\$145.00	\$146.00	\$135.00
Distance from Cooperative in miles		1.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0045	1-01473-0038	1-01577-0027
Address	58 EAST 96 STREET	420 EAST 79 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	83	112	103
Year Built	1929	1959	1950
Gross SqFt	114,003	113,820	109,723
Estimated Gross Income	\$3,420,090	\$3,563,601	\$3,185,349
Gross Income per SqFt	\$30.00	\$31.30	\$29.00
Full Market Value	\$15,900,000	\$16,600,000	\$14,800,000
Market Value per SqFt	\$139.00	\$146.00	\$135.00
Distance from Cooperative in miles		1.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0056	1-01387-0056	1-01530-0019
Address	16 EAST 96 STREET	900 MADISON AVENUE	245 EAST 84 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	43	65	83
Year Built	1930	1939	1986
Gross SqFt	67,704	66,731	69,000
Estimated Gross Income	\$1,983,727	\$2,882,037	\$2,309,430
Gross Income per SqFt	\$29.30	\$43.20	\$33.50
Full Market Value	\$9,240,000	\$14,100,000	\$10,800,000
Market Value per SqFt	\$136.00	\$211.00	\$157.00
Distance from Cooperative in miles		1.15	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0064	1-01518-0033	1-01531-0035
Address	8 EAST 96 STREET	1588 3 AVENUE	228 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	D7-ELEVATOR
Total Units	41	100	111
Year Built	1928	1980	1986
Gross SqFt	81,133	81,837	81,100
Estimated Gross Income	\$2,515,123	\$2,782,708	\$3,323,455
Gross Income per SqFt	\$31.00	\$34.00	\$41.00
Full Market Value	\$11,700,000	\$13,000,000	\$16,300,000
Market Value per SqFt	\$144.00	\$159.00	\$201.00
Distance from Cooperative in miles		0.40	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0069	1-01427-0028	1-01447-0023
Address	1148 5 AVENUE	1393 2 AVENUE	1347 1 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	60	149	145
Year Built	1923	1964	1962
Gross SqFt	166,158	166,432	165,527
Estimated Gross Income	\$4,810,274	\$5,750,346	\$4,826,057
Gross Income per SqFt	\$28.90	\$34.60	\$29.20
Full Market Value	\$22,400,000	\$26,800,000	\$22,500,000
Market Value per SqFt	\$135.00	\$161.00	\$136.00
Distance from Cooperative in miles		1.20	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0016	1-01492-0056	1-01439-0023
Address	139 EAST 79 STREET	1070 MADISON AVENUE	1185 1 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	20	21	61
Year Built	1928	1920	1996
Gross SqFt	48,600	47,380	50,225
Estimated Gross Income	\$1,652,400	\$2,353,784	\$2,138,078
Gross Income per SqFt	\$34.00	\$49.70	\$42.60
Full Market Value	\$7,700,000	\$11,600,000	\$10,500,000
Market Value per SqFt	\$158.00	\$245.00	\$209.00
Distance from Cooperative in miles		0.20	0.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0020	1-01471-0003	1-01548-0036
Address	151 EAST 79 STREET	1470 1 AVENUE	334 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	18	84	75
Year Built	1925	1975	1961
Gross SqFt	63,686	63,862	62,990
Estimated Gross Income	\$1,655,836	\$2,122,134	\$2,196,563
Gross Income per SqFt	\$26.00	\$33.20	\$34.90
Full Market Value	\$6,860,000	\$9,880,000	\$10,200,000
Market Value per SqFt	\$108.00	\$155.00	\$162.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0024	1-01518-0009	1-01509-0006
Address	161 EAST 79 STREET	115 EAST 89 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	D3-ELEVATOR	D3-ELEVATOR
Total Units	24	45	33
Year Built	1915	1924	1925
Gross SqFt	51,792	52,848	52,272
Estimated Gross Income	\$1,760,928	\$1,801,660	\$2,328,852
Gross Income per SqFt	\$34.00	\$34.10	\$44.60
Full Market Value	\$8,200,000	\$8,390,000	\$11,400,000
Market Value per SqFt	\$158.00	\$159.00	\$218.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0027	1-01490-0122	1-01431-0016
Address	173 EAST 79 STREET	555 EAST 78 STREET	231 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	62	87	90
Year Built	1928	1940	1938
Gross SqFt	92,216	75,854	82,065
Estimated Gross Income	\$2,950,912	\$2,827,503	\$1,892,995
Gross Income per SqFt	\$32.00	\$37.30	\$23.07
Full Market Value	\$13,700,000	\$13,200,000	\$7,840,000
Market Value per SqFt	\$149.00	\$174.00	\$96.00
Distance from Cooperative in miles		0.55	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0031	1-01393-0040	1-01484-0001
Address	179 EAST 79 STREET	74 EAST 79 STREET	1360 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	59	42	90
Year Built	1928	1899	1958
Gross SqFt	61,300	62,472	60,775
Estimated Gross Income	\$2,268,100	\$3,219,139	\$1,811,077
Gross Income per SqFt	\$37.00	\$52.00	\$29.80
Full Market Value	\$10,600,000	\$15,800,000	\$8,440,000
Market Value per SqFt	\$173.00	\$253.00	\$139.00
Distance from Cooperative in miles		0.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0038	1-01516-0052	
Address	1402 3 AVENUE	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	150	154	
Year Built	1973	1963	
Gross SqFt	138,875	128,132	
Estimated Gross Income	\$4,020,431	\$3,830,555	
Gross Income per SqFt	\$28.90	\$29.90	
Full Market Value	\$18,700,000	\$17,800,000	
Market Value per SqFt	\$135.00	\$139.00	
Distance from Cooperative in miles		0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0046	1-01492-0056	1-01439-0023
Address	162 EAST 80 STREET	1070 MADISON AVENUE	1185 1 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	27	21	61
Year Built	1926	1920	1996
Gross SqFt	49,435	47,380	50,225
Estimated Gross Income	\$1,680,790	\$2,353,784	\$2,138,078
Gross Income per SqFt	\$34.00	\$49.70	\$42.60
Full Market Value	\$7,830,000	\$11,600,000	\$10,500,000
Market Value per SqFt	\$158.00	\$245.00	\$209.00
Distance from Cooperative in miles		0.30	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0072	1-01590-0036	1-01390-0067
Address	911 PARK AVENUE	85 EAST END AVENUE	945 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	40	175	110
Year Built	1926	1951	1949
Gross SqFt	173,873	169,386	188,810
Estimated Gross Income	\$5,563,936	\$4,605,730	\$7,818,322
Gross Income per SqFt	\$32.00	\$27.20	\$41.40
Full Market Value	\$25,900,000	\$19,100,000	\$38,400,000
Market Value per SqFt	\$149.00	\$113.00	\$203.00
Distance from Cooperative in miles		0.75	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0130	1-01469-0043	1-01411-0031
Address	177 EAST 79 STREET	404 EAST 75 STREET	191 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	15	48	40
Year Built	1980	1940	1960
Gross SqFt	25,010	25,890	24,206
Estimated Gross Income	\$950,380	\$790,562	\$1,034,487
Gross Income per SqFt	\$38.00	\$30.50	\$42.70
Full Market Value	\$4,430,000	\$3,680,000	\$5,080,000
Market Value per SqFt	\$177.00	\$142.00	\$210.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01509-0001	1-01415-0021	1-01532-0016
Address	925 PARK AVENUE	1143 2 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	32	108	111
Year Built	1908	1940	1989
Gross SqFt	102,881	103,304	104,440
Estimated Gross Income	\$3,189,311	\$2,969,207	\$4,068,244
Gross Income per SqFt	\$31.00	\$28.70	\$39.00
Full Market Value	\$14,900,000	\$12,300,000	\$20,000,000
Market Value per SqFt	\$145.00	\$119.00	\$191.00
Distance from Cooperative in miles		1.00	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01509-0016	1-01472-0022	1-01510-0020
Address	133 EAST 80 STREET	1453 YORK AVENUE	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	22	96	61
Year Built	1930	1958	1987
Gross SqFt	76,413	75,936	78,874
Estimated Gross Income	\$2,556,014	\$2,684,056	\$5,429,922
Gross Income per SqFt	\$33.40	\$35.30	\$69.00
Full Market Value	\$11,900,000	\$12,500,000	\$26,700,000
Market Value per SqFt	\$156.00	\$165.00	\$339.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01509-0051	1-01383-0013	
Address	140 EAST 81 STREET	814 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	91	43	
Year Built	1928	1913	
Gross SqFt	109,157	108,592	
Estimated Gross Income	\$3,165,553	\$8,072,138	
Gross Income per SqFt	\$29.00	\$74.00	
Full Market Value	\$14,700,000	\$39,600,000	
Market Value per SqFt	\$135.00	\$365.00	
Distance from Cooperative in miles		0.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01509-0056	1-01422-0048	1-01532-0001
Address	112 EAST 81 STREET	210 EAST 68 STREET	203 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	D7-ELEVATOR
Total Units	106	210	257
Year Built	1958	1929	1986
Gross SqFt	250,097	243,802	256,810
Estimated Gross Income	\$8,373,247	\$10,785,305	\$11,139,781
Gross Income per SqFt	\$33.50	\$44.20	\$43.40
Full Market Value	\$39,000,000	\$52,900,000	\$54,700,000
Market Value per SqFt	\$156.00	\$217.00	\$213.00
Distance from Cooperative in miles		0.70	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01509-0069	1-01471-0003	1-01548-0036
Address	935 PARK AVENUE	1470 1 AVENUE	334 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	34	84	75
Year Built	1924	1975	1961
Gross SqFt	62,598	63,862	62,990
Estimated Gross Income	\$2,093,903	\$2,122,134	\$2,196,563
Gross Income per SqFt	\$33.40	\$33.20	\$34.90
Full Market Value	\$9,750,000	\$9,880,000	\$10,200,000
Market Value per SqFt	\$156.00	\$155.00	\$162.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01509-0071	1-01492-0056	1-01502-0052
Address	929 PARK AVENUE	1070 MADISON AVENUE	46 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	D6-ELEVATOR
Total Units	37	21	28
Year Built	1913	1920	1930
Gross SqFt	47,537	47,380	46,718
Estimated Gross Income	\$1,640,026	\$2,353,784	\$2,248,316
Gross Income per SqFt	\$34.50	\$49.70	\$48.10
Full Market Value	\$7,640,000	\$11,600,000	\$11,000,000
Market Value per SqFt	\$161.00	\$245.00	\$235.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-0001	1-01447-0023	1-01427-0028
Address	941 PARK AVENUE	1347 1 AVENUE	1393 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	38	145	149
Year Built	1927	1962	1964
Gross SqFt	164,868	165,527	166,432
Estimated Gross Income	\$5,935,248	\$4,826,057	\$5,750,346
Gross Income per SqFt	\$36.00	\$29.20	\$34.60
Full Market Value	\$27,600,000	\$22,500,000	\$26,800,000
Market Value per SqFt	\$167.00	\$136.00	\$161.00
Distance from Cooperative in miles		0.55	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-0015	1-01518-0039	1-01414-0013
Address	1190 LEXINGTON AVENUE	1600 3 AVENUE	227 EAST 59 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	17	35	28
Year Built	1983	1920	1930
Gross SqFt	25,406	24,942	25,400
Estimated Gross Income	\$902,929	\$805,429	\$962,849
Gross Income per SqFt	\$35.50	\$32.30	\$37.90
Full Market Value	\$4,210,000	\$3,750,000	\$4,490,000
Market Value per SqFt	\$166.00	\$150.00	\$177.00
Distance from Cooperative in miles		0.40	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-0027	1-01527-0009	1-01391-0002
Address	157 EAST 81 STREET	219 EAST 81 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	28	53	38
Year Built	1912	1972	1923
Gross SqFt	39,687	36,720	39,030
Estimated Gross Income	\$1,428,732	\$1,243,097	\$1,719,463
Gross Income per SqFt	\$36.00	\$33.90	\$44.10
Full Market Value	\$6,660,000	\$5,790,000	\$8,440,000
Market Value per SqFt	\$168.00	\$158.00	\$216.00
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-0030	1-01518-0009	1-01439-0042
Address	163 EAST 81 STREET	115 EAST 89 STREET	320 EAST 65 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	42	45	71
Year Built	1927	1924	1930
Gross SqFt	59,149	52,848	58,325
Estimated Gross Income	\$2,011,066	\$1,801,660	\$2,414,899
Gross Income per SqFt	\$34.00	\$34.10	\$41.40
Full Market Value	\$9,370,000	\$8,390,000	\$11,900,000
Market Value per SqFt	\$158.00	\$159.00	\$204.00
Distance from Cooperative in miles		0.40	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-0060	1-01492-0056	1-01439-0023
Address	122 EAST 82 STREET	1070 MADISON AVENUE	1185 1 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	38	21	61
Year Built	1912	1920	1996
Gross SqFt	48,432	47,380	50,225
Estimated Gross Income	\$1,646,688	\$2,353,784	\$2,138,078
Gross Income per SqFt	\$34.00	\$49.70	\$42.60
Full Market Value	\$7,670,000	\$11,600,000	\$10,500,000
Market Value per SqFt	\$158.00	\$245.00	\$209.00
Distance from Cooperative in miles		0.20	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-0065	1-01471-0003	1-01517-0058
Address	108 EAST 82 STREET	1470 1 AVENUE	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	41	84	60
Year Built	1916	1975	1936
Gross SqFt	64,332	63,862	64,344
Estimated Gross Income	\$2,122,956	\$2,122,134	\$2,414,129
Gross Income per SqFt	\$33.00	\$33.20	\$37.50
Full Market Value	\$9,890,000	\$9,880,000	\$11,200,000
Market Value per SqFt	\$154.00	\$155.00	\$174.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-0072	1-01393-0040	1-01517-0043
Address	951 PARK AVENUE	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	42	51
Year Built	1915	1899	1938
Gross SqFt	68,731	62,472	64,272
Estimated Gross Income	\$2,611,778	\$3,219,139	\$1,688,719
Gross Income per SqFt	\$38.00	\$52.00	\$26.30
Full Market Value	\$12,200,000	\$15,800,000	\$6,990,000
Market Value per SqFt	\$178.00	\$253.00	\$109.00
Distance from Cooperative in miles		0.20	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0001	1-01526-0021	1-01516-0052
Address	969 PARK AVENUE	1543 2 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	81	117	154
Year Built	1911	1959	1963
Gross SqFt	128,635	123,524	128,132
Estimated Gross Income	\$4,373,590	\$2,834,203	\$3,830,555
Gross Income per SqFt	\$34.00	\$22.94	\$29.90
Full Market Value	\$20,400,000	\$11,700,000	\$17,800,000
Market Value per SqFt	\$159.00	\$95.00	\$139.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0005	1-01435-0020	1-01450-0017
Address	107 EAST 82 STREET	345 EAST 60 STREET	329 EAST 75 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	11	20	16
Year Built	1920	1910	1910
Gross SqFt	7,650	7,550	7,612
Estimated Gross Income	\$357,943	\$441,275	\$265,576
Gross Income per SqFt	\$46.80	\$58.00	\$34.90
Full Market Value	\$1,760,000	\$2,170,000	\$1,240,000
Market Value per SqFt	\$230.00	\$287.00	\$163.00
Distance from Cooperative in miles		1.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0047	1-01417-0019	1-01417-0020
Address	152 EAST 83 STREET	245 EAST 62 STREET	247 EAST 62 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	24	22
Year Built	1910	1910	1910
Gross SqFt	11,930	11,922	11,922
Estimated Gross Income	\$429,480	\$431,083	\$431,082
Gross Income per SqFt	\$36.00	\$36.20	\$36.20
Full Market Value	\$2,000,000	\$2,010,000	\$2,010,000
Market Value per SqFt	\$168.00	\$169.00	\$169.00
Distance from Cooperative in miles		1.00	1.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0048	1-01417-0019	1-01417-0020
Address	150 EAST 83 STREET	245 EAST 62 STREET	247 EAST 62 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	24	22
Year Built	1920	1910	1910
Gross SqFt	11,930	11,922	11,922
Estimated Gross Income	\$429,480	\$431,083	\$431,082
Gross Income per SqFt	\$36.00	\$36.20	\$36.20
Full Market Value	\$2,000,000	\$2,010,000	\$2,010,000
Market Value per SqFt	\$168.00	\$169.00	\$169.00
Distance from Cooperative in miles		1.00	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0053	1-01521-0020	1-01517-0020
Address	140 EAST 83 STREET	145 EAST 92 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	67	49	97
Year Built	1961	1929	1927
Gross SqFt	91,090	85,924	87,192
Estimated Gross Income	\$3,097,060	\$2,160,468	\$2,247,303
Gross Income per SqFt	\$34.00	\$25.10	\$25.80
Full Market Value	\$14,400,000	\$8,950,000	\$9,310,000
Market Value per SqFt	\$158.00	\$104.00	\$107.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0059	1-01527-0013	1-01526-0039
Address	128 EAST 83 STREET	227 EAST 81 STREET	218 EAST 81 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	15	19
Year Built	1928	1910	1930
Gross SqFt	10,135	10,110	9,970
Estimated Gross Income	\$435,805	\$435,714	\$454,661
Gross Income per SqFt	\$43.00	\$43.10	\$45.60
Full Market Value	\$2,140,000	\$2,140,000	\$2,230,000
Market Value per SqFt	\$211.00	\$212.00	\$224.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0062	1-01519-0028	1-01431-0038
Address	120 EAST 83 STREET	165 EAST 90 STREET	216 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D9-ELEVATOR
Total Units	20	15	20
Year Built	1925	1910	1910
Gross SqFt	9,970	10,000	9,945
Estimated Gross Income	\$368,890	\$385,990	\$368,454
Gross Income per SqFt	\$37.00	\$38.60	\$37.00
Full Market Value	\$1,720,000	\$1,890,000	\$1,720,000
Market Value per SqFt	\$173.00	\$189.00	\$173.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0065	1-01382-0049	1-01549-0024
Address	112 EAST 83 STREET	30 EAST 68 STREET	1653 1 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	26	36	46
Year Built	1929	1925	1910
Gross SqFt	40,053	41,371	36,237
Estimated Gross Income	\$1,401,855	\$2,682,216	\$1,412,421
Gross Income per SqFt	\$35.00	\$65.00	\$39.00
Full Market Value	\$6,530,000	\$13,200,000	\$6,930,000
Market Value per SqFt	\$163.00	\$319.00	\$191.00
Distance from Cooperative in miles		0.75	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0069	1-01511-0033	
Address	975 PARK AVENUE	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	66	94	
Year Built	1929	1961	
Gross SqFt	142,075	147,534	
Estimated Gross Income	\$4,830,550	\$3,908,339	
Gross Income per SqFt	\$34.00	\$26.50	
Full Market Value	\$22,500,000	\$16,200,000	
Market Value per SqFt	\$158.00	\$110.00	
Distance from Cooperative in miles		0.10	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0001	1-01527-0045	1-01557-0025
Address	983 PARK AVENUE	200 EAST 82 STREET	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	63	246	212
Year Built	1927	1980	1998
Gross SqFt	203,706	205,261	207,037
Estimated Gross Income	\$6,926,004	\$9,538,478	\$7,281,014
Gross Income per SqFt	\$34.00	\$46.50	\$35.20
Full Market Value	\$32,300,000	\$46,800,000	\$33,900,000
Market Value per SqFt	\$159.00	\$228.00	\$164.00
Distance from Cooperative in miles		0.25	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0025	1-01517-0020	
Address	151 EAST 83 STREET	1327 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	80	97	
Year Built	1929	1927	
Gross SqFt	93,924	87,192	
Estimated Gross Income	\$3,240,378	\$2,247,303	
Gross Income per SqFt	\$34.50	\$25.80	
Full Market Value	\$15,100,000	\$9,310,000	
Market Value per SqFt	\$161.00	\$107.00	
Distance from Cooperative in miles		0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0048	1-01547-0001	1-01520-0056
Address	148 EAST 84 STREET	1624 2 AVENUE	140 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	D7-ELEVATOR
Total Units	18	26	15
Year Built	1930	1915	1914
Gross SqFt	9,605	8,335	11,992
Estimated Gross Income	\$345,780	\$638,815	\$614,203
Gross Income per SqFt	\$36.00	\$77.00	\$51.00
Full Market Value	\$1,610,000	\$3,140,000	\$3,020,000
Market Value per SqFt	\$168.00	\$377.00	\$252.00
Distance from Cooperative in miles		0.25	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0052	1-01415-0021	1-01532-0016
Address	144 EAST 84 STREET	1143 2 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	96	108	111
Year Built	1962	1940	1989
Gross SqFt	97,893	103,304	104,440
Estimated Gross Income	\$3,524,148	\$2,969,207	\$4,068,244
Gross Income per SqFt	\$36.00	\$28.70	\$39.00
Full Market Value	\$16,400,000	\$12,300,000	\$20,000,000
Market Value per SqFt	\$168.00	\$119.00	\$191.00
Distance from Cooperative in miles		1.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0059	1-01453-0021	1-01439-0023
Address	124 EAST 84 STREET	353 EAST 78 STREET	1185 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	37	67	61
Year Built	1924	1986	1996
Gross SqFt	51,744	53,662	50,225
Estimated Gross Income	\$1,730,836	\$1,763,333	\$2,138,078
Gross Income per SqFt	\$33.40	\$32.90	\$42.60
Full Market Value	\$8,060,000	\$8,210,000	\$10,500,000
Market Value per SqFt	\$156.00	\$153.00	\$209.00
Distance from Cooperative in miles		0.45	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0062	1-01531-0028	1-01448-0001
Address	114 EAST 84 STREET	244 EAST 86 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	37	40	66
Year Built	1915	1920	1966
Gross SqFt	57,491	54,763	56,980
Estimated Gross Income	\$1,897,203	\$2,285,177	\$1,633,157
Gross Income per SqFt	\$33.00	\$41.70	\$28.70
Full Market Value	\$8,840,000	\$11,200,000	\$6,760,000
Market Value per SqFt	\$154.00	\$205.00	\$119.00
Distance from Cooperative in miles		0.25	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0070	1-01526-0021	1-01516-0052
Address	993 PARK AVENUE	1543 2 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	53	117	154
Year Built	1915	1959	1963
Gross SqFt	128,388	123,524	128,132
Estimated Gross Income	\$4,365,192	\$2,834,203	\$3,830,555
Gross Income per SqFt	\$34.00	\$22.94	\$29.90
Full Market Value	\$20,300,000	\$11,700,000	\$17,800,000
Market Value per SqFt	\$158.00	\$95.00	\$139.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0123	1-01496-0021	1-01583-0050
Address	1223 LEXINGTON AVENUE	1125 MADISON AVENUE	1654 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	61	41	104
Year Built	1961	1922	1963
Gross SqFt	120,034	113,052	121,500
Estimated Gross Income	\$4,081,156	\$5,752,383	\$2,638,410
Gross Income per SqFt	\$34.00	\$51.00	\$21.72
Full Market Value	\$19,000,000	\$28,200,000	\$10,900,000
Market Value per SqFt	\$158.00	\$249.00	\$90.00
Distance from Cooperative in miles		0.20	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-0001	1-01393-0040	1-01517-0043
Address	1001 PARK AVENUE	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	31	42	51
Year Built	1928	1899	1938
Gross SqFt	68,569	62,472	64,272
Estimated Gross Income	\$2,605,622	\$3,219,139	\$1,688,719
Gross Income per SqFt	\$38.00	\$52.00	\$26.30
Full Market Value	\$12,100,000	\$15,800,000	\$6,990,000
Market Value per SqFt	\$176.00	\$253.00	\$109.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-0005	1-01453-0021	1-01439-0023
Address	103 EAST 84 STREET	353 EAST 78 STREET	1185 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	34	67	61
Year Built	1917	1986	1996
Gross SqFt	51,184	53,662	50,225
Estimated Gross Income	\$1,819,079	\$1,763,333	\$2,138,078
Gross Income per SqFt	\$35.50	\$32.90	\$42.60
Full Market Value	\$8,470,000	\$8,210,000	\$10,500,000
Market Value per SqFt	\$165.00	\$153.00	\$209.00
Distance from Cooperative in miles		0.45	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-0009	1-01492-0056	1-01439-0023
Address	119 EAST 84 STREET	1070 MADISON AVENUE	1185 1 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	38	21	61
Year Built	1926	1920	1996
Gross SqFt	48,387	47,380	50,225
Estimated Gross Income	\$1,645,158	\$2,353,784	\$2,138,078
Gross Income per SqFt	\$34.00	\$49.70	\$42.60
Full Market Value	\$7,660,000	\$11,600,000	\$10,500,000
Market Value per SqFt	\$158.00	\$245.00	\$209.00
Distance from Cooperative in miles		0.30	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-0015	1-01518-0033	1-01531-0035
Address	125 EAST 84 STREET	1588 3 AVENUE	228 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	D7-ELEVATOR
Total Units	47	100	111
Year Built	1928	1980	1986
Gross SqFt	81,180	81,837	81,100
Estimated Gross Income	\$2,350,161	\$2,782,708	\$3,323,455
Gross Income per SqFt	\$29.00	\$34.00	\$41.00
Full Market Value	\$10,900,000	\$13,000,000	\$16,300,000
Market Value per SqFt	\$134.00	\$159.00	\$201.00
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-0020	1-01496-0021	1-01508-0001
Address	145 EAST 84 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	98	41	70
Year Built	1963	1922	1913
Gross SqFt	116,824	113,052	113,281
Estimated Gross Income	\$3,972,016	\$5,752,383	\$3,205,420
Gross Income per SqFt	\$34.00	\$51.00	\$28.30
Full Market Value	\$18,500,000	\$28,200,000	\$13,300,000
Market Value per SqFt	\$158.00	\$249.00	\$117.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-0062	1-01448-0037	
Address	120 EAST 85 STREET	334 EAST 74 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	12	35	
Year Built	1920	1914	
Gross SqFt	19,818	20,490	
Estimated Gross Income	\$713,448	\$952,763	
Gross Income per SqFt	\$36.00	\$46.50	
Full Market Value	\$3,320,000	\$4,680,000	
Market Value per SqFt	\$168.00	\$228.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-0066	1-01527-0009	1-01391-0002
Address	106 EAST 85 STREET	219 EAST 81 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	20	53	38
Year Built	1916	1972	1923
Gross SqFt	37,030	36,720	39,030
Estimated Gross Income	\$1,333,080	\$1,243,097	\$1,719,463
Gross Income per SqFt	\$36.00	\$33.90	\$44.10
Full Market Value	\$6,210,000	\$5,790,000	\$8,440,000
Market Value per SqFt	\$168.00	\$158.00	\$216.00
Distance from Cooperative in miles		0.25	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01514-0001	1-01516-0052	1-01526-0021
Address	1021 PARK AVENUE	160 EAST 88 STREET	1543 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	32	154	117
Year Built	1929	1963	1959
Gross SqFt	124,648	128,132	123,524
Estimated Gross Income	\$4,557,130	\$3,830,555	\$2,834,203
Gross Income per SqFt	\$36.60	\$29.90	\$22.94
Full Market Value	\$21,200,000	\$17,800,000	\$11,700,000
Market Value per SqFt	\$170.00	\$139.00	\$95.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01514-0008	1-01561-0001	1-01557-0025
Address	111 EAST 85 STREET	1562 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	162	205	212
Year Built	1971	1964	1998
Gross SqFt	211,406	210,428	207,037
Estimated Gross Income	\$6,764,992	\$5,417,988	\$7,281,014
Gross Income per SqFt	\$32.00	\$25.70	\$35.20
Full Market Value	\$31,500,000	\$22,400,000	\$33,900,000
Market Value per SqFt	\$149.00	\$106.00	\$164.00
Distance from Cooperative in miles		0.50	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01514-0066	1-01453-0021	1-01439-0023
Address	108 EAST 86 STREET	353 EAST 78 STREET	1185 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	31	67	61
Year Built	1924	1986	1996
Gross SqFt	51,360	53,662	50,225
Estimated Gross Income	\$1,694,880	\$1,763,333	\$2,138,078
Gross Income per SqFt	\$33.00	\$32.90	\$42.60
Full Market Value	\$7,890,000	\$8,210,000	\$10,500,000
Market Value per SqFt	\$154.00	\$153.00	\$209.00
Distance from Cooperative in miles		0.50	1.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01514-0069	1-01472-0022	
Address	1035 PARK AVENUE	1453 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	32	96	
Year Built	1926	1958	
Gross SqFt	75,798	75,936	
Estimated Gross Income	\$2,728,728	\$2,684,056	
Gross Income per SqFt	\$36.00	\$35.30	
Full Market Value	\$12,700,000	\$12,500,000	
Market Value per SqFt	\$168.00	\$165.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01515-0001	1-01387-0056	1-01530-0019
Address	1045 PARK AVENUE	900 MADISON AVENUE	245 EAST 84 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	40	65	83
Year Built	1923	1939	1986
Gross SqFt	68,542	66,731	69,000
Estimated Gross Income	\$2,467,512	\$2,882,037	\$2,309,430
Gross Income per SqFt	\$36.00	\$43.20	\$33.50
Full Market Value	\$11,500,000	\$14,100,000	\$10,800,000
Market Value per SqFt	\$168.00	\$211.00	\$157.00
Distance from Cooperative in miles		0.75	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01515-0008	1-01383-0013	1-01494-0015
Address	115 EAST 86 STREET	814 MADISON AVENUE	1094 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	62	43	112
Year Built	1928	1913	1911
Gross SqFt	107,788	108,592	106,947
Estimated Gross Income	\$3,341,428	\$8,072,138	\$5,988,708
Gross Income per SqFt	\$31.00	\$74.00	\$56.00
Full Market Value	\$15,600,000	\$39,600,000	\$29,400,000
Market Value per SqFt	\$145.00	\$365.00	\$275.00
Distance from Cooperative in miles		0.95	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01515-0070	1-01472-0022	1-01510-0020
Address	1049 PARK AVENUE	1453 YORK AVENUE	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	39	96	61
Year Built	1924	1958	1987
Gross SqFt	78,613	75,936	78,874
Estimated Gross Income	\$2,672,842	\$2,684,056	\$5,429,922
Gross Income per SqFt	\$34.00	\$35.30	\$69.00
Full Market Value	\$12,500,000	\$12,500,000	\$26,700,000
Market Value per SqFt	\$159.00	\$165.00	\$339.00
Distance from Cooperative in miles		0.65	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01516-0001	1-01496-0021	1-01508-0001
Address	1065 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	109	41	70
Year Built	1973	1922	1913
Gross SqFt	114,000	113,052	113,281
Estimated Gross Income	\$4,326,300	\$5,752,383	\$3,205,420
Gross Income per SqFt	\$38.00	\$51.00	\$28.30
Full Market Value	\$20,200,000	\$28,200,000	\$13,300,000
Market Value per SqFt	\$177.00	\$249.00	\$117.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01516-0042	1-01488-0045	1-01509-0006
Address	170 EAST 88 STREET	500 EAST 77 STREET	107 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	39	427	33
Year Built	1980	1964	1925
Gross SqFt	50,874	530,809	52,272
Estimated Gross Income	\$1,780,590	\$13,227,963	\$2,328,852
Gross Income per SqFt	\$35.00	\$24.92	\$44.60
Full Market Value	\$8,290,000	\$54,800,000	\$11,400,000
Market Value per SqFt	\$163.00	\$103.00	\$218.00
Distance from Cooperative in miles		0.75	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01516-0069	1-01511-0033	
Address	1075 PARK AVENUE	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	59	94	
Year Built	1922	1961	
Gross SqFt	142,368	147,534	
Estimated Gross Income	\$5,059,758	\$3,908,339	
Gross Income per SqFt	\$35.50	\$26.50	
Full Market Value	\$23,600,000	\$16,200,000	
Market Value per SqFt	\$166.00	\$110.00	
Distance from Cooperative in miles		0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01517-0013	1-01440-0021	1-01527-0033
Address	121 EAST 88 STREET	345 EAST 65 STREET	234 EAST 82 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	C4-WALK-UP
Total Units	15	20	20
Year Built	1910	1910	1910
Gross SqFt	10,065	10,060	10,025
Estimated Gross Income	\$412,665	\$420,015	\$409,543
Gross Income per SqFt	\$41.00	\$41.80	\$40.90
Full Market Value	\$2,030,000	\$2,060,000	\$2,010,000
Market Value per SqFt	\$202.00	\$205.00	\$200.00
Distance from Cooperative in miles		1.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01517-0014	1-01445-0034	
Address	123 EAST 88 STREET	332 EAST 71 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C4-WALK-UP	
Total Units	15	20	
Year Built	1910	1925	
Gross SqFt	9,860	9,735	
Estimated Gross Income	\$443,700	\$324,305	
Gross Income per SqFt	\$45.00	\$33.30	
Full Market Value	\$2,180,000	\$1,510,000	
Market Value per SqFt	\$221.00	\$155.00	
Distance from Cooperative in miles		1.00	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01517-0027	1-01391-0002	
Address	161 EAST 88 STREET	952 5 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	42	38	
Year Built	1937	1923	
Gross SqFt	36,432	39,030	
Estimated Gross Income	\$1,275,120	\$1,719,463	
Gross Income per SqFt	\$35.00	\$44.10	
Full Market Value	\$5,940,000	\$8,440,000	
Market Value per SqFt	\$163.00	\$216.00	
Distance from Cooperative in miles		0.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01517-0069	1-01590-0036	1-01390-0067
Address	1095 PARK AVENUE	85 EAST END AVENUE	945 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	68	175	110
Year Built	1930	1951	1949
Gross SqFt	199,625	169,386	188,810
Estimated Gross Income	\$7,386,125	\$4,605,730	\$7,818,322
Gross Income per SqFt	\$37.00	\$27.20	\$41.40
Full Market Value	\$34,400,000	\$19,100,000	\$38,400,000
Market Value per SqFt	\$172.00	\$113.00	\$203.00
Distance from Cooperative in miles		0.75	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01518-0001	1-01511-0033	
Address	1105 PARK AVENUE	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	64	94	
Year Built	1923	1961	
Gross SqFt	147,065	147,534	
Estimated Gross Income	\$5,294,340	\$3,908,339	
Gross Income per SqFt	\$36.00	\$26.50	
Full Market Value	\$24,700,000	\$16,200,000	
Market Value per SqFt	\$168.00	\$110.00	
Distance from Cooperative in miles		0.35	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01518-0049	1-01496-0021	1-01508-0001
Address	1349 LEXINGTON 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	71	41	70
Year Built	1922	1922	1913
Gross SqFt	112,398	113,052	113,281
Estimated Gross Income	\$3,484,338	\$5,752,383	\$3,205,420
Gross Income per SqFt	\$31.00	\$51.00	\$28.30
Full Market Value	\$16,200,000	\$28,200,000	\$13,300,000
Market Value per SqFt	\$144.00	\$249.00	\$117.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01518-0061	1-01531-0028	1-01448-0001
Address	114 EAST 90 STREET	244 EAST 86 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	41	40	66
Year Built	1925	1920	1966
Gross SqFt	54,997	54,763	56,980
Estimated Gross Income	\$1,814,901	\$2,285,177	\$1,633,157
Gross Income per SqFt	\$33.00	\$41.70	\$28.70
Full Market Value	\$8,450,000	\$11,200,000	\$6,760,000
Market Value per SqFt	\$154.00	\$205.00	\$119.00
Distance from Cooperative in miles		0.30	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01518-0069	1-01527-0045	1-01557-0025
Address	1111 PARK AVENUE	200 EAST 82 STREET	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	92	246	212
Year Built	1925	1980	1998
Gross SqFt	207,542	205,261	207,037
Estimated Gross Income	\$7,376,042	\$9,538,478	\$7,281,014
Gross Income per SqFt	\$35.50	\$46.50	\$35.20
Full Market Value	\$34,400,000	\$46,800,000	\$33,900,000
Market Value per SqFt	\$166.00	\$228.00	\$164.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0001	1-01561-0001	1-01557-0025
Address	1125 PARK AVENUE	1562 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	71	205	212
Year Built	1926	1964	1998
Gross SqFt	211,870	210,428	207,037
Estimated Gross Income	\$7,309,515	\$5,417,988	\$7,281,014
Gross Income per SqFt	\$34.50	\$25.70	\$35.20
Full Market Value	\$34,000,000	\$22,400,000	\$33,900,000
Market Value per SqFt	\$160.00	\$106.00	\$164.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0008	1-01438-0014	1-01472-0034
Address	115 EAST 90 STREET	329 EAST 63 STREET	440 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	92	47
Year Built	1923	1920	1936
Gross SqFt	49,555	47,008	44,856
Estimated Gross Income	\$1,734,425	\$2,646,246	\$1,416,783
Gross Income per SqFt	\$35.00	\$56.00	\$31.60
Full Market Value	\$8,080,000	\$13,000,000	\$6,600,000
Market Value per SqFt	\$163.00	\$277.00	\$147.00
Distance from Cooperative in miles		1.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0025	1-01527-0009	1-01391-0002
Address	161 EAST 90 STREET	219 EAST 81 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	27	53	38
Year Built	1926	1972	1923
Gross SqFt	38,117	36,720	39,030
Estimated Gross Income	\$1,334,095	\$1,243,097	\$1,719,463
Gross Income per SqFt	\$35.00	\$33.90	\$44.10
Full Market Value	\$6,210,000	\$5,790,000	\$8,440,000
Market Value per SqFt	\$163.00	\$158.00	\$216.00
Distance from Cooperative in miles		0.45	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0029	1-01431-0029	1-01431-0030
Address	167 EAST 90 STREET	250 EAST 77 STREET	248 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	15	12	12
Year Built	1915	1910	1910
Gross SqFt	10,439	10,500	10,500
Estimated Gross Income	\$427,999	\$465,682	\$465,682
Gross Income per SqFt	\$41.00	\$44.40	\$44.40
Full Market Value	\$2,100,000	\$2,290,000	\$2,290,000
Market Value per SqFt	\$201.00	\$218.00	\$218.00
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0045	1-01347-0034	1-01436-0037
Address	162 EAST 91 STREET	342 EAST 55 STREET	340 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	22	26	24
Year Built	1980	1930	1910
Gross SqFt	13,320	13,000	12,108
Estimated Gross Income	\$506,160	\$481,217	\$543,099
Gross Income per SqFt	\$38.00	\$37.00	\$44.90
Full Market Value	\$2,360,000	\$2,240,000	\$2,670,000
Market Value per SqFt	\$177.00	\$172.00	\$221.00
Distance from Cooperative in miles		1.80	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0046	1-01393-0040	1-01517-0043
Address	158 EAST 91 STREET	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	125	42	51
Year Built	1941	1899	1938
Gross SqFt	62,272	62,472	64,272
Estimated Gross Income	\$2,179,520	\$3,219,139	\$1,688,719
Gross Income per SqFt	\$35.00	\$52.00	\$26.30
Full Market Value	\$10,200,000	\$15,800,000	\$6,990,000
Market Value per SqFt	\$164.00	\$253.00	\$109.00
Distance from Cooperative in miles		0.65	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0060	1-01448-0037	
Address	124 EAST 91 STREET	334 EAST 74 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	24	35	
Year Built	1910	1914	
Gross SqFt	19,986	20,490	
Estimated Gross Income	\$719,496	\$952,763	
Gross Income per SqFt	\$36.00	\$46.50	
Full Market Value	\$3,350,000	\$4,680,000	
Market Value per SqFt	\$168.00	\$228.00	
Distance from Cooperative in miles		0.90	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0067	1-01502-0052	1-01570-0024
Address	108 EAST 91 STREET	46 EAST 91 STREET	435 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	42	28	66
Year Built	1928	1930	1920
Gross SqFt	41,600	46,718	46,421
Estimated Gross Income	\$1,414,400	\$2,248,316	\$1,288,286
Gross Income per SqFt	\$34.00	\$48.10	\$27.80
Full Market Value	\$6,590,000	\$11,000,000	\$5,340,000
Market Value per SqFt	\$158.00	\$235.00	\$115.00
Distance from Cooperative in miles		0.10	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0069	1-01393-0040	1-01517-0043
Address	1133 PARK AVENUE	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	32	42	51
Year Built	1924	1899	1938
Gross SqFt	65,434	62,472	64,272
Estimated Gross Income	\$2,355,624	\$3,219,139	\$1,688,719
Gross Income per SqFt	\$36.00	\$52.00	\$26.30
Full Market Value	\$11,000,000	\$15,800,000	\$6,990,000
Market Value per SqFt	\$168.00	\$253.00	\$109.00
Distance from Cooperative in miles		0.60	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01520-0004	1-01427-0028	1-01553-0027
Address	1153 PARK AVENUE	1393 2 AVENUE	1749 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	61	149	165
Year Built	1915	1964	2002
Gross SqFt	166,596	166,432	164,384
Estimated Gross Income	\$5,997,456	\$5,750,346	\$6,236,286
Gross Income per SqFt	\$36.00	\$34.60	\$37.90
Full Market Value	\$27,900,000	\$26,800,000	\$29,000,000
Market Value per SqFt	\$167.00	\$161.00	\$176.00
Distance from Cooperative in miles		1.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01520-0025	1-01416-0012	1-01391-0002
Address	155 EAST 91 STREET	223 EAST 61 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	48	48	38
Year Built	1927	1942	1923
Gross SqFt	37,854	39,510	39,030
Estimated Gross Income	\$1,324,890	\$1,042,259	\$1,719,463
Gross Income per SqFt	\$35.00	\$26.40	\$44.10
Full Market Value	\$6,170,000	\$4,320,000	\$8,440,000
Market Value per SqFt	\$163.00	\$109.00	\$216.00
Distance from Cooperative in miles		1.50	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01520-0027	1-01438-0014	1-01472-0034
Address	159 EAST 91 STREET	329 EAST 63 STREET	440 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	92	47
Year Built	1941	1920	1936
Gross SqFt	46,032	47,008	44,856
Estimated Gross Income	\$1,611,120	\$2,646,246	\$1,416,783
Gross Income per SqFt	\$35.00	\$56.00	\$31.60
Full Market Value	\$7,500,000	\$13,000,000	\$6,600,000
Market Value per SqFt	\$163.00	\$277.00	\$147.00
Distance from Cooperative in miles		1.45	0.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01520-0041	1-01412-0012	1-01509-0064
Address	166 EAST 92 STREET	117 EAST 77 STREET	108 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	41	40	20
Year Built	1941	1929	1922
Gross SqFt	32,658	29,500	32,383
Estimated Gross Income	\$1,143,030	\$1,405,566	\$1,125,344
Gross Income per SqFt	\$35.00	\$47.60	\$34.80
Full Market Value	\$5,320,000	\$6,900,000	\$5,240,000
Market Value per SqFt	\$163.00	\$234.00	\$162.00
Distance from Cooperative in miles		0.70	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01520-0140	1-01451-0011	1-01429-0128
Address	170 EAST 92 STREET	343 EAST 76 STREET	244 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	20	24	24
Year Built	1920	1920	1930
Gross SqFt	12,778	12,750	12,882
Estimated Gross Income	\$549,454	\$488,063	\$614,845
Gross Income per SqFt	\$43.00	\$38.30	\$47.70
Full Market Value	\$2,700,000	\$2,400,000	\$3,020,000
Market Value per SqFt	\$211.00	\$188.00	\$234.00
Distance from Cooperative in miles		0.85	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01521-0001	1-01590-0036	1-01390-0067
Address	1165 PARK AVENUE	85 EAST END AVENUE	945 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	55	175	110
Year Built	1925	1951	1949
Gross SqFt	176,799	169,386	188,810
Estimated Gross Income	\$5,569,168	\$4,605,730	\$7,818,322
Gross Income per SqFt	\$31.50	\$27.20	\$41.40
Full Market Value	\$25,900,000	\$19,100,000	\$38,400,000
Market Value per SqFt	\$146.00	\$113.00	\$203.00
Distance from Cooperative in miles		0.85	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01521-0051	1-01471-0003	1-01517-0058
Address	1415 LEXINGTON AVENUE	1470 1 AVENUE	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	69	84	60
Year Built	1923	1975	1936
Gross SqFt	64,957	63,862	64,344
Estimated Gross Income	\$2,143,581	\$2,122,134	\$2,414,129
Gross Income per SqFt	\$33.00	\$33.20	\$37.50
Full Market Value	\$9,980,000	\$9,880,000	\$11,200,000
Market Value per SqFt	\$154.00	\$155.00	\$174.00
Distance from Cooperative in miles		0.90	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01521-0069	1-01590-0036	1-01390-0067
Address	1175 PARK AVENUE	85 EAST END AVENUE	945 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	52	175	110
Year Built	1925	1951	1949
Gross SqFt	174,910	169,386	188,810
Estimated Gross Income	\$5,772,030	\$4,605,730	\$7,818,322
Gross Income per SqFt	\$33.00	\$27.20	\$41.40
Full Market Value	\$26,900,000	\$19,100,000	\$38,400,000
Market Value per SqFt	\$154.00	\$113.00	\$203.00
Distance from Cooperative in miles		0.85	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0001	1-01561-0021	1-01573-0022
Address	1185 PARK AVENUE	1533 YORK AVENUE	1775 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	172	415	274
Year Built	1929	1966	1994
Gross SqFt	550,905	502,595	347,118
Estimated Gross Income	\$15,976,245	\$12,927,607	\$11,172,686
Gross Income per SqFt	\$29.00	\$25.70	\$32.20
Full Market Value	\$66,200,000	\$53,500,000	\$52,000,000
Market Value per SqFt	\$120.00	\$106.00	\$150.00
Distance from Cooperative in miles		0.75	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0012	1-01509-0064	1-01412-0012
Address	125 EAST 93 STREET	108 EAST 81 STREET	117 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	29	20	40
Year Built	1924	1922	1929
Gross SqFt	31,266	32,383	29,500
Estimated Gross Income	\$1,094,310	\$1,125,344	\$1,405,566
Gross Income per SqFt	\$35.00	\$34.80	\$47.60
Full Market Value	\$5,100,000	\$5,240,000	\$6,900,000
Market Value per SqFt	\$163.00	\$162.00	\$234.00
Distance from Cooperative in miles		0.65	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0014	1-01416-0012	1-01391-0002
Address	131 EAST 93 STREET	223 EAST 61 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	36	48	38
Year Built	1923	1942	1923
Gross SqFt	38,034	39,510	39,030
Estimated Gross Income	\$1,331,190	\$1,042,259	\$1,719,463
Gross Income per SqFt	\$35.00	\$26.40	\$44.10
Full Market Value	\$6,200,000	\$4,320,000	\$8,440,000
Market Value per SqFt	\$163.00	\$109.00	\$216.00
Distance from Cooperative in miles		1.60	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0020	1-01472-0022	1-01510-0020
Address	1429 LEXINGTON AVENUE	1453 YORK AVENUE	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	77	96	61
Year Built	1928	1958	1987
Gross SqFt	77,426	75,936	78,874
Estimated Gross Income	\$2,632,484	\$2,684,056	\$5,429,922
Gross Income per SqFt	\$34.00	\$35.30	\$69.00
Full Market Value	\$12,300,000	\$12,500,000	\$26,700,000
Market Value per SqFt	\$159.00	\$165.00	\$339.00
Distance from Cooperative in miles		0.90	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0026	1-01505-0005	1-01431-0038
Address	175 EAST 93 STREET	1 EAST 93 STREET	216 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	15	20
Year Built	1928	1925	1910
Gross SqFt	9,704	9,431	9,945
Estimated Gross Income	\$349,344	\$328,716	\$368,454
Gross Income per SqFt	\$36.00	\$34.90	\$37.00
Full Market Value	\$1,630,000	\$1,530,000	\$1,720,000
Market Value per SqFt	\$168.00	\$162.00	\$173.00
Distance from Cooperative in miles		0.30	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0027	1-01445-0034	1-01526-0035
Address	177 EAST 93 STREET	332 EAST 71 STREET	226 EAST 81 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	C4-WALK-UP
Total Units	16	20	20
Year Built	1920	1925	1920
Gross SqFt	9,764	9,735	9,895
Estimated Gross Income	\$439,380	\$324,305	\$555,590
Gross Income per SqFt	\$45.00	\$33.30	\$56.00
Full Market Value	\$2,160,000	\$1,510,000	\$2,730,000
Market Value per SqFt	\$221.00	\$155.00	\$276.00
Distance from Cooperative in miles		1.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0030	1-01391-0002	
Address	181 EAST 93 STREET	952 5 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	41	38	
Year Built	1928	1923	
Gross SqFt	38,094	39,030	
Estimated Gross Income	\$1,333,290	\$1,719,463	
Gross Income per SqFt	\$35.00	\$44.10	
Full Market Value	\$6,210,000	\$8,440,000	
Market Value per SqFt	\$163.00	\$216.00	
Distance from Cooperative in miles		0.90	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0041	1-01412-0012	1-01509-0064
Address	170 EAST 94 STREET	117 EAST 77 STREET	108 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	42	40	20
Year Built	1928	1929	1922
Gross SqFt	31,620	29,500	32,383
Estimated Gross Income	\$1,106,700	\$1,405,566	\$1,125,344
Gross Income per SqFt	\$35.00	\$47.60	\$34.80
Full Market Value	\$5,160,000	\$6,900,000	\$5,240,000
Market Value per SqFt	\$163.00	\$234.00	\$162.00
Distance from Cooperative in miles		0.80	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0044	1-01559-0033	1-01438-0049
Address	152 EAST 94 STREET	420 EAST 80 STREET	1218 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	105	157	105
Year Built	1938	1961	1996
Gross SqFt	131,549	137,238	142,209
Estimated Gross Income	\$3,814,921	\$4,638,843	\$9,297,636
Gross Income per SqFt	\$29.00	\$33.80	\$65.00
Full Market Value	\$17,800,000	\$21,600,000	\$45,600,000
Market Value per SqFt	\$135.00	\$157.00	\$321.00
Distance from Cooperative in miles		0.80	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0050	1-01496-0021	1-01508-0001
Address	1435 LEXINGTON 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	73	41	70
Year Built	1925	1922	1913
Gross SqFt	116,270	113,052	113,281
Estimated Gross Income	\$3,604,370	\$5,752,383	\$3,205,420
Gross Income per SqFt	\$31.00	\$51.00	\$28.30
Full Market Value	\$16,800,000	\$28,200,000	\$13,300,000
Market Value per SqFt	\$144.00	\$249.00	\$117.00
Distance from Cooperative in miles		0.50	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0059	1-01448-0045	1-01509-0006
Address	130 EAST 94 STREET	310 EAST 74 STREET	107 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	45	60	33
Year Built	1923	1938	1925
Gross SqFt	50,643	46,932	52,272
Estimated Gross Income	\$1,772,505	\$1,292,313	\$2,328,852
Gross Income per SqFt	\$35.00	\$27.50	\$44.60
Full Market Value	\$8,260,000	\$5,350,000	\$11,400,000
Market Value per SqFt	\$163.00	\$114.00	\$218.00
Distance from Cooperative in miles		1.05	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01523-0001	1-01561-0001	1-01557-0025
Address	1197 PARK AVENUE	1562 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	149	205	212
Year Built	1961	1964	1998
Gross SqFt	210,988	210,428	207,037
Estimated Gross Income	\$6,751,616	\$5,417,988	\$7,281,014
Gross Income per SqFt	\$32.00	\$25.70	\$35.20
Full Market Value	\$31,400,000	\$22,400,000	\$33,900,000
Market Value per SqFt	\$149.00	\$106.00	\$164.00
Distance from Cooperative in miles		0.80	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01523-0014	1-01387-0056	1-01530-0019
Address	1450 LEXINGTON AVENUE	900 MADISON AVENUE	245 EAST 84 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	47	65	83
Year Built	1928	1939	1986
Gross SqFt	67,882	66,731	69,000
Estimated Gross Income	\$2,165,435	\$2,882,037	\$2,309,430
Gross Income per SqFt	\$31.90	\$43.20	\$33.50
Full Market Value	\$10,100,000	\$14,100,000	\$10,800,000
Market Value per SqFt	\$149.00	\$211.00	\$157.00
Distance from Cooperative in miles		1.15	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01523-0059	1-01512-0056	1-01426-0021
Address	1466 LEXINGTON AVENUE	130 EAST 84 STREET	1349 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	32	27	41
Year Built	1920	1925	1950
Gross SqFt	21,408	19,550	21,330
Estimated Gross Income	\$815,858	\$1,437,324	\$689,253
Gross Income per SqFt	\$38.10	\$74.00	\$32.30
Full Market Value	\$4,010,000	\$7,060,000	\$3,210,000
Market Value per SqFt	\$187.00	\$361.00	\$150.00
Distance from Cooperative in miles		0.55	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01524-0044	1-01393-0040	1-01517-0043
Address	166 EAST 96 STREET	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	65	42	51
Year Built	1928	1899	1938
Gross SqFt	62,789	62,472	64,272
Estimated Gross Income	\$2,197,615	\$3,219,139	\$1,688,719
Gross Income per SqFt	\$35.00	\$52.00	\$26.30
Full Market Value	\$10,200,000	\$15,800,000	\$6,990,000
Market Value per SqFt	\$162.00	\$253.00	\$109.00
Distance from Cooperative in miles		0.90	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01525-0001	1-01560-0001	1-01570-0021
Address	1391 3 AVENUE	1540 1 AVENUE	1731 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	177	314	267
Year Built	1963	1980	1986
Gross SqFt	293,303	302,049	279,945
Estimated Gross Income	\$8,593,777	\$13,041,460	\$11,802,904
Gross Income per SqFt	\$29.30	\$43.20	\$42.20
Full Market Value	\$40,000,000	\$64,000,000	\$57,900,000
Market Value per SqFt	\$136.00	\$212.00	\$207.00
Distance from Cooperative in miles		0.30	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01525-0009	1-01431-0016	1-01490-0122
Address	215 EAST 79 STREET	231 EAST 76 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	86	90	87
Year Built	1947	1938	1940
Gross SqFt	94,418	82,065	75,854
Estimated Gross Income	\$3,021,376	\$1,892,995	\$2,827,503
Gross Income per SqFt	\$32.00	\$23.07	\$37.30
Full Market Value	\$14,100,000	\$7,840,000	\$13,200,000
Market Value per SqFt	\$149.00	\$96.00	\$174.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01525-0013	1-01518-0009	1-01439-0042
Address	225 EAST 79 STREET	115 EAST 89 STREET	320 EAST 65 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	80	45	71
Year Built	1930	1924	1930
Gross SqFt	59,488	52,848	58,325
Estimated Gross Income	\$2,022,592	\$1,801,660	\$2,414,899
Gross Income per SqFt	\$34.00	\$34.10	\$41.40
Full Market Value	\$9,420,000	\$8,390,000	\$11,900,000
Market Value per SqFt	\$158.00	\$159.00	\$204.00
Distance from Cooperative in miles		0.55	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01525-0015	1-01494-0015	1-01532-0016
Address	229 EAST 79 STREET	1094 MADISON AVENUE	241 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	96	112	111
Year Built	1930	1911	1989
Gross SqFt	106,905	106,947	104,440
Estimated Gross Income	\$3,249,912	\$5,988,708	\$4,068,244
Gross Income per SqFt	\$30.40	\$56.00	\$39.00
Full Market Value	\$15,100,000	\$29,400,000	\$20,000,000
Market Value per SqFt	\$141.00	\$275.00	\$191.00
Distance from Cooperative in miles		0.45	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01525-0019	1-01562-0016	1-01528-0018
Address	237 EAST 79 STREET	427 EAST 82 STREET	235 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	D3-ELEVATOR
Total Units	17	17	24
Year Built	1970	1900	1910
Gross SqFt	10,000	10,000	11,500
Estimated Gross Income	\$340,000	\$345,105	\$561,121
Gross Income per SqFt	\$34.00	\$34.50	\$48.80
Full Market Value	\$1,580,000	\$1,610,000	\$2,750,000
Market Value per SqFt	\$158.00	\$161.00	\$239.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01525-0021	1-01559-0019	1-01570-0021
Address	1523 2 AVENUE	1493 YORK AVENUE	1731 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	210	250	267
Year Built	1957	1956	1986
Gross SqFt	281,825	277,073	279,945
Estimated Gross Income	\$9,018,400	\$10,263,132	\$11,802,904
Gross Income per SqFt	\$32.00	\$37.00	\$42.20
Full Market Value	\$42,000,000	\$47,800,000	\$57,900,000
Market Value per SqFt	\$149.00	\$173.00	\$207.00
Distance from Cooperative in miles		0.30	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01525-0036	1-01431-0016	1-01490-0122
Address	222 EAST 80 STREET	231 EAST 76 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	95	90	87
Year Built	1962	1938	1940
Gross SqFt	94,404	82,065	75,854
Estimated Gross Income	\$3,020,928	\$1,892,995	\$2,827,503
Gross Income per SqFt	\$32.00	\$23.07	\$37.30
Full Market Value	\$14,100,000	\$7,840,000	\$13,200,000
Market Value per SqFt	\$149.00	\$96.00	\$174.00
Distance from Cooperative in miles		0.15	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01527-0035	1-01472-0034	1-01438-0014
Address	222 EAST 82 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	48	47	92
Year Built	1950	1936	1920
Gross SqFt	44,310	44,856	47,008
Estimated Gross Income	\$1,550,850	\$1,416,783	\$2,646,246
Gross Income per SqFt	\$35.00	\$31.60	\$56.00
Full Market Value	\$7,220,000	\$6,600,000	\$13,000,000
Market Value per SqFt	\$163.00	\$147.00	\$277.00
Distance from Cooperative in miles		0.35	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01527-0039	1-01440-0022	1-01526-0039
Address	220 EAST 82 STREET	347 EAST 65 STREET	218 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	21	19
Year Built	1910	1910	1930
Gross SqFt	10,035	10,060	9,970
Estimated Gross Income	\$411,435	\$385,590	\$454,661
Gross Income per SqFt	\$41.00	\$38.30	\$45.60
Full Market Value	\$2,020,000	\$1,890,000	\$2,230,000
Market Value per SqFt	\$201.00	\$188.00	\$224.00
Distance from Cooperative in miles		0.80	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01527-0040	1-01527-0013	
Address	218 EAST 82 STREET	227 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	21	15	
Year Built	1920	1910	
Gross SqFt	10,480	10,110	
Estimated Gross Income	\$419,200	\$435,714	
Gross Income per SqFt	\$40.00	\$43.10	
Full Market Value	\$2,060,000	\$2,140,000	
Market Value per SqFt	\$197.00	\$212.00	
Distance from Cooperative in miles		0.00	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01527-0041	1-01440-0041	1-01441-0023
Address	214 EAST 82 STREET	326 EAST 66 STREET	1225 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	37	37	30
Year Built	1910	1920	1910
Gross SqFt	19,148	17,878	18,828
Estimated Gross Income	\$746,772	\$548,862	\$775,920
Gross Income per SqFt	\$39.00	\$30.70	\$41.20
Full Market Value	\$3,670,000	\$2,560,000	\$3,810,000
Market Value per SqFt	\$192.00	\$143.00	\$202.00
Distance from Cooperative in miles		0.80	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01527-0043	1-01440-0041	1-01441-0023
Address	208 EAST 82 STREET	326 EAST 66 STREET	1225 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	37	37	30
Year Built	1920	1920	1910
Gross SqFt	19,148	17,878	18,828
Estimated Gross Income	\$746,772	\$548,862	\$775,920
Gross Income per SqFt	\$39.00	\$30.70	\$41.20
Full Market Value	\$3,670,000	\$2,560,000	\$3,810,000
Market Value per SqFt	\$192.00	\$143.00	\$202.00
Distance from Cooperative in miles		0.80	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01529-0001	1-01415-0021	1-01532-0016
Address	1471 3 AVENUE	1143 2 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	120	108	111
Year Built	1964	1940	1989
Gross SqFt	96,699	103,304	104,440
Estimated Gross Income	\$3,287,766	\$2,969,207	\$4,068,244
Gross Income per SqFt	\$34.00	\$28.70	\$39.00
Full Market Value	\$15,300,000	\$12,300,000	\$20,000,000
Market Value per SqFt	\$158.00	\$119.00	\$191.00
Distance from Cooperative in miles		1.15	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01529-0031	1-01526-0034	
Address	238 EAST 84 STREET	228 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	22	28	
Year Built	1962	1930	
Gross SqFt	10,190	10,060	
Estimated Gross Income	\$397,410	\$406,197	
Gross Income per SqFt	\$39.00	\$40.40	
Full Market Value	\$1,950,000	\$1,990,000	
Market Value per SqFt	\$191.00	\$198.00	
Distance from Cooperative in miles		0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01529-0039	1-01468-0009	1-01444-0036
Address	208 EAST 84 STREET	415 EAST 73 STREET	326 EAST 70 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	80	96	64
Year Built	1910	1920	1920
Gross SqFt	36,160	42,342	28,160
Estimated Gross Income	\$1,265,600	\$1,522,202	\$972,222
Gross Income per SqFt	\$35.00	\$36.00	\$34.50
Full Market Value	\$5,900,000	\$7,090,000	\$4,530,000
Market Value per SqFt	\$163.00	\$167.00	\$161.00
Distance from Cooperative in miles		0.60	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01529-0045	1-01516-0052	
Address	200 EAST 84 STREET	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	129	154	
Year Built	1961	1963	
Gross SqFt	130,234	128,132	
Estimated Gross Income	\$4,558,190	\$3,830,555	
Gross Income per SqFt	\$35.00	\$29.90	
Full Market Value	\$21,200,000	\$17,800,000	
Market Value per SqFt	\$163.00	\$139.00	
Distance from Cooperative in miles		0.25	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01532-0015	1-01509-0020	1-01448-0001
Address	231 EAST 86 STREET	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	58	52	66
Year Built	1983	1922	1966
Gross SqFt	57,745	57,666	56,980
Estimated Gross Income	\$1,818,967	\$3,786,579	\$1,633,157
Gross Income per SqFt	\$31.50	\$66.00	\$28.70
Full Market Value	\$8,470,000	\$18,600,000	\$6,760,000
Market Value per SqFt	\$147.00	\$323.00	\$119.00
Distance from Cooperative in miles		0.35	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01532-0022	1-01453-0027	1-01465-0001
Address	1659 2 AVENUE	350 EAST 79 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	261	240	429
Year Built	1970	1989	1979
Gross SqFt	363,388	364,690	357,785
Estimated Gross Income	\$12,536,886	\$23,139,484	\$15,654,870
Gross Income per SqFt	\$34.50	\$63.00	\$43.80
Full Market Value	\$58,400,000	\$114,000,000	\$76,800,000
Market Value per SqFt	\$161.00	\$313.00	\$215.00
Distance from Cooperative in miles		0.45	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01532-0031	1-01412-0012	1-01509-0064
Address	240 EAST 87 STREET	117 EAST 77 STREET	108 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	49	40	20
Year Built	1915	1929	1922
Gross SqFt	32,145	29,500	32,383
Estimated Gross Income	\$1,125,075	\$1,405,566	\$1,125,344
Gross Income per SqFt	\$35.00	\$47.60	\$34.80
Full Market Value	\$5,240,000	\$6,900,000	\$5,240,000
Market Value per SqFt	\$163.00	\$234.00	\$162.00
Distance from Cooperative in miles		0.50	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01532-0039	1-01429-0037	1-01512-0030
Address	220 EAST 87 STREET	222 EAST 75 STREET	16S EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	44	41	40
Year Built	1960	1930	1929
Gross SqFt	22,600	23,490	22,990
Estimated Gross Income	\$836,200	\$760,171	\$963,233
Gross Income per SqFt	\$37.00	\$32.40	\$41.90
Full Market Value	\$3,900,000	\$3,540,000	\$4,730,000
Market Value per SqFt	\$173.00	\$151.00	\$206.00
Distance from Cooperative in miles		0.60	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01533-0013	1-01456-0005	1-01472-0011
Address	227 EAST 87 STREET	405 EAST 61 STREET	425 EAST 77 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	17	20
Year Built	1920	1920	1940
Gross SqFt	10,975	10,925	10,386
Estimated Gross Income	\$449,975	\$439,468	\$439,849
Gross Income per SqFt	\$41.00	\$40.20	\$42.40
Full Market Value	\$2,210,000	\$2,160,000	\$2,160,000
Market Value per SqFt	\$201.00	\$198.00	\$208.00
Distance from Cooperative in miles		1.35	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01533-0022	1-01421-0005	1-01553-0022
Address	1681 2 AVENUE	205 EAST 66 STREET	339 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	C1-WALK-UP
Total Units	119	257	24
Year Built	1966	1880	1920
Gross SqFt	169,507	170,424	8,325
Estimated Gross Income	\$5,847,991	\$5,105,568	\$331,858
Gross Income per SqFt	\$34.50	\$30.00	\$39.90
Full Market Value	\$27,200,000	\$23,800,000	\$1,630,000
Market Value per SqFt	\$160.00	\$140.00	\$196.00
Distance from Cooperative in miles		1.05	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01533-0032	1-01559-0033	1-01438-0049
Address	230 EAST 88 STREET	420 EAST 80 STREET	1218 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	108	157	105
Year Built	1967	1961	1996
Gross SqFt	130,500	137,238	142,209
Estimated Gross Income	\$3,784,500	\$4,638,843	\$9,297,636
Gross Income per SqFt	\$29.00	\$33.80	\$65.00
Full Market Value	\$8,020,000	\$21,600,000	\$45,600,000
Market Value per SqFt	\$61.00	\$157.00	\$321.00
Distance from Cooperative in miles		0.50	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01533-0040	1-01440-0021	1-01527-0033
Address	214 EAST 88 STREET	345 EAST 65 STREET	234 EAST 82 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	C4-WALK-UP
Total Units	20	20	20
Year Built	1930	1910	1910
Gross SqFt	10,090	10,060	10,025
Estimated Gross Income	\$413,690	\$420,015	\$409,543
Gross Income per SqFt	\$41.00	\$41.80	\$40.90
Full Market Value	\$2,030,000	\$2,060,000	\$2,010,000
Market Value per SqFt	\$201.00	\$205.00	\$200.00
Distance from Cooperative in miles		1.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01533-0041	1-01440-0021	1-01527-0033
Address	212 EAST 88 STREET	345 EAST 65 STREET	234 EAST 82 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	C4-WALK-UP
Total Units	20	20	20
Year Built	1930	1910	1910
Gross SqFt	10,090	10,060	10,025
Estimated Gross Income	\$413,690	\$420,015	\$409,543
Gross Income per SqFt	\$41.00	\$41.80	\$40.90
Full Market Value	\$2,030,000	\$2,060,000	\$2,010,000
Market Value per SqFt	\$201.00	\$205.00	\$200.00
Distance from Cooperative in miles		1.10	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01533-0042	1-01440-0021	1-01527-0033
Address	210 EAST 88 STREET	345 EAST 65 STREET	234 EAST 82 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	C4-WALK-UP
Total Units	20	20	20
Year Built	1930	1910	1910
Gross SqFt	10,090	10,060	10,025
Estimated Gross Income	\$403,600	\$420,015	\$409,543
Gross Income per SqFt	\$40.00	\$41.80	\$40.90
Full Market Value	\$1,980,000	\$2,060,000	\$2,010,000
Market Value per SqFt	\$196.00	\$205.00	\$200.00
Distance from Cooperative in miles		1.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01533-0122	1-01426-0024	1-01558-0040
Address	235 EAST 87 STREET	1355 2 AVENUE	306 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	C7-WALK-UP	D3-ELEVATOR
Total Units	139	17	159
Year Built	1962	1900	1962
Gross SqFt	148,031	7,590	149,485
Estimated Gross Income	\$5,329,116	\$432,630	\$3,651,360
Gross Income per SqFt	\$36.00	\$57.00	\$24.43
Full Market Value	\$24,800,000	\$2,120,000	\$15,100,000
Market Value per SqFt	\$168.00	\$279.00	\$101.00
Distance from Cooperative in miles		0.80	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-0006	1-01467-0038	1-01472-0011
Address	205 EAST 88 STREET	416 EAST 73 STREET	425 EAST 77 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	20	20
Year Built	1920	1910	1940
Gross SqFt	10,465	10,145	10,386
Estimated Gross Income	\$418,600	\$390,724	\$439,849
Gross Income per SqFt	\$40.00	\$38.50	\$42.40
Full Market Value	\$2,050,000	\$1,920,000	\$2,160,000
Market Value per SqFt	\$196.00	\$189.00	\$208.00
Distance from Cooperative in miles		0.85	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-0007	1-01467-0038	1-01472-0011
Address	207 EAST 88 STREET	416 EAST 73 STREET	425 EAST 77 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	20	20
Year Built	1920	1910	1940
Gross SqFt	10,465	10,145	10,386
Estimated Gross Income	\$418,600	\$390,724	\$439,849
Gross Income per SqFt	\$40.00	\$38.50	\$42.40
Full Market Value	\$2,050,000	\$1,920,000	\$2,160,000
Market Value per SqFt	\$196.00	\$189.00	\$208.00
Distance from Cooperative in miles		0.85	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-0008	1-01467-0038	1-01472-0011
Address	209 EAST 88 STREET	416 EAST 73 STREET	425 EAST 77 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	20	20
Year Built	1920	1910	1940
Gross SqFt	10,465	10,145	10,386
Estimated Gross Income	\$418,600	\$390,724	\$439,849
Gross Income per SqFt	\$40.00	\$38.50	\$42.40
Full Market Value	\$2,050,000	\$1,920,000	\$2,160,000
Market Value per SqFt	\$196.00	\$189.00	\$208.00
Distance from Cooperative in miles		0.85	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-0009	1-01467-0038	1-01472-0011
Address	211 EAST 88 STREET	416 EAST 73 STREET	425 EAST 77 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	20	20
Year Built	1920	1910	1940
Gross SqFt	10,465	10,145	10,386
Estimated Gross Income	\$418,600	\$390,724	\$439,849
Gross Income per SqFt	\$40.00	\$38.50	\$42.40
Full Market Value	\$2,050,000	\$1,920,000	\$2,160,000
Market Value per SqFt	\$196.00	\$189.00	\$208.00
Distance from Cooperative in miles		0.85	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-0010	1-01456-0005	1-01472-0011
Address	213 EAST 88 STREET	405 EAST 61 STREET	425 EAST 77 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	17	20
Year Built	1920	1920	1940
Gross SqFt	10,715	10,925	10,386
Estimated Gross Income	\$439,315	\$439,468	\$439,849
Gross Income per SqFt	\$41.00	\$40.20	\$42.40
Full Market Value	\$2,160,000	\$2,160,000	\$2,160,000
Market Value per SqFt	\$202.00	\$198.00	\$208.00
Distance from Cooperative in miles		1.40	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-0011	1-01456-0005	1-01472-0011
Address	215 EAST 88 STREET	405 EAST 61 STREET	425 EAST 77 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	17	20
Year Built	1920	1920	1940
Gross SqFt	10,715	10,925	10,386
Estimated Gross Income	\$439,315	\$439,468	\$439,849
Gross Income per SqFt	\$41.00	\$40.20	\$42.40
Full Market Value	\$2,160,000	\$2,160,000	\$2,160,000
Market Value per SqFt	\$202.00	\$198.00	\$208.00
Distance from Cooperative in miles		1.40	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-0129	1-01382-0047	1-01412-0028
Address	252 EAST 89 STREET	36 EAST 68 STREET	167 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	18	13	22
Year Built	1920	1910	1910
Gross SqFt	9,250	9,186	8,615
Estimated Gross Income	\$434,750	\$455,608	\$387,826
Gross Income per SqFt	\$47.00	\$49.60	\$45.00
Full Market Value	\$2,130,000	\$2,240,000	\$1,900,000
Market Value per SqFt	\$230.00	\$244.00	\$221.00
Distance from Cooperative in miles		1.10	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0003	1-01527-0028	1-01527-0045
Address	1589 3 AVENUE	1571 2 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	217	182	246
Year Built	1980	1963	1980
Gross SqFt	192,445	189,612	205,261
Estimated Gross Income	\$7,255,176	\$4,814,679	\$9,538,478
Gross Income per SqFt	\$37.70	\$25.40	\$46.50
Full Market Value	\$33,800,000	\$19,900,000	\$46,800,000
Market Value per SqFt	\$176.00	\$105.00	\$228.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0005	1-01448-0011	1-01412-0028
Address	203 EAST 89 STREET	315 EAST 73 STREET	167 EAST 77 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	C1-WALK-UP
Total Units	20	20	22
Year Built	1920	1910	1910
Gross SqFt	9,215	9,530	8,615
Estimated Gross Income	\$433,105	\$475,614	\$387,826
Gross Income per SqFt	\$47.00	\$49.90	\$45.00
Full Market Value	\$2,130,000	\$2,330,000	\$1,900,000
Market Value per SqFt	\$231.00	\$244.00	\$221.00
Distance from Cooperative in miles		0.80	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0006	1-01469-0008	1-01412-0028
Address	205 EAST 89 STREET	409 EAST 74 STREET	167 EAST 77 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	C1-WALK-UP
Total Units	20	20	22
Year Built	1920	1910	1910
Gross SqFt	8,825	9,055	8,615
Estimated Gross Income	\$370,650	\$344,003	\$387,826
Gross Income per SqFt	\$42.00	\$38.00	\$45.00
Full Market Value	\$1,820,000	\$1,600,000	\$1,900,000
Market Value per SqFt	\$206.00	\$177.00	\$221.00
Distance from Cooperative in miles		0.80	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0011	1-01444-0007	1-01468-0034
Address	215 EAST 89 STREET	309 EAST 69 STREET	484 EAST 74 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	18	20
Year Built	1920	1910	1910
Gross SqFt	8,589	8,560	8,395
Estimated Gross Income	\$352,149	\$306,507	\$396,930
Gross Income per SqFt	\$41.00	\$35.80	\$47.30
Full Market Value	\$1,730,000	\$1,430,000	\$1,950,000
Market Value per SqFt	\$201.00	\$167.00	\$232.00
Distance from Cooperative in miles		1.05	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0012	1-01444-0007	1-01468-0034
Address	217 EAST 89 STREET	309 EAST 69 STREET	484 EAST 74 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	18	20
Year Built	1920	1910	1910
Gross SqFt	8,589	8,560	8,395
Estimated Gross Income	\$352,149	\$306,507	\$396,930
Gross Income per SqFt	\$41.00	\$35.80	\$47.30
Full Market Value	\$1,730,000	\$1,430,000	\$1,950,000
Market Value per SqFt	\$201.00	\$167.00	\$232.00
Distance from Cooperative in miles		1.05	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0029	1-01467-0038	1-01472-0011
Address	246 EAST 90 STREET	416 EAST 73 STREET	425 EAST 77 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	20	20
Year Built	1925	1910	1940
Gross SqFt	10,340	10,145	10,386
Estimated Gross Income	\$413,600	\$390,724	\$439,849
Gross Income per SqFt	\$40.00	\$38.50	\$42.40
Full Market Value	\$2,030,000	\$1,920,000	\$2,160,000
Market Value per SqFt	\$196.00	\$189.00	\$208.00
Distance from Cooperative in miles		0.90	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0030	1-01467-0038	1-01472-0011
Address	244 EAST 90 STREET	416 EAST 73 STREET	425 EAST 77 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	20	20
Year Built	1910	1910	1940
Gross SqFt	10,340	10,145	10,386
Estimated Gross Income	\$413,600	\$390,724	\$439,849
Gross Income per SqFt	\$40.00	\$38.50	\$42.40
Full Market Value	\$2,030,000	\$1,920,000	\$2,160,000
Market Value per SqFt	\$196.00	\$189.00	\$208.00
Distance from Cooperative in miles		0.90	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0041	1-01468-0034	1-01444-0007
Address	210 EAST 90 STREET	484 EAST 74 STREET	309 EAST 69 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	16	20	18
Year Built	1910	1910	1910
Gross SqFt	8,562	8,395	8,560
Estimated Gross Income	\$351,042	\$396,930	\$306,507
Gross Income per SqFt	\$41.00	\$47.30	\$35.80
Full Market Value	\$1,720,000	\$1,950,000	\$1,430,000
Market Value per SqFt	\$201.00	\$232.00	\$167.00
Distance from Cooperative in miles		0.85	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0042	1-01370-0001	1-01444-0036
Address	204 EAST 90 STREET	1066 1 AVENUE	326 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	30	64	64
Year Built	1920	1900	1920
Gross SqFt	25,264	24,494	28,160
Estimated Gross Income	\$896,872	\$880,011	\$972,222
Gross Income per SqFt	\$35.50	\$35.90	\$34.50
Full Market Value	\$4,180,000	\$4,100,000	\$4,530,000
Market Value per SqFt	\$165.00	\$167.00	\$161.00
Distance from Cooperative in miles		1.55	1.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0128	1-01467-0038	1-01472-0011
Address	248 EAST 90 STREET	416 EAST 73 STREET	425 EAST 77 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	20	20
Year Built	1911	1910	1940
Gross SqFt	10,340	10,145	10,386
Estimated Gross Income	\$413,600	\$390,724	\$439,849
Gross Income per SqFt	\$40.00	\$38.50	\$42.40
Full Market Value	\$2,030,000	\$1,920,000	\$2,160,000
Market Value per SqFt	\$196.00	\$189.00	\$208.00
Distance from Cooperative in miles		0.90	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01537-0022	1-01514-0039	1-01468-0021
Address	1749 2 AVENUE	1524 3 AVENUE	1385 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	586	460	293
Year Built	1975	1967	1969
Gross SqFt	693,459	651,162	409,942
Estimated Gross Income	\$25,311,253	\$14,758,416	\$14,587,562
Gross Income per SqFt	\$36.50	\$22.66	\$35.60
Full Market Value	\$53,700,000	\$61,100,000	\$67,900,000
Market Value per SqFt	\$77.00	\$94.00	\$166.00
Distance from Cooperative in miles		0.35	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01538-0021	1-01423-0010	1-01549-0001
Address	1767 2 AVENUE	1299 2 AVENUE	1660 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	656	624	698
Year Built	1973	1916	1964
Gross SqFt	759,187	938,324	690,703
Estimated Gross Income	\$22,396,016	\$29,699,650	\$21,022,683
Gross Income per SqFt	\$29.50	\$31.70	\$30.40
Full Market Value	\$47,500,000	\$138,000,000	\$97,900,000
Market Value per SqFt	\$63.00	\$147.00	\$142.00
Distance from Cooperative in miles		1.20	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01540-0034	1-01350-0038	1-01470-0020
Address	226 EAST 95 STREET	326 EAST 58 STREET	435 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	28	30	24
Year Built	1920	1904	1910
Gross SqFt	17,510	18,252	16,200
Estimated Gross Income	\$682,890	\$766,506	\$581,649
Gross Income per SqFt	\$39.00	\$42.00	\$35.90
Full Market Value	\$3,350,000	\$3,760,000	\$2,710,000
Market Value per SqFt	\$191.00	\$206.00	\$167.00
Distance from Cooperative in miles		1.85	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01540-0035	1-01453-0015	1-01472-0030
Address	224 EAST 95 STREET	325 EAST 78 STREET	448 EAST 78 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	C5-WALK-UP
Total Units	20	16	16
Year Built	1910	1910	1910
Gross SqFt	8,150	8,016	8,125
Estimated Gross Income	\$309,700	\$355,567	\$263,057
Gross Income per SqFt	\$38.00	\$44.40	\$32.40
Full Market Value	\$1,440,000	\$1,750,000	\$1,230,000
Market Value per SqFt	\$177.00	\$218.00	\$151.00
Distance from Cooperative in miles		0.80	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01540-0036	1-01453-0015	1-01472-0030
Address	222 EAST 95 STREET	325 EAST 78 STREET	448 EAST 78 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	C5-WALK-UP
Total Units	17	16	16
Year Built	1910	1910	1910
Gross SqFt	8,150	8,016	8,125
Estimated Gross Income	\$309,700	\$355,567	\$263,057
Gross Income per SqFt	\$38.00	\$44.40	\$32.40
Full Market Value	\$1,440,000	\$1,750,000	\$1,230,000
Market Value per SqFt	\$177.00	\$218.00	\$151.00
Distance from Cooperative in miles		0.80	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01542-0014	1-01492-0015	1-01584-0001
Address	325 EAST 79 STREET	1058 MADISON AVENUE	1658 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	86	72	180
Year Built	1929	1938	1963
Gross SqFt	129,350	104,209	202,322
Estimated Gross Income	\$4,397,900	\$4,669,833	\$7,435,550
Gross Income per SqFt	\$34.00	\$44.80	\$36.80
Full Market Value	\$20,500,000	\$22,900,000	\$34,600,000
Market Value per SqFt	\$158.00	\$220.00	\$171.00
Distance from Cooperative in miles		0.55	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01542-0019	1-01559-0019	1-01568-0021
Address	333 EAST 79 STREET	1493 YORK AVENUE	1673 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	452	250	385
Year Built	1961	1956	1974
Gross SqFt	431,000	277,073	315,710
Estimated Gross Income	\$13,792,000	\$10,263,132	\$15,495,147
Gross Income per SqFt	\$32.00	\$37.00	\$49.10
Full Market Value	\$64,200,000	\$47,800,000	\$76,100,000
Market Value per SqFt	\$149.00	\$173.00	\$241.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01542-0033	1-01492-0015	1-01499-0061
Address	330 EAST 80 STREET	1058 MADISON AVENUE	12 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	D9-ELEVATOR
Total Units	104	72	69
Year Built	1957	1938	1931
Gross SqFt	92,854	104,209	87,639
Estimated Gross Income	\$3,157,036	\$4,669,833	\$3,473,133
Gross Income per SqFt	\$34.00	\$44.80	\$39.60
Full Market Value	\$14,700,000	\$22,900,000	\$17,000,000
Market Value per SqFt	\$158.00	\$220.00	\$194.00
Distance from Cooperative in miles		0.55	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01543-0009	1-01549-0024	1-01531-0028
Address	315 EAST 80 STREET	1653 1 AVENUE	244 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	D7-ELEVATOR
Total Units	60	46	40
Year Built	1920	1910	1920
Gross SqFt	54,684	36,237	54,763
Estimated Gross Income	\$1,695,204	\$1,412,421	\$2,285,177
Gross Income per SqFt	\$31.00	\$39.00	\$41.70
Full Market Value	\$7,900,000	\$6,930,000	\$11,200,000
Market Value per SqFt	\$144.00	\$191.00	\$205.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01543-0014	1-01549-0024	1-01531-0028
Address	325 EAST 80 STREET	1653 1 AVENUE	244 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	D7-ELEVATOR
Total Units	48	46	40
Year Built	1940	1910	1920
Gross SqFt	43,602	36,237	54,763
Estimated Gross Income	\$1,351,662	\$1,412,421	\$2,285,177
Gross Income per SqFt	\$31.00	\$39.00	\$41.70
Full Market Value	\$6,300,000	\$6,930,000	\$11,200,000
Market Value per SqFt	\$144.00	\$191.00	\$205.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01543-0018	1-01549-0024	1-01531-0028
Address	333 EAST 80 STREET	1653 1 AVENUE	244 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	D7-ELEVATOR
Total Units	54	46	40
Year Built	1920	1910	1920
Gross SqFt	45,634	36,237	54,763
Estimated Gross Income	\$1,414,654	\$1,412,421	\$2,285,177
Gross Income per SqFt	\$31.00	\$39.00	\$41.70
Full Market Value	\$6,590,000	\$6,930,000	\$11,200,000
Market Value per SqFt	\$144.00	\$191.00	\$205.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01544-0019	1-01559-0019	1-01584-0001
Address	345 EAST 81 STREET	1493 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	D6-ELEVATOR	D7-ELEVATOR
Total Units	217	250	180
Year Built	1963	1956	1963
Gross SqFt	217,720	277,073	202,322
Estimated Gross Income	\$6,967,040	\$10,263,132	\$7,435,550
Gross Income per SqFt	\$32.00	\$37.00	\$36.80
Full Market Value	\$32,500,000	\$47,800,000	\$34,600,000
Market Value per SqFt	\$149.00	\$173.00	\$171.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01545-0034	1-01502-0056	1-01549-0024
Address	326 EAST 83 STREET	26 EAST 91 STREET	1653 1 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	84	28	46
Year Built	1925	1911	1910
Gross SqFt	33,580	32,929	36,237
Estimated Gross Income	\$1,040,980	\$1,298,656	\$1,412,421
Gross Income per SqFt	\$31.00	\$39.40	\$39.00
Full Market Value	\$4,850,000	\$6,380,000	\$6,930,000
Market Value per SqFt	\$144.00	\$194.00	\$191.00
Distance from Cooperative in miles		0.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01545-0039	1-01528-0009	1-01553-0039
Address	318 EAST 83 STREET	217 EAST 82 STREET	320 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	31	24	34
Year Built	1939	1910	1910
Gross SqFt	25,190	18,114	21,460
Estimated Gross Income	\$856,460	\$788,077	\$873,371
Gross Income per SqFt	\$34.00	\$43.50	\$40.70
Full Market Value	\$3,990,000	\$3,870,000	\$4,290,000
Market Value per SqFt	\$158.00	\$214.00	\$200.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01545-0130	1-01545-0038	1-01545-0031
Address	340 EAST 83 STREET	324 EAST 83 STREET	338 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	22	20
Year Built	1920	1920	1920
Gross SqFt	9,212	9,295	9,212
Estimated Gross Income	\$331,632	\$373,424	\$353,763
Gross Income per SqFt	\$36.00	\$40.20	\$38.40
Full Market Value	\$1,540,000	\$1,830,000	\$1,740,000
Market Value per SqFt	\$167.00	\$197.00	\$189.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01546-0006	1-01579-0002	1-01547-0043
Address	305 EAST 83 STREET	1556 YORK AVENUE	320 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	40	30	40
Year Built	1910	1920	1925
Gross SqFt	18,935	18,852	19,990
Estimated Gross Income	\$605,920	\$897,828	\$747,315
Gross Income per SqFt	\$32.00	\$47.60	\$37.40
Full Market Value	\$2,820,000	\$4,410,000	\$3,480,000
Market Value per SqFt	\$149.00	\$234.00	\$174.00
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01546-0009	1-01579-0002	1-01547-0043
Address	311 EAST 83 STREET	1556 YORK AVENUE	320 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	16	30	40
Year Built	1978	1920	1925
Gross SqFt	20,250	18,852	19,990
Estimated Gross Income	\$688,500	\$897,828	\$747,315
Gross Income per SqFt	\$34.00	\$47.60	\$37.40
Full Market Value	\$3,210,000	\$4,410,000	\$3,480,000
Market Value per SqFt	\$159.00	\$234.00	\$174.00
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01546-0035	1-01509-0006	1-01531-0028
Address	332 EAST 84 STREET	107 EAST 80 STREET	244 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	D7-ELEVATOR
Total Units	48	33	40
Year Built	1920	1925	1920
Gross SqFt	52,900	52,272	54,763
Estimated Gross Income	\$1,692,800	\$2,328,852	\$2,285,177
Gross Income per SqFt	\$32.00	\$44.60	\$41.70
Full Market Value	\$7,890,000	\$11,400,000	\$11,200,000
Market Value per SqFt	\$149.00	\$218.00	\$205.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01547-0007	1-01553-0007	1-01551-0018
Address	311 EAST 84 STREET	309 EAST 90 STREET	331 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	15	20
Year Built	1925	1910	1920
Gross SqFt	8,878	8,825	8,740
Estimated Gross Income	\$284,096	\$310,883	\$306,806
Gross Income per SqFt	\$32.00	\$35.20	\$35.10
Full Market Value	\$1,320,000	\$1,450,000	\$1,430,000
Market Value per SqFt	\$149.00	\$164.00	\$164.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01547-0008	1-01553-0007	1-01551-0018
Address	313 EAST 84 STREET	309 EAST 90 STREET	331 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	20
Year Built	1925	1910	1920
Gross SqFt	8,878	8,825	8,740
Estimated Gross Income	\$284,096	\$310,883	\$306,806
Gross Income per SqFt	\$32.00	\$35.20	\$35.10
Full Market Value	\$1,320,000	\$1,450,000	\$1,430,000
Market Value per SqFt	\$149.00	\$164.00	\$164.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01547-0042	1-01545-0038	1-01545-0031
Address	322 EAST 85 STREET	324 EAST 83 STREET	338 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	22	20
Year Built	1905	1920	1920
Gross SqFt	9,895	9,295	9,212
Estimated Gross Income	\$316,640	\$373,424	\$353,763
Gross Income per SqFt	\$32.00	\$40.20	\$38.40
Full Market Value	\$1,470,000	\$1,830,000	\$1,740,000
Market Value per SqFt	\$149.00	\$197.00	\$189.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01547-0049	1-01559-0019	1-01560-0001
Address	1632 2 AVENUE	1493 YORK AVENUE	1540 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	202	250	314
Year Built	1987	1956	1980
Gross SqFt	218,170	277,073	302,049
Estimated Gross Income	\$8,726,800	\$10,263,132	\$13,041,460
Gross Income per SqFt	\$40.00	\$37.00	\$43.20
Full Market Value	\$42,800,000	\$47,800,000	\$64,000,000
Market Value per SqFt	\$196.00	\$173.00	\$212.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01548-0014	1-01552-0029	1-01547-0043
Address	333 EAST 85 STREET	1733 1 AVENUE	320 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	D7-ELEVATOR	D3-ELEVATOR
Total Units	64	43	40
Year Built	1900	1930	1925
Gross SqFt	24,864	27,000	19,990
Estimated Gross Income	\$870,240	\$1,066,246	\$747,315
Gross Income per SqFt	\$35.00	\$39.50	\$37.40
Full Market Value	\$4,050,000	\$5,230,000	\$3,480,000
Market Value per SqFt	\$163.00	\$194.00	\$174.00
Distance from Cooperative in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01549-0018	1-01584-0001	1-01516-0013
Address	345 EAST 86 STREET	1658 YORK AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	122	180	123
Year Built	1971	1963	1962
Gross SqFt	154,185	202,322	151,184
Estimated Gross Income	\$4,933,920	\$7,435,550	\$4,670,380
Gross Income per SqFt	\$32.00	\$36.80	\$30.90
Full Market Value	\$23,000,000	\$34,600,000	\$21,800,000
Market Value per SqFt	\$149.00	\$171.00	\$144.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01549-0036	1-01545-0038	1-01545-0031
Address	344 EAST 87 STREET	324 EAST 83 STREET	338 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	22	20
Year Built	1925	1920	1920
Gross SqFt	9,740	9,295	9,212
Estimated Gross Income	\$311,680	\$373,424	\$353,763
Gross Income per SqFt	\$32.00	\$40.20	\$38.40
Full Market Value	\$1,450,000	\$1,830,000	\$1,740,000
Market Value per SqFt	\$149.00	\$197.00	\$189.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01549-0037	1-01545-0038	1-01553-0007
Address	342 EAST 87 STREET	324 EAST 83 STREET	309 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	22	15
Year Built	1910	1920	1910
Gross SqFt	7,290	9,295	8,825
Estimated Gross Income	\$233,280	\$373,424	\$310,883
Gross Income per SqFt	\$32.00	\$40.20	\$35.20
Full Market Value	\$1,090,000	\$1,830,000	\$1,450,000
Market Value per SqFt	\$150.00	\$197.00	\$164.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01550-0001	1-01492-0015	1-01516-0013
Address	1682 2 AVENUE	1058 MADISON 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	147	72	123
Year Built	1973	1938	1962
Gross SqFt	138,304	104,209	151,184
Estimated Gross Income	\$4,425,728	\$4,669,833	\$4,670,380
Gross Income per SqFt	\$32.00	\$44.80	\$30.90
Full Market Value	\$20,200,000	\$22,900,000	\$21,800,000
Market Value per SqFt	\$146.00	\$220.00	\$144.00
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01550-0007	1-01492-0015	1-01516-0013
Address	311 EAST 87 STREET	1058 MADISON 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	122	72	123
Year Built	1959	1938	1962
Gross SqFt	113,000	104,209	151,184
Estimated Gross Income	\$3,559,500	\$4,669,833	\$4,670,380
Gross Income per SqFt	\$31.50	\$44.80	\$30.90
Full Market Value	\$16,600,000	\$22,900,000	\$21,800,000
Market Value per SqFt	\$147.00	\$220.00	\$144.00
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01550-0045	1-01498-0007	1-01531-0028
Address	302 EAST 88 STREET	5 EAST 86 STREET	244 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	D7-ELEVATOR
Total Units	60	66	40
Year Built	1957	1961	1920
Gross SqFt	49,075	46,600	54,763
Estimated Gross Income	\$1,668,550	\$1,771,634	\$2,285,177
Gross Income per SqFt	\$34.00	\$38.00	\$41.70
Full Market Value	\$7,770,000	\$8,250,000	\$11,200,000
Market Value per SqFt	\$158.00	\$177.00	\$205.00
Distance from Cooperative in miles		0.55	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01551-0005	1-01517-0050	1-01582-0031
Address	305 EAST 88 STREET	1329 LEXINGTON AVENUE	544 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	D3-ELEVATOR
Total Units	90	98	31
Year Built	1929	1929	1929
Gross SqFt	73,878	80,351	74,396
Estimated Gross Income	\$2,290,218	\$3,305,454	\$3,308,676
Gross Income per SqFt	\$31.00	\$41.10	\$44.50
Full Market Value	\$10,700,000	\$16,200,000	\$16,200,000
Market Value per SqFt	\$145.00	\$202.00	\$218.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01551-0044	1-01535-0038	1-01530-0041
Address	312 EAST 89 STREET	216 EAST 90 STREET	214 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	21	19	18
Year Built	1960	1915	1915
Gross SqFt	9,165	8,825	8,990
Estimated Gross Income	\$293,280	\$342,403	\$378,855
Gross Income per SqFt	\$32.00	\$38.80	\$42.10
Full Market Value	\$1,370,000	\$1,680,000	\$1,860,000
Market Value per SqFt	\$149.00	\$190.00	\$207.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01552-0009	1-01579-0002	1-01547-0043
Address	313 EAST 89 STREET	1556 YORK AVENUE	320 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	34	30	40
Year Built	1925	1920	1925
Gross SqFt	17,740	18,852	19,990
Estimated Gross Income	\$603,160	\$897,828	\$747,315
Gross Income per SqFt	\$34.00	\$47.60	\$37.40
Full Market Value	\$2,810,000	\$4,410,000	\$3,480,000
Market Value per SqFt	\$158.00	\$234.00	\$174.00
Distance from Cooperative in miles		0.45	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01552-0013	1-01529-0015	1-01579-0002
Address	321 EAST 89 STREET	227 EAST 83 STREET	1556 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	34	31	30
Year Built	1950	1925	1920
Gross SqFt	17,740	15,376	18,852
Estimated Gross Income	\$620,900	\$572,750	\$897,828
Gross Income per SqFt	\$35.00	\$37.20	\$47.60
Full Market Value	\$2,890,000	\$2,670,000	\$4,410,000
Market Value per SqFt	\$163.00	\$174.00	\$234.00
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01552-0034	1-01530-0041	
Address	330 EAST 90 STREET	214 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C4-WALK-UP	
Total Units	20	18	
Year Built	1930	1915	
Gross SqFt	8,590	8,990	
Estimated Gross Income	\$309,240	\$378,855	
Gross Income per SqFt	\$36.00	\$42.10	
Full Market Value	\$1,440,000	\$1,860,000	
Market Value per SqFt	\$168.00	\$207.00	
Distance from Cooperative in miles		0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01552-0039	1-01530-0041	
Address	320 EAST 90 STREET	214 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C4-WALK-UP	
Total Units	20	18	
Year Built	1940	1915	
Gross SqFt	8,675	8,990	
Estimated Gross Income	\$312,300	\$378,855	
Gross Income per SqFt	\$36.00	\$42.10	
Full Market Value	\$1,450,000	\$1,860,000	
Market Value per SqFt	\$167.00	\$207.00	
Distance from Cooperative in miles		0.30	

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01552-0040	1-01535-0019	1-01535-0015
Address	318 EAST 90 STREET	231 EAST 89 STREET	223 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	11	20	20
Year Built	1930	1920	1930
Gross SqFt	10,380	10,465	10,465
Estimated Gross Income	\$352,920	\$357,182	\$385,415
Gross Income per SqFt	\$34.00	\$34.10	\$36.80
Full Market Value	\$1,640,000	\$1,660,000	\$1,800,000
Market Value per SqFt	\$158.00	\$159.00	\$172.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01554-0005	1-01551-0047	1-01555-0034
Address	305 EAST 91 STREET	306 EAST 89 STREET	332 EAST 93 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1920	1920	1910
Gross SqFt	9,530	9,165	9,265
Estimated Gross Income	\$352,610	\$384,961	\$365,482
Gross Income per SqFt	\$37.00	\$42.00	\$39.40
Full Market Value	\$1,730,000	\$1,890,000	\$1,790,000
Market Value per SqFt	\$182.00	\$206.00	\$193.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01554-0013	1-01545-0038	1-01545-0031
Address	319 EAST 91 STREET	324 EAST 83 STREET	338 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	22	20
Year Built	1915	1920	1920
Gross SqFt	9,675	9,295	9,212
Estimated Gross Income	\$319,275	\$373,424	\$353,763
Gross Income per SqFt	\$33.00	\$40.20	\$38.40
Full Market Value	\$1,490,000	\$1,830,000	\$1,740,000
Market Value per SqFt	\$154.00	\$197.00	\$189.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01555-0018	1-01551-0047	1-01555-0034
Address	331 EAST 92 STREET	306 EAST 89 STREET	332 EAST 93 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1920	1920	1910
Gross SqFt	9,250	9,165	9,265
Estimated Gross Income	\$342,250	\$384,961	\$365,482
Gross Income per SqFt	\$37.00	\$42.00	\$39.40
Full Market Value	\$1,590,000	\$1,890,000	\$1,790,000
Market Value per SqFt	\$172.00	\$206.00	\$193.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01555-0019	1-01551-0047	1-01555-0034
Address	333 EAST 92 STREET	306 EAST 89 STREET	332 EAST 93 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1910	1920	1910
Gross SqFt	9,250	9,165	9,265
Estimated Gross Income	\$342,250	\$384,961	\$365,482
Gross Income per SqFt	\$37.00	\$42.00	\$39.40
Full Market Value	\$1,590,000	\$1,890,000	\$1,790,000
Market Value per SqFt	\$172.00	\$206.00	\$193.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01555-0021	1-01551-0047	1-01555-0034
Address	343 EAST 92 STREET	306 EAST 89 STREET	332 EAST 93 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	20
Year Built	1920	1920	1910
Gross SqFt	9,375	9,165	9,265
Estimated Gross Income	\$346,875	\$384,961	\$365,482
Gross Income per SqFt	\$37.00	\$42.00	\$39.40
Full Market Value	\$1,620,000	\$1,890,000	\$1,790,000
Market Value per SqFt	\$173.00	\$206.00	\$193.00
Distance from Cooperative in miles		0.20	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01555-0023	1-01568-0021	1-01541-0001
Address	1781 1 AVENUE	1673 YORK AVENUE	1695 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	371	385	387
Year Built	1980	1974	1985
Gross SqFt	301,851	315,710	329,850
Estimated Gross Income	\$9,961,083	\$15,495,147	\$12,469,436
Gross Income per SqFt	\$33.00	\$49.10	\$37.80
Full Market Value	\$46,400,000	\$76,100,000	\$58,100,000
Market Value per SqFt	\$154.00	\$241.00	\$176.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01556-0023	1-01568-0021	1-01541-0001
Address	345 EAST 93 STREET	1673 YORK AVENUE	1695 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	315	385	387
Year Built	1974	1974	1985
Gross SqFt	340,068	315,710	329,850
Estimated Gross Income	\$11,222,244	\$15,495,147	\$12,469,436
Gross Income per SqFt	\$33.00	\$49.10	\$37.80
Full Market Value	\$52,300,000	\$76,100,000	\$58,100,000
Market Value per SqFt	\$154.00	\$241.00	\$176.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01556-0035	1-01553-0007	1-01551-0018
Address	330 EAST 94 STREET	309 EAST 90 STREET	331 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	15	20
Year Built	1920	1910	1920
Gross SqFt	8,540	8,825	8,740
Estimated Gross Income	\$273,280	\$310,883	\$306,806
Gross Income per SqFt	\$32.00	\$35.20	\$35.10
Full Market Value	\$1,270,000	\$1,450,000	\$1,430,000
Market Value per SqFt	\$149.00	\$164.00	\$164.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01556-0036	1-01553-0007	1-01551-0018
Address	328 EAST 94 STREET	309 EAST 90 STREET	331 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	15	20
Year Built	1920	1910	1920
Gross SqFt	8,700	8,825	8,740
Estimated Gross Income	\$278,400	\$310,883	\$306,806
Gross Income per SqFt	\$32.00	\$35.20	\$35.10
Full Market Value	\$1,300,000	\$1,450,000	\$1,430,000
Market Value per SqFt	\$149.00	\$164.00	\$164.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01557-0050	1-01565-0022	1-01529-0015
Address	1834 2 AVENUE	1617 YORK 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	31	22	31
Year Built	1920	1910	1925
Gross SqFt	15,030	15,032	15,376
Estimated Gross Income	\$450,900	\$572,318	\$572,750
Gross Income per SqFt	\$30.00	\$38.10	\$37.20
Full Market Value	\$956,000	\$2,670,000	\$2,670,000
Market Value per SqFt	\$64.00	\$178.00	\$174.00
Distance from Cooperative in miles		0.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01559-0010	1-01571-0049	1-01590-0036
Address	425 EAST 79 STREET	408 EAST 92 STREET	85 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	192	201	175
Year Built	1955	2004	1951
Gross SqFt	184,816	194,212	169,386
Estimated Gross Income	\$5,914,112	\$6,153,719	\$4,605,730
Gross Income per SqFt	\$32.00	\$31.70	\$27.20
Full Market Value	\$27,500,000	\$28,700,000	\$19,100,000
Market Value per SqFt	\$149.00	\$148.00	\$113.00
Distance from Cooperative in miles		0.60	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01560-0005	1-01563-0020	1-01585-0036
Address	415 EAST 80 STREET	449 EAST 83 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	D7-ELEVATOR	D9-ELEVATOR
Total Units	79	74	80
Year Built	1959	1985	1920
Gross SqFt	42,570	53,130	48,600
Estimated Gross Income	\$1,447,380	\$1,664,817	\$1,657,183
Gross Income per SqFt	\$34.00	\$31.30	\$34.10
Full Market Value	\$6,740,000	\$7,750,000	\$7,720,000
Market Value per SqFt	\$158.00	\$146.00	\$159.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01562-0005	1-01564-0031	1-01580-0038
Address	405 EAST 82 STREET	440 EAST 85 STREET	518 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	55	60	60
Year Built	1910	1925	1940
Gross SqFt	32,690	32,208	33,000
Estimated Gross Income	\$1,209,530	\$1,317,863	\$1,068,768
Gross Income per SqFt	\$37.00	\$40.90	\$32.40
Full Market Value	\$5,630,000	\$6,470,000	\$4,980,000
Market Value per SqFt	\$172.00	\$201.00	\$151.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01562-0009	1-01546-0040	1-01562-0040
Address	413 EAST 82 STREET	328 EAST 84 STREET	412 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	20	20
Year Built	1910	1920	1930
Gross SqFt	8,020	8,420	7,845
Estimated Gross Income	\$272,680	\$284,130	\$269,823
Gross Income per SqFt	\$34.00	\$33.70	\$34.40
Full Market Value	\$1,270,000	\$1,320,000	\$1,260,000
Market Value per SqFt	\$158.00	\$157.00	\$161.00
Distance from Cooperative in miles		0.15	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01562-0010	1-01562-0013	1-01582-0104
Address	415 EAST 82 STREET	421 EAST 82 STREET	509 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	21	15
Year Built	1910	1910	1920
Gross SqFt	8,020	8,020	8,180
Estimated Gross Income	\$232,580	\$258,186	\$213,854
Gross Income per SqFt	\$29.00	\$32.20	\$26.10
Full Market Value	\$1,080,000	\$1,200,000	\$886,000
Market Value per SqFt	\$135.00	\$150.00	\$108.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01562-0018	1-01562-0016	1-01580-0148
Address	431 EAST 82 STREET	427 EAST 82 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	D1-ELEVATOR	D9-ELEVATOR
Total Units	14	17	14
Year Built	1910	1900	1910
Gross SqFt	10,560	10,000	9,250
Estimated Gross Income	\$374,880	\$345,105	\$338,347
Gross Income per SqFt	\$35.50	\$34.50	\$36.60
Full Market Value	\$1,750,000	\$1,610,000	\$1,580,000
Market Value per SqFt	\$166.00	\$161.00	\$171.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01562-0037	1-01562-0031	1-01562-0036
Address	418 EAST 83 STREET	430 EAST 83 STREET	420 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	22	12
Year Built	1930	1930	1930
Gross SqFt	8,345	8,345	8,345
Estimated Gross Income	\$300,420	\$312,848	\$284,688
Gross Income per SqFt	\$36.00	\$37.50	\$34.10
Full Market Value	\$1,400,000	\$1,460,000	\$1,330,000
Market Value per SqFt	\$168.00	\$175.00	\$159.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01562-0038	1-01562-0031	1-01562-0036
Address	416 EAST 83 STREET	430 EAST 83 STREET	420 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	22	12
Year Built	1930	1930	1930
Gross SqFt	8,345	8,345	8,345
Estimated Gross Income	\$300,420	\$312,848	\$284,688
Gross Income per SqFt	\$36.00	\$37.50	\$34.10
Full Market Value	\$1,400,000	\$1,460,000	\$1,330,000
Market Value per SqFt	\$168.00	\$175.00	\$159.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01563-0031	1-01560-0012	1-01579-0014
Address	448 EAST 84 STREET	427 EAST 80 STREET	521 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	20	20	20
Year Built	1910	1925	1910
Gross SqFt	9,225	9,295	9,425
Estimated Gross Income	\$318,262	\$336,503	\$307,368
Gross Income per SqFt	\$34.50	\$36.20	\$32.60
Full Market Value	\$1,480,000	\$1,570,000	\$1,430,000
Market Value per SqFt	\$160.00	\$169.00	\$152.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01563-0032	1-01473-0038	1-01577-0027
Address	436 EAST 84 STREET	420 EAST 79 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	95	112	103
Year Built	1964	1959	1950
Gross SqFt	112,037	113,820	109,723
Estimated Gross Income	\$3,361,110	\$3,563,601	\$3,185,349
Gross Income per SqFt	\$30.00	\$31.30	\$29.00
Full Market Value	\$15,700,000	\$16,600,000	\$14,800,000
Market Value per SqFt	\$140.00	\$146.00	\$135.00
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01564-0035	1-01546-0040	1-01578-0009
Address	430 EAST 85 STREET	328 EAST 84 STREET	513 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1910	1920	1930
Gross SqFt	8,145	8,420	8,320
Estimated Gross Income	\$281,002	\$284,130	\$286,656
Gross Income per SqFt	\$34.50	\$33.70	\$34.50
Full Market Value	\$1,310,000	\$1,320,000	\$1,340,000
Market Value per SqFt	\$161.00	\$157.00	\$161.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01564-0036	1-01546-0040	1-01578-0009
Address	428 EAST 85 STREET	328 EAST 84 STREET	513 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1910	1920	1930
Gross SqFt	8,145	8,420	8,320
Estimated Gross Income	\$276,930	\$284,130	\$286,656
Gross Income per SqFt	\$34.00	\$33.70	\$34.50
Full Market Value	\$1,290,000	\$1,320,000	\$1,340,000
Market Value per SqFt	\$158.00	\$157.00	\$161.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01564-0047	1-01557-0025	1-01571-0049
Address	1634 1 AVENUE	345 EAST 94 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	D7-ELEVATOR	D6-ELEVATOR
Total Units	198	212	201
Year Built	1962	1998	2004
Gross SqFt	207,546	207,037	194,212
Estimated Gross Income	\$6,745,245	\$7,281,014	\$6,153,719
Gross Income per SqFt	\$32.50	\$35.20	\$31.70
Full Market Value	\$31,400,000	\$33,900,000	\$28,700,000
Market Value per SqFt	\$151.00	\$164.00	\$148.00
Distance from Cooperative in miles		0.50	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01565-0001	1-01565-0035	1-01571-0049
Address	1646 1 AVENUE	430 EAST 86 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	149	133	201
Year Built	1968	1931	2004
Gross SqFt	193,836	205,967	194,212
Estimated Gross Income	\$6,202,752	\$6,003,034	\$6,153,719
Gross Income per SqFt	\$32.00	\$29.10	\$31.70
Full Market Value	\$14,500,000	\$28,000,000	\$28,700,000
Market Value per SqFt	\$75.00	\$136.00	\$148.00
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01565-0007	1-01562-0040	1-01563-0024
Address	411 EAST 85 STREET	412 EAST 83 STREET	1569 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	C1-WALK-UP
Total Units	17	20	20
Year Built	1920	1930	1915
Gross SqFt	7,260	7,845	7,840
Estimated Gross Income	\$254,100	\$269,823	\$277,460
Gross Income per SqFt	\$35.00	\$34.40	\$35.40
Full Market Value	\$1,180,000	\$1,260,000	\$1,290,000
Market Value per SqFt	\$163.00	\$161.00	\$165.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01565-0009	1-01518-0033	1-01581-0045
Address	415 EAST 85 STREET	1588 3 AVENUE	510 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	99	100	97
Year Built	1959	1980	1956
Gross SqFt	86,612	81,837	77,768
Estimated Gross Income	\$2,771,584	\$2,782,708	\$2,368,227
Gross Income per SqFt	\$32.00	\$34.00	\$30.50
Full Market Value	\$12,900,000	\$13,000,000	\$11,000,000
Market Value per SqFt	\$149.00	\$159.00	\$141.00
Distance from Cooperative in miles		0.45	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01565-0017	1-01564-0031	1-01580-0038
Address	435 EAST 85 STREET	440 EAST 85 STREET	518 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	70	60	60
Year Built	1958	1925	1940
Gross SqFt	35,000	32,208	33,000
Estimated Gross Income	\$1,277,500	\$1,317,863	\$1,068,768
Gross Income per SqFt	\$36.50	\$40.90	\$32.40
Full Market Value	\$5,950,000	\$6,470,000	\$4,980,000
Market Value per SqFt	\$170.00	\$201.00	\$151.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01565-0028	1-01518-0033	1-01581-0045
Address	446 EAST 86 STREET	1588 3 AVENUE	510 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	96	100	97
Year Built	1959	1980	1956
Gross SqFt	82,430	81,837	77,768
Estimated Gross Income	\$2,637,760	\$2,782,708	\$2,368,227
Gross Income per SqFt	\$32.00	\$34.00	\$30.50
Full Market Value	\$12,300,000	\$13,000,000	\$11,000,000
Market Value per SqFt	\$149.00	\$159.00	\$141.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01565-0029	1-01559-0019	1-01573-0022
Address	436 EAST 86 STREET	1493 YORK AVENUE	1775 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	317	250	274
Year Built	1973	1956	1994
Gross SqFt	384,646	277,073	347,118
Estimated Gross Income	\$12,308,672	\$10,263,132	\$11,172,686
Gross Income per SqFt	\$32.00	\$37.00	\$32.20
Full Market Value	\$57,300,000	\$47,800,000	\$52,000,000
Market Value per SqFt	\$149.00	\$173.00	\$150.00
Distance from Cooperative in miles		0.30	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-0001	1-01571-0049	1-01590-0036
Address	1652 1 AVENUE	408 EAST 92 STREET	85 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	232	201	175
Year Built	1963	2004	1951
Gross SqFt	184,745	194,212	169,386
Estimated Gross Income	\$5,911,840	\$6,153,719	\$4,605,730
Gross Income per SqFt	\$32.00	\$31.70	\$27.20
Full Market Value	\$27,500,000	\$28,700,000	\$19,100,000
Market Value per SqFt	\$149.00	\$148.00	\$113.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-0010	1-01473-0038	1-01577-0027
Address	425 EAST 86 STREET	420 EAST 79 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	94	112	103
Year Built	1929	1959	1950
Gross SqFt	112,332	113,820	109,723
Estimated Gross Income	\$3,369,960	\$3,563,601	\$3,185,349
Gross Income per SqFt	\$30.00	\$31.30	\$29.00
Full Market Value	\$15,700,000	\$16,600,000	\$14,800,000
Market Value per SqFt	\$140.00	\$146.00	\$135.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-0014	1-01564-0031	1-01580-0038
Address	431 EAST 86 STREET	440 EAST 85 STREET	518 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	62	60	60
Year Built	1910	1925	1940
Gross SqFt	33,500	32,208	33,000
Estimated Gross Income	\$1,239,500	\$1,317,863	\$1,068,768
Gross Income per SqFt	\$37.00	\$40.90	\$32.40
Full Market Value	\$5,770,000	\$6,470,000	\$4,980,000
Market Value per SqFt	\$172.00	\$201.00	\$151.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-0017	1-01524-0001	1-01581-0030
Address	437 EAST 86 STREET	1225 PARK 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	D3-ELEVATOR	D9-ELEVATOR
Total Units	153	86	146
Year Built	1961	1925	1951
Gross SqFt	153,347	165,834	150,754
Estimated Gross Income	\$4,600,410	\$4,671,669	\$4,555,852
Gross Income per SqFt	\$30.00	\$28.20	\$30.20
Full Market Value	\$21,400,000	\$19,400,000	\$21,200,000
Market Value per SqFt	\$140.00	\$117.00	\$141.00
Distance from Cooperative in miles		0.65	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-0028	1-01561-0009	1-01563-0037
Address	1645 YORK AVENUE	411 EAST 81 STREET	434 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	D1-ELEVATOR
Total Units	19	20	20
Year Built	1920	1960	1987
Gross SqFt	7,625	9,000	10,470
Estimated Gross Income	\$278,312	\$323,769	\$389,173
Gross Income per SqFt	\$36.50	\$36.00	\$37.20
Full Market Value	\$1,300,000	\$1,510,000	\$1,810,000
Market Value per SqFt	\$170.00	\$168.00	\$173.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-0029	1-01560-0010	1-01578-0014
Address	444 EAST 87 STREET	425 EAST 80 STREET	525 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	42	40	44
Year Built	1905	1925	1957
Gross SqFt	25,000	23,568	24,960
Estimated Gross Income	\$850,000	\$801,445	\$848,775
Gross Income per SqFt	\$34.00	\$34.00	\$34.00
Full Market Value	\$3,960,000	\$3,730,000	\$3,950,000
Market Value per SqFt	\$158.00	\$158.00	\$158.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-0034	1-01561-0009	1-01562-0016
Address	430 EAST 87 STREET	411 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	D3-ELEVATOR	D1-ELEVATOR
Total Units	28	20	17
Year Built	1925	1960	1900
Gross SqFt	9,820	9,000	10,000
Estimated Gross Income	\$343,700	\$323,769	\$345,105
Gross Income per SqFt	\$35.00	\$36.00	\$34.50
Full Market Value	\$1,600,000	\$1,510,000	\$1,610,000
Market Value per SqFt	\$163.00	\$168.00	\$161.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01567-0006	1-01562-0029	1-01567-0043
Address	407 EAST 87 STREET	434 EAST 83 STREET	408 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	21	18
Year Built	1920	1906	1930
Gross SqFt	8,590	8,515	8,465
Estimated Gross Income	\$296,355	\$337,470	\$247,316
Gross Income per SqFt	\$34.50	\$39.60	\$29.20
Full Market Value	\$1,380,000	\$1,660,000	\$1,150,000
Market Value per SqFt	\$161.00	\$195.00	\$136.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01567-0011	1-01562-0029	1-01567-0043
Address	417 EAST 87 STREET	434 EAST 83 STREET	408 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	21	18
Year Built	1920	1906	1930
Gross SqFt	8,590	8,515	8,465
Estimated Gross Income	\$296,355	\$337,470	\$247,316
Gross Income per SqFt	\$34.50	\$39.60	\$29.20
Full Market Value	\$1,380,000	\$1,660,000	\$1,150,000
Market Value per SqFt	\$161.00	\$195.00	\$136.00
Distance from Cooperative in miles		0.25	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01567-0012	1-01562-0029	1-01567-0043
Address	419 EAST 87 STREET	434 EAST 83 STREET	408 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	21	18
Year Built	1920	1906	1930
Gross SqFt	8,590	8,515	8,465
Estimated Gross Income	\$296,355	\$337,470	\$247,316
Gross Income per SqFt	\$34.50	\$39.60	\$29.20
Full Market Value	\$1,380,000	\$1,660,000	\$1,150,000
Market Value per SqFt	\$161.00	\$195.00	\$136.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01567-0040	1-01546-0040	1-01562-0030
Address	414 EAST 88 STREET	328 EAST 84 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	1920	1930
Gross SqFt	8,465	8,420	8,345
Estimated Gross Income	\$296,275	\$284,130	\$307,068
Gross Income per SqFt	\$35.00	\$33.70	\$36.80
Full Market Value	\$1,380,000	\$1,320,000	\$1,430,000
Market Value per SqFt	\$163.00	\$157.00	\$171.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01567-0104	1-01568-0043	1-01582-0045
Address	403 EAST 87 STREET	408 EAST 89 STREET	516 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	25	24
Year Built	1910	1930	1978
Gross SqFt	13,000	16,440	13,550
Estimated Gross Income	\$481,000	\$528,760	\$568,354
Gross Income per SqFt	\$37.00	\$32.20	\$41.90
Full Market Value	\$2,240,000	\$2,460,000	\$2,790,000
Market Value per SqFt	\$172.00	\$150.00	\$206.00
Distance from Cooperative in miles		0.05	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01567-0128	1-01570-0006	1-01579-0012
Address	448 EAST 88 STREET	405 EAST 90 STREET	517 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	14
Year Built	1920	1920	1910
Gross SqFt	8,965	8,870	9,055
Estimated Gross Income	\$295,845	\$330,497	\$296,509
Gross Income per SqFt	\$33.00	\$37.30	\$32.70
Full Market Value	\$1,380,000	\$1,540,000	\$1,380,000
Market Value per SqFt	\$154.00	\$174.00	\$152.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01568-0015	1-01567-0044	1-01576-0049
Address	439 EAST 88 STREET	404 EAST 88 STREET	1510 YORK AVENUE
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	32	48	26
Year Built	1915	1930	1937
Gross SqFt	21,875	21,078	22,902
Estimated Gross Income	\$743,750	\$842,408	\$610,295
Gross Income per SqFt	\$34.00	\$40.00	\$26.60
Full Market Value	\$3,460,000	\$4,140,000	\$2,530,000
Market Value per SqFt	\$158.00	\$196.00	\$110.00
Distance from Cooperative in miles		0.05	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01569-0016	1-01559-0019	1-01573-0022
Address	1725 YORK AVENUE	1493 YORK AVENUE	1775 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	262	250	274
Year Built	1971	1956	1994
Gross SqFt	391,194	277,073	347,118
Estimated Gross Income	\$12,518,208	\$10,263,132	\$11,172,686
Gross Income per SqFt	\$32.00	\$37.00	\$32.20
Full Market Value	\$58,300,000	\$47,800,000	\$52,000,000
Market Value per SqFt	\$149.00	\$173.00	\$150.00
Distance from Cooperative in miles		0.50	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01570-0005	1-01570-0006	1-01570-0007
Address	403 EAST 90 STREET	405 EAST 90 STREET	407 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	12
Year Built	1920	1920	1920
Gross SqFt	8,870	8,870	8,870
Estimated Gross Income	\$283,840	\$330,497	\$232,674
Gross Income per SqFt	\$32.00	\$37.30	\$26.20
Full Market Value	\$1,320,000	\$1,540,000	\$964,000
Market Value per SqFt	\$149.00	\$174.00	\$109.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01570-0011	1-01570-0008	1-01584-0041
Address	415 EAST 90 STREET	409 EAST 90 STREET	518 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1915	1920	1910
Gross SqFt	9,180	8,870	8,935
Estimated Gross Income	\$403,920	\$390,119	\$383,593
Gross Income per SqFt	\$44.00	\$44.00	\$42.90
Full Market Value	\$1,980,000	\$1,920,000	\$1,880,000
Market Value per SqFt	\$216.00	\$216.00	\$210.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01570-0012	1-01563-0020	1-01585-0036
Address	417 EAST 90 STREET	449 EAST 83 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	D7-ELEVATOR	D9-ELEVATOR
Total Units	71	74	80
Year Built	1985	1985	1920
Gross SqFt	50,676	53,130	48,600
Estimated Gross Income	\$1,722,984	\$1,664,817	\$1,657,183
Gross Income per SqFt	\$34.00	\$31.30	\$34.10
Full Market Value	\$8,030,000	\$7,750,000	\$7,720,000
Market Value per SqFt	\$158.00	\$146.00	\$159.00
Distance from Cooperative in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01571-0008	1-01571-0004	1-01585-0036
Address	407 EAST 91 STREET	1762 1 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	C7-WALK-UP	D9-ELEVATOR
Total Units	35	15	80
Year Built	1901	1920	1920
Gross SqFt	47,855	8,745	48,600
Estimated Gross Income	\$1,483,505	\$358,161	\$1,657,183
Gross Income per SqFt	\$31.00	\$41.00	\$34.10
Full Market Value	\$6,910,000	\$1,760,000	\$7,720,000
Market Value per SqFt	\$144.00	\$201.00	\$159.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01576-0001	1-01560-0021	1-01565-0035
Address	1498 YORK AVENUE	1511 YORK AVENUE	430 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	139	156	133
Year Built	1960	1966	1931
Gross SqFt	215,732	223,798	205,967
Estimated Gross Income	\$6,256,228	\$4,787,529	\$6,003,034
Gross Income per SqFt	\$29.00	\$21.39	\$29.10
Full Market Value	\$29,100,000	\$19,800,000	\$28,000,000
Market Value per SqFt	\$135.00	\$88.00	\$136.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01576-0005	1-01568-0001	1-01581-0049
Address	505 EAST 79 STREET	1700 1 AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	210	213	237
Year Built	1963	1964	1968
Gross SqFt	260,000	227,259	241,983
Estimated Gross Income	\$7,800,000	\$5,780,597	\$8,410,425
Gross Income per SqFt	\$30.00	\$25.40	\$34.80
Full Market Value	\$36,300,000	\$23,900,000	\$39,200,000
Market Value per SqFt	\$140.00	\$105.00	\$162.00
Distance from Cooperative in miles		0.50	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01576-0014	1-01568-0001	1-01581-0049
Address	515 EAST 79 STREET	1700 1 AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	163	213	237
Year Built	1981	1964	1968
Gross SqFt	232,400	227,259	241,983
Estimated Gross Income	\$6,972,000	\$5,780,597	\$8,410,425
Gross Income per SqFt	\$30.00	\$25.40	\$34.80
Full Market Value	\$32,500,000	\$23,900,000	\$39,200,000
Market Value per SqFt	\$140.00	\$105.00	\$162.00
Distance from Cooperative in miles		0.50	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01576-0023	1-01559-0033	1-01581-0030
Address	2 EAST END AVENUE	420 EAST 80 STREET	110 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	57	157	146
Year Built	1910	1961	1951
Gross SqFt	147,991	137,238	150,754
Estimated Gross Income	\$4,735,712	\$4,638,843	\$4,555,852
Gross Income per SqFt	\$32.00	\$33.80	\$30.20
Full Market Value	\$22,100,000	\$21,600,000	\$21,200,000
Market Value per SqFt	\$149.00	\$157.00	\$141.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01576-0027	1-01568-0001	1-01581-0049
Address	10 EAST END AVENUE	1700 1 AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	198	213	237
Year Built	1957	1964	1968
Gross SqFt	230,473	227,259	241,983
Estimated Gross Income	\$8,066,555	\$5,780,597	\$8,410,425
Gross Income per SqFt	\$35.00	\$25.40	\$34.80
Full Market Value	\$37,600,000	\$23,900,000	\$39,200,000
Market Value per SqFt	\$163.00	\$105.00	\$162.00
Distance from Cooperative in miles		0.50	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-0001	1-01568-0001	1-01581-0049
Address	1540 YORK AVENUE	1700 1 AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	298	213	237
Year Built	1962	1964	1968
Gross SqFt	309,204	227,259	241,983
Estimated Gross Income	\$10,822,140	\$5,780,597	\$8,410,425
Gross Income per SqFt	\$35.00	\$25.40	\$34.80
Full Market Value	\$25,300,000	\$23,900,000	\$39,200,000
Market Value per SqFt	\$82.00	\$105.00	\$162.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-0012	1-01578-0009	1-01578-0010
Address	519 EAST 81 STREET	513 EAST 81 STREET	515 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1910	1930	1910
Gross SqFt	8,320	8,320	8,320
Estimated Gross Income	\$282,880	\$286,656	\$319,691
Gross Income per SqFt	\$34.00	\$34.50	\$38.40
Full Market Value	\$1,320,000	\$1,340,000	\$1,570,000
Market Value per SqFt	\$159.00	\$161.00	\$189.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-0013	1-01578-0009	1-01578-0010
Address	521 EAST 81 STREET	513 EAST 81 STREET	515 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1910	1930	1910
Gross SqFt	8,320	8,320	8,320
Estimated Gross Income	\$282,880	\$286,656	\$319,691
Gross Income per SqFt	\$34.00	\$34.50	\$38.40
Full Market Value	\$1,320,000	\$1,340,000	\$1,570,000
Market Value per SqFt	\$159.00	\$161.00	\$189.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-0042	1-01579-0012	1-01560-0013
Address	516 EAST 82 STREET	517 EAST 82 STREET	429 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	14	18
Year Built	1920	1910	1925
Gross SqFt	9,215	9,055	9,295
Estimated Gross Income	\$294,880	\$296,509	\$311,174
Gross Income per SqFt	\$32.00	\$32.70	\$33.50
Full Market Value	\$1,370,000	\$1,380,000	\$1,450,000
Market Value per SqFt	\$149.00	\$152.00	\$156.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-0043	1-01560-0013	1-01579-0012
Address	514 EAST 82 STREET	429 EAST 80 STREET	517 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	18	14
Year Built	1900	1925	1910
Gross SqFt	9,215	9,295	9,055
Estimated Gross Income	\$294,880	\$311,174	\$296,509
Gross Income per SqFt	\$32.00	\$33.50	\$32.70
Full Market Value	\$1,370,000	\$1,450,000	\$1,380,000
Market Value per SqFt	\$149.00	\$156.00	\$152.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-0044	1-01579-0012	1-01579-0013
Address	512 EAST 82 STREET	517 EAST 82 STREET	519 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	14	15
Year Built	1920	1910	1910
Gross SqFt	8,830	9,055	9,710
Estimated Gross Income	\$282,560	\$296,509	\$327,165
Gross Income per SqFt	\$32.00	\$32.70	\$33.70
Full Market Value	\$1,320,000	\$1,380,000	\$1,520,000
Market Value per SqFt	\$149.00	\$152.00	\$157.00
Distance from Cooperative in miles		0.05	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01579-0005	1-01578-0023	1-01580-0038
Address	505 EAST 82 STREET	40 EAST END AVENUE	518 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	54	43	60
Year Built	1950	1920	1940
Gross SqFt	47,680	34,792	33,000
Estimated Gross Income	\$1,525,760	\$1,108,062	\$1,068,768
Gross Income per SqFt	\$32.00	\$31.80	\$32.40
Full Market Value	\$7,110,000	\$5,160,000	\$4,980,000
Market Value per SqFt	\$149.00	\$148.00	\$151.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01579-0008	1-01577-0042	1-01579-0012
Address	511 EAST 82 STREET	516 EAST 81 STREET	517 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	14
Year Built	1905	1920	1910
Gross SqFt	9,324	9,460	9,055
Estimated Gross Income	\$307,692	\$302,720	\$296,509
Gross Income per SqFt	\$33.00	\$32.00	\$32.70
Full Market Value	\$1,430,000	\$1,410,000	\$1,380,000
Market Value per SqFt	\$153.00	\$149.00	\$152.00
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01579-0015	1-01426-0029	1-01577-0027
Address	525 EAST 82 STREET	242 EAST 72 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	95	71	103
Year Built	1962	1930	1950
Gross SqFt	94,727	97,750	109,723
Estimated Gross Income	\$2,889,173	\$2,908,911	\$3,185,349
Gross Income per SqFt	\$30.50	\$29.80	\$29.00
Full Market Value	\$13,500,000	\$13,500,000	\$14,800,000
Market Value per SqFt	\$143.00	\$138.00	\$135.00
Distance from Cooperative in miles		0.70	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01579-0023	1-01559-0019	1-01573-0022
Address	60 EAST END AVENUE	1493 YORK AVENUE	1775 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	125	250	274
Year Built	1973	1956	1994
Gross SqFt	345,242	277,073	347,118
Estimated Gross Income	\$11,047,744	\$10,263,132	\$11,172,686
Gross Income per SqFt	\$32.00	\$37.00	\$32.20
Full Market Value	\$51,500,000	\$47,800,000	\$52,000,000
Market Value per SqFt	\$149.00	\$173.00	\$150.00
Distance from Cooperative in miles		0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01579-0044	1-01534-0013	1-01560-0038
Address	512 EAST 83 STREET	219 EAST 88 STREET	422 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1910	1920	1910
Gross SqFt	10,830	10,715	11,000
Estimated Gross Income	\$357,390	\$362,313	\$383,777
Gross Income per SqFt	\$33.00	\$33.80	\$34.90
Full Market Value	\$1,660,000	\$1,690,000	\$1,790,000
Market Value per SqFt	\$153.00	\$158.00	\$163.00
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01579-0049	1-01568-0001	1-01581-0049
Address	1562 YORK AVENUE	1700 1 AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	189	213	237
Year Built	1965	1964	1968
Gross SqFt	255,420	227,259	241,983
Estimated Gross Income	\$7,662,600	\$5,780,597	\$8,410,425
Gross Income per SqFt	\$30.00	\$25.40	\$34.80
Full Market Value	\$35,700,000	\$23,900,000	\$39,200,000
Market Value per SqFt	\$140.00	\$105.00	\$162.00
Distance from Cooperative in miles		0.35	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0006	1-01578-0045	1-01579-0013
Address	505 EAST 83 STREET	510 EAST 82 STREET	519 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	15
Year Built	1910	1910	1910
Gross SqFt	9,190	9,713	9,710
Estimated Gross Income	\$312,460	\$366,218	\$327,165
Gross Income per SqFt	\$34.00	\$37.70	\$33.70
Full Market Value	\$1,460,000	\$1,710,000	\$1,520,000
Market Value per SqFt	\$159.00	\$176.00	\$157.00
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0008	1-01578-0045	1-01579-0013
Address	509 EAST 83 STREET	510 EAST 82 STREET	519 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	15
Year Built	1925	1910	1910
Gross SqFt	9,190	9,713	9,710
Estimated Gross Income	\$312,460	\$366,218	\$327,165
Gross Income per SqFt	\$34.00	\$37.70	\$33.70
Full Market Value	\$1,460,000	\$1,710,000	\$1,520,000
Market Value per SqFt	\$159.00	\$176.00	\$157.00
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0014	1-01578-0045	1-01579-0012
Address	521 EAST 83 STREET	510 EAST 82 STREET	517 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	14
Year Built	1925	1910	1910
Gross SqFt	9,185	9,713	9,055
Estimated Gross Income	\$312,290	\$366,218	\$296,509
Gross Income per SqFt	\$34.00	\$37.70	\$32.70
Full Market Value	\$1,450,000	\$1,710,000	\$1,380,000
Market Value per SqFt	\$158.00	\$176.00	\$152.00
Distance from Cooperative in miles		0.10	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0019	1-01578-0045	1-01579-0012
Address	531 EAST 83 STREET	510 EAST 82 STREET	517 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	14
Year Built	1915	1910	1910
Gross SqFt	9,185	9,713	9,055
Estimated Gross Income	\$312,290	\$366,218	\$296,509
Gross Income per SqFt	\$34.00	\$37.70	\$32.70
Full Market Value	\$1,450,000	\$1,710,000	\$1,380,000
Market Value per SqFt	\$158.00	\$176.00	\$152.00
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0023	1-01524-0001	1-01581-0030
Address	80 EAST END AVENUE	1225 PARK 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	D3-ELEVATOR	D9-ELEVATOR
Total Units	154	86	146
Year Built	1958	1925	1951
Gross SqFt	182,000	165,834	150,754
Estimated Gross Income	\$5,460,000	\$4,671,669	\$4,555,852
Gross Income per SqFt	\$30.00	\$28.20	\$30.20
Full Market Value	\$25,400,000	\$19,400,000	\$21,200,000
Market Value per SqFt	\$140.00	\$117.00	\$141.00
Distance from Cooperative in miles		0.85	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0032	1-01567-0031	1-01584-0046
Address	534 EAST 84 STREET	440 EAST 88 STREET	506 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	D9-ELEVATOR
Total Units	32	35	39
Year Built	1910	1929	1915
Gross SqFt	22,812	27,847	21,500
Estimated Gross Income	\$741,390	\$958,961	\$653,162
Gross Income per SqFt	\$32.50	\$34.40	\$30.40
Full Market Value	\$3,450,000	\$4,470,000	\$3,040,000
Market Value per SqFt	\$151.00	\$161.00	\$141.00
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0033	1-01563-0020	1-01585-0036
Address	526 EAST 84 STREET	449 EAST 83 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	D7-ELEVATOR	D9-ELEVATOR
Total Units	80	74	80
Year Built	1920	1985	1920
Gross SqFt	42,250	53,130	48,600
Estimated Gross Income	\$1,436,500	\$1,664,817	\$1,657,183
Gross Income per SqFt	\$34.00	\$31.30	\$34.10
Full Market Value	\$6,690,000	\$7,750,000	\$7,720,000
Market Value per SqFt	\$158.00	\$146.00	\$159.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0043	1-01517-0025	1-01568-0037
Address	512 EAST 84 STREET	155 EAST 88 STREET	422 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	24	50	24
Year Built	1910	1976	1920
Gross SqFt	29,910	29,000	29,459
Estimated Gross Income	\$987,030	\$917,560	\$1,048,503
Gross Income per SqFt	\$33.00	\$31.60	\$35.60
Full Market Value	\$4,600,000	\$4,270,000	\$4,880,000
Market Value per SqFt	\$154.00	\$147.00	\$166.00
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01581-0012	1-01578-0017	1-01490-0040
Address	523 EAST 84 STREET	529 EAST 81 STREET	510 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	60	100	102
Year Built	1910	1900	1911
Gross SqFt	43,080	41,600	44,364
Estimated Gross Income	\$1,507,800	\$1,474,970	\$1,519,863
Gross Income per SqFt	\$35.00	\$35.50	\$34.30
Full Market Value	\$7,020,000	\$6,870,000	\$7,080,000
Market Value per SqFt	\$163.00	\$165.00	\$160.00
Distance from Cooperative in miles		0.15	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01581-0039	1-01562-0032	1-01562-0036
Address	530 EAST 85 STREET	428 EAST 83 STREET	420 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	11	12
Year Built	1925	1920	1930
Gross SqFt	8,145	8,345	8,345
Estimated Gross Income	\$268,785	\$270,237	\$284,688
Gross Income per SqFt	\$33.00	\$32.40	\$34.10
Full Market Value	\$1,250,000	\$1,260,000	\$1,330,000
Market Value per SqFt	\$153.00	\$151.00	\$159.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01582-0005	1-01518-0033	1-01581-0045
Address	515 EAST 85 STREET	1588 3 AVENUE	510 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	83	100	97
Year Built	1962	1980	1956
Gross SqFt	81,215	81,837	77,768
Estimated Gross Income	\$2,598,880	\$2,782,708	\$2,368,227
Gross Income per SqFt	\$32.00	\$34.00	\$30.50
Full Market Value	\$12,100,000	\$13,000,000	\$11,000,000
Market Value per SqFt	\$149.00	\$159.00	\$141.00
Distance from Cooperative in miles		0.55	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01582-0023	1-01568-0001	1-01581-0049
Address	120 EAST END AVENUE	1700 1 AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	34	213	237
Year Built	1931	1964	1968
Gross SqFt	211,270	227,259	241,983
Estimated Gross Income	\$6,338,100	\$5,780,597	\$8,410,425
Gross Income per SqFt	\$30.00	\$25.40	\$34.80
Full Market Value	\$29,500,000	\$23,900,000	\$39,200,000
Market Value per SqFt	\$140.00	\$105.00	\$162.00
Distance from Cooperative in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01582-0030	1-01426-0029	1-01577-0027
Address	130 EAST END AVENUE	242 EAST 72 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	46	71	103
Year Built	1929	1930	1950
Gross SqFt	94,409	97,750	109,723
Estimated Gross Income	\$2,832,270	\$2,908,911	\$3,185,349
Gross Income per SqFt	\$30.00	\$29.80	\$29.00
Full Market Value	\$13,200,000	\$13,500,000	\$14,800,000
Market Value per SqFt	\$140.00	\$138.00	\$135.00
Distance from Cooperative in miles		0.85	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01582-0034	1-01426-0029	1-01577-0027
Address	530 EAST 86 STREET	242 EAST 72 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	46	71	103
Year Built	1928	1930	1950
Gross SqFt	120,835	97,750	109,723
Estimated Gross Income	\$3,625,050	\$2,908,911	\$3,185,349
Gross Income per SqFt	\$30.00	\$29.80	\$29.00
Full Market Value	\$16,900,000	\$13,500,000	\$14,800,000
Market Value per SqFt	\$140.00	\$138.00	\$135.00
Distance from Cooperative in miles		0.85	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01582-0040	1-01426-0029	1-01577-0027
Address	520 EAST 86 STREET	242 EAST 72 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	46	71	103
Year Built	1929	1930	1950
Gross SqFt	114,640	97,750	109,723
Estimated Gross Income	\$3,439,200	\$2,908,911	\$3,185,349
Gross Income per SqFt	\$30.00	\$29.80	\$29.00
Full Market Value	\$16,000,000	\$13,500,000	\$14,800,000
Market Value per SqFt	\$140.00	\$138.00	\$135.00
Distance from Cooperative in miles		0.85	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01582-0046	1-01473-0038	1-01577-0027
Address	510 EAST 86 STREET	420 EAST 79 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	94	112	103
Year Built	1958	1959	1950
Gross SqFt	123,333	113,820	109,723
Estimated Gross Income	\$3,699,990	\$3,563,601	\$3,185,349
Gross Income per SqFt	\$30.00	\$31.30	\$29.00
Full Market Value	\$17,200,000	\$16,600,000	\$14,800,000
Market Value per SqFt	\$139.00	\$146.00	\$135.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01583-0009	1-01570-0024	1-01585-0036
Address	517 EAST 86 STREET	435 EAST 90 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	D7-ELEVATOR	D9-ELEVATOR
Total Units	36	66	80
Year Built	1939	1920	1920
Gross SqFt	48,000	46,421	48,600
Estimated Gross Income	\$1,488,000	\$1,288,286	\$1,657,183
Gross Income per SqFt	\$31.00	\$27.80	\$34.10
Full Market Value	\$6,930,000	\$5,340,000	\$7,720,000
Market Value per SqFt	\$144.00	\$115.00	\$159.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01583-0012	1-01560-0021	1-01565-0035
Address	525 EAST 86 STREET	1511 YORK AVENUE	430 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	139	156	133
Year Built	1962	1966	1931
Gross SqFt	223,473	223,798	205,967
Estimated Gross Income	\$6,480,717	\$4,787,529	\$6,003,034
Gross Income per SqFt	\$29.00	\$21.39	\$29.10
Full Market Value	\$30,200,000	\$19,800,000	\$28,000,000
Market Value per SqFt	\$135.00	\$88.00	\$136.00
Distance from Cooperative in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01583-0015	1-01559-0019	1-01573-0022
Address	535 EAST 86 STREET	1493 YORK AVENUE	1775 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	143	250	274
Year Built	1960	1956	1994
Gross SqFt	320,600	277,073	347,118
Estimated Gross Income	\$10,259,200	\$10,263,132	\$11,172,686
Gross Income per SqFt	\$32.00	\$37.00	\$32.20
Full Market Value	\$47,800,000	\$47,800,000	\$52,000,000
Market Value per SqFt	\$149.00	\$173.00	\$150.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01584-0013	1-01579-0012	1-01579-0013
Address	519 EAST 87 STREET	517 EAST 82 STREET	519 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	14	15
Year Built	1910	1910	1910
Gross SqFt	9,040	9,055	9,710
Estimated Gross Income	\$298,320	\$296,509	\$327,165
Gross Income per SqFt	\$33.00	\$32.70	\$33.70
Full Market Value	\$1,390,000	\$1,380,000	\$1,520,000
Market Value per SqFt	\$154.00	\$152.00	\$157.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01584-0016	1-01564-0037	1-01578-0010
Address	531 EAST 87 STREET	426 EAST 85 STREET	515 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	17	20
Year Built	1910	1925	1910
Gross SqFt	8,745	8,145	8,320
Estimated Gross Income	\$288,585	\$269,860	\$319,691
Gross Income per SqFt	\$33.00	\$33.10	\$38.40
Full Market Value	\$1,340,000	\$1,260,000	\$1,570,000
Market Value per SqFt	\$153.00	\$155.00	\$189.00
Distance from Cooperative in miles		0.20	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01584-0039	1-01579-0012	1-01579-0013
Address	522 EAST 88 STREET	517 EAST 82 STREET	519 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	14	15
Year Built	1910	1910	1910
Gross SqFt	8,935	9,055	9,710
Estimated Gross Income	\$294,855	\$296,509	\$327,165
Gross Income per SqFt	\$33.00	\$32.70	\$33.70
Full Market Value	\$1,370,000	\$1,380,000	\$1,520,000
Market Value per SqFt	\$153.00	\$152.00	\$157.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01585-0007	1-01553-0007	
Address	509 EAST 88 STREET	309 EAST 90 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	20	15	
Year Built	1910	1910	
Gross SqFt	8,825	8,825	
Estimated Gross Income	\$308,875	\$310,883	
Gross Income per SqFt	\$35.00	\$35.20	
Full Market Value	\$1,440,000	\$1,450,000	
Market Value per SqFt	\$163.00	\$164.00	
Distance from Cooperative in miles		0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01585-0008	1-01472-0034	1-01409-0042
Address	515 EAST 88 STREET	440 EAST 78 STREET	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	69	47	43
Year Built	1920	1936	1927
Gross SqFt	42,286	44,856	40,249
Estimated Gross Income	\$1,437,724	\$1,416,783	\$1,531,302
Gross Income per SqFt	\$34.00	\$31.60	\$38.00
Full Market Value	\$6,700,000	\$6,600,000	\$7,130,000
Market Value per SqFt	\$158.00	\$147.00	\$177.00
Distance from Cooperative in miles		0.60	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01585-0013	1-01553-0007	1-01564-0037
Address	521 EAST 88 STREET	309 EAST 90 STREET	426 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	15	17
Year Built	1920	1910	1925
Gross SqFt	8,805	8,825	8,145
Estimated Gross Income	\$299,370	\$310,883	\$269,860
Gross Income per SqFt	\$34.00	\$35.20	\$33.10
Full Market Value	\$1,390,000	\$1,450,000	\$1,260,000
Market Value per SqFt	\$158.00	\$164.00	\$155.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01585-0017	1-01578-0010	1-01585-0016
Address	529 EAST 88 STREET	515 EAST 81 STREET	527 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1920	1910	1920
Gross SqFt	8,805	8,320	8,805
Estimated Gross Income	\$334,590	\$319,691	\$355,476
Gross Income per SqFt	\$38.00	\$38.40	\$40.40
Full Market Value	\$1,560,000	\$1,570,000	\$1,750,000
Market Value per SqFt	\$177.00	\$189.00	\$199.00
Distance from Cooperative in miles		0.35	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01585-0018	1-01414-0013	1-01518-0039
Address	531 EAST 88 STREET	227 EAST 59 STREET	1600 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	26	28	35
Year Built	1905	1930	1920
Gross SqFt	25,800	25,400	24,942
Estimated Gross Income	\$903,000	\$962,849	\$805,429
Gross Income per SqFt	\$35.00	\$37.90	\$32.30
Full Market Value	\$4,210,000	\$4,490,000	\$3,750,000
Market Value per SqFt	\$163.00	\$177.00	\$150.00
Distance from Cooperative in miles		1.50	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01585-0023	1-01465-0021	1-01561-0021
Address	180 EAST END AVENUE	1313 YORK AVENUE	1533 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	152	442	415
Year Built	1960	1966	1966
Gross SqFt	416,668	400,612	502,595
Estimated Gross Income	\$12,916,708	\$12,411,953	\$12,927,607
Gross Income per SqFt	\$31.00	\$31.00	\$25.70
Full Market Value	\$60,200,000	\$57,800,000	\$53,500,000
Market Value per SqFt	\$144.00	\$144.00	\$106.00
Distance from Cooperative in miles		0.95	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01586-0005	1-01563-0020	1-01585-0001
Address	515 EAST 89 STREET	449 EAST 83 STREET	1680 YORK 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	70	74	67
Year Built	1942	1985	1949
Gross SqFt	71,000	53,130	67,425
Estimated Gross Income	\$2,059,000	\$1,664,817	\$1,937,925
Gross Income per SqFt	\$29.00	\$31.30	\$28.70
Full Market Value	\$9,590,000	\$7,750,000	\$8,030,000
Market Value per SqFt	\$135.00	\$146.00	\$119.00
Distance from Cooperative in miles		0.35	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01586-0013	1-01563-0020	1-01585-0001
Address	525 EAST 89 STREET	449 EAST 83 STREET	1680 YORK 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	70	74	67
Year Built	1942	1985	1949
Gross SqFt	71,000	53,130	67,425
Estimated Gross Income	\$2,059,000	\$1,664,817	\$1,937,925
Gross Income per SqFt	\$29.00	\$31.30	\$28.70
Full Market Value	\$9,590,000	\$7,750,000	\$8,030,000
Market Value per SqFt	\$135.00	\$146.00	\$119.00
Distance from Cooperative in miles		0.35	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01586-0021	1-01568-0001	1-01581-0049
Address	200 EAST END AVENUE	1700 1 AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	191	213	237
Year Built	1952	1964	1968
Gross SqFt	254,928	227,259	241,983
Estimated Gross Income	\$7,647,840	\$5,780,597	\$8,410,425
Gross Income per SqFt	\$30.00	\$25.40	\$34.80
Full Market Value	\$35,600,000	\$23,900,000	\$39,200,000
Market Value per SqFt	\$140.00	\$105.00	\$162.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01586-0035	1-01563-0020	1-01585-0001
Address	530 EAST 90 STREET	449 EAST 83 STREET	1680 YORK 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	68	74	67
Year Built	1942	1985	1949
Gross SqFt	71,000	53,130	67,425
Estimated Gross Income	\$2,059,000	\$1,664,817	\$1,937,925
Gross Income per SqFt	\$29.00	\$31.30	\$28.70
Full Market Value	\$9,590,000	\$7,750,000	\$8,030,000
Market Value per SqFt	\$135.00	\$146.00	\$119.00
Distance from Cooperative in miles		0.35	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01586-0043	1-01563-0020	1-01585-0001
Address	504 EAST 90 STREET	449 EAST 83 STREET	1680 YORK 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	68	74	67
Year Built	1942	1985	1949
Gross SqFt	71,000	53,130	67,425
Estimated Gross Income	\$2,059,000	\$1,664,817	\$1,937,925
Gross Income per SqFt	\$29.00	\$31.30	\$28.70
Full Market Value	\$9,590,000	\$7,750,000	\$8,030,000
Market Value per SqFt	\$135.00	\$146.00	\$119.00
Distance from Cooperative in miles		0.35	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01589-0002	1-01426-0029	1-01577-0027
Address	1 EAST END AVENUE	242 EAST 72 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	33	71	103
Year Built	1929	1930	1950
Gross SqFt	115,835	97,750	109,723
Estimated Gross Income	\$3,475,050	\$2,908,911	\$3,185,349
Gross Income per SqFt	\$30.00	\$29.80	\$29.00
Full Market Value	\$16,200,000	\$13,500,000	\$14,800,000
Market Value per SqFt	\$140.00	\$138.00	\$135.00
Distance from Cooperative in miles		0.65	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01589-0019	1-01577-0027	1-01582-0031
Address	25 EAST END AVENUE	28 EAST END AVENUE	544 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	D3-ELEVATOR
Total Units	39	103	31
Year Built	1928	1950	1929
Gross SqFt	89,264	109,723	74,396
Estimated Gross Income	\$2,677,920	\$3,185,349	\$3,308,676
Gross Income per SqFt	\$30.00	\$29.00	\$44.50
Full Market Value	\$12,500,000	\$14,800,000	\$16,200,000
Market Value per SqFt	\$140.00	\$135.00	\$218.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01589-0023	1-01577-0027	1-01582-0031
Address	33 EAST END AVENUE	28 EAST END AVENUE	544 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	D3-ELEVATOR
Total Units	75	103	31
Year Built	1942	1950	1929
Gross SqFt	89,400	109,723	74,396
Estimated Gross Income	\$2,592,600	\$3,185,349	\$3,308,676
Gross Income per SqFt	\$29.00	\$29.00	\$44.50
Full Market Value	\$12,100,000	\$14,800,000	\$16,200,000
Market Value per SqFt	\$135.00	\$135.00	\$218.00
Distance from Cooperative in miles		0.10	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01589-0034	1-01565-0035	1-01571-0049
Address	45 EAST END AVENUE	430 EAST 86 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	153	133	201
Year Built	1951	1931	2004
Gross SqFt	195,000	205,967	194,212
Estimated Gross Income	\$6,240,000	\$6,003,034	\$6,153,719
Gross Income per SqFt	\$32.00	\$29.10	\$31.70
Full Market Value	\$29,100,000	\$28,000,000	\$28,700,000
Market Value per SqFt	\$149.00	\$136.00	\$148.00
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01589-0041	1-01557-0025	1-01571-0049
Address	55 EAST END AVENUE	345 EAST 94 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	D7-ELEVATOR	D6-ELEVATOR
Total Units	185	212	201
Year Built	1951	1998	2004
Gross SqFt	210,000	207,037	194,212
Estimated Gross Income	\$6,825,000	\$7,281,014	\$6,153,719
Gross Income per SqFt	\$32.50	\$35.20	\$31.70
Full Market Value	\$31,800,000	\$33,900,000	\$28,700,000
Market Value per SqFt	\$151.00	\$164.00	\$148.00
Distance from Cooperative in miles		0.75	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01590-0007	1-01561-0001	1-01565-0035
Address	605 EAST 82 STREET	1562 1 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	160	205	133
Year Built	1953	1964	1931
Gross SqFt	222,200	210,428	205,967
Estimated Gross Income	\$6,443,800	\$5,417,988	\$6,003,034
Gross Income per SqFt	\$29.00	\$25.70	\$29.10
Full Market Value	\$30,000,000	\$22,400,000	\$28,000,000
Market Value per SqFt	\$135.00	\$106.00	\$136.00
Distance from Cooperative in miles		0.25	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01590-0008	1-01559-0019	1-01561-0001
Address	75 EAST END AVENUE	1493 YORK AVENUE	1562 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	192	250	205
Year Built	1963	1956	1964
Gross SqFt	296,940	277,073	210,428
Estimated Gross Income	\$9,353,610	\$10,263,132	\$5,417,988
Gross Income per SqFt	\$31.50	\$37.00	\$25.70
Full Market Value	\$43,600,000	\$47,800,000	\$22,400,000
Market Value per SqFt	\$147.00	\$173.00	\$106.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01590-0030	1-01568-0001	1-01581-0049
Address	10 GRACIE SQUARE	1700 1 AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	42	213	237
Year Built	1930	1964	1968
Gross SqFt	230,940	227,259	241,983
Estimated Gross Income	\$6,928,200	\$5,780,597	\$8,410,425
Gross Income per SqFt	\$30.00	\$25.40	\$34.80
Full Market Value	\$32,300,000	\$23,900,000	\$39,200,000
Market Value per SqFt	\$140.00	\$105.00	\$162.00
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01590-0042	1-01563-0020	1-01585-0036
Address	93 EAST END AVENUE	449 EAST 83 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	D7-ELEVATOR	D9-ELEVATOR
Total Units	22	74	80
Year Built	1929	1985	1920
Gross SqFt	53,736	53,130	48,600
Estimated Gross Income	\$1,665,816	\$1,664,817	\$1,657,183
Gross Income per SqFt	\$31.00	\$31.30	\$34.10
Full Market Value	\$7,760,000	\$7,750,000	\$7,720,000
Market Value per SqFt	\$144.00	\$146.00	\$159.00
Distance from Cooperative in miles		0.25	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01590-0044	1-01577-0027	1-01582-0031
Address	5 GRACIE SQUARE	28 EAST END AVENUE	544 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	D3-ELEVATOR
Total Units	43	103	31
Year Built	1929	1950	1929
Gross SqFt	87,869	109,723	74,396
Estimated Gross Income	\$2,636,070	\$3,185,349	\$3,308,676
Gross Income per SqFt	\$30.00	\$29.00	\$44.50
Full Market Value	\$12,300,000	\$14,800,000	\$16,200,000
Market Value per SqFt	\$140.00	\$135.00	\$218.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01595-0065	1-01594-0012	1-01820-0017
Address	50 WEST 112 STREET	35 CENTRAL PARK NORTH	131 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	62	64	48
Year Built	1910	1920	1920
Gross SqFt	38,255	48,369	47,446
Estimated Gross Income	\$688,590	\$1,149,995	\$857,421
Gross Income per SqFt	\$18.00	\$23.78	\$18.07
Full Market Value	\$1,460,000	\$4,760,000	\$3,210,000
Market Value per SqFt	\$38.20	\$98.00	\$68.00
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01602-0001	1-01516-0013	1-01553-0027
Address	1150 5 AVENUE	1290 LEXINGTON AVENUE	1749 1 AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	77	123	165
Year Built	1924	1962	2002
Gross SqFt	163,969	151,184	164,384
Estimated Gross Income	\$4,755,101	\$4,670,380	\$6,236,286
Gross Income per SqFt	\$29.00	\$30.90	\$37.90
Full Market Value	\$22,100,000	\$21,800,000	\$29,000,000
Market Value per SqFt	\$135.00	\$144.00	\$176.00
Distance from Cooperative in miles		0.50	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01602-0009	1-01518-0033	1-01517-0050
Address	9 EAST 96 STREET	1588 3 AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	48	100	98
Year Built	1927	1980	1929
Gross SqFt	73,125	81,837	80,351
Estimated Gross Income	\$2,486,250	\$2,782,708	\$3,305,454
Gross Income per SqFt	\$34.00	\$34.00	\$41.10
Full Market Value	\$11,600,000	\$13,000,000	\$16,200,000
Market Value per SqFt	\$159.00	\$159.00	\$202.00
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01602-0013	1-01518-0033	1-01517-0050
Address	17 EAST 96 STREET	1588 3 AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	67	100	98
Year Built	1923	1980	1929
Gross SqFt	85,290	81,837	80,351
Estimated Gross Income	\$2,899,860	\$2,782,708	\$3,305,454
Gross Income per SqFt	\$34.00	\$34.00	\$41.10
Full Market Value	\$13,500,000	\$13,000,000	\$16,200,000
Market Value per SqFt	\$158.00	\$159.00	\$202.00
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01602-0020	1-01516-0013	1-01607-0069
Address	1381 MADISON AVENUE	1290 LEXINGTON AVENUE	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	123	72
Year Built	1930	1962	1925
Gross SqFt	141,058	151,184	120,942
Estimated Gross Income	\$3,484,132	\$4,670,380	\$4,452,767
Gross Income per SqFt	\$24.70	\$30.90	\$36.80
Full Market Value	\$14,400,000	\$21,800,000	\$20,700,000
Market Value per SqFt	\$102.00	\$144.00	\$171.00
Distance from Cooperative in miles		0.45	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01602-0060	1-01577-0027	1-01580-0001
Address	12 EAST 97 STREET	28 EAST END AVENUE	1578 YORK AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	C7-WALK-UP
Total Units	113	103	14
Year Built	1928	1950	1910
Gross SqFt	121,369	109,723	8,975
Estimated Gross Income	\$2,791,487	\$3,185,349	\$221,387
Gross Income per SqFt	\$23.00	\$29.00	\$24.67
Full Market Value	\$11,600,000	\$14,800,000	\$917,000
Market Value per SqFt	\$96.00	\$135.00	\$102.00
Distance from Cooperative in miles		1.15	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01602-0069	1-01558-0040	1-01581-0030
Address	1158 5 AVENUE	306 EAST 96 STREET	110 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	58	159	146
Year Built	1927	1962	1951
Gross SqFt	157,824	149,485	150,754
Estimated Gross Income	\$4,576,896	\$3,651,360	\$4,555,852
Gross Income per SqFt	\$29.00	\$24.43	\$30.20
Full Market Value	\$21,300,000	\$15,100,000	\$21,200,000
Market Value per SqFt	\$135.00	\$101.00	\$141.00
Distance from Cooperative in miles		0.55	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01603-0009	1-01429-0037	1-01512-0030
Address	9 EAST 97 STREET	222 EAST 75 STREET	16S EAST 83 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	25	41	40
Year Built	1930	1930	1929
Gross SqFt	23,472	23,490	22,990
Estimated Gross Income	\$868,464	\$760,171	\$963,233
Gross Income per SqFt	\$37.00	\$32.40	\$41.90
Full Market Value	\$4,050,000	\$3,540,000	\$4,730,000
Market Value per SqFt	\$173.00	\$151.00	\$206.00
Distance from Cooperative in miles		1.25	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01603-0014	1-01602-0033	1-01602-0050
Address	17 EAST 97 STREET	1240 PARK AVENUE	1391 MADISON 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	48
Year Built	1904	1920	1920
Gross SqFt	46,014	47,822	44,184
Estimated Gross Income	\$1,426,434	\$1,631,163	\$1,156,342
Gross Income per SqFt	\$31.00	\$34.10	\$26.20
Full Market Value	\$6,640,000	\$7,600,000	\$4,790,000
Market Value per SqFt	\$144.00	\$159.00	\$108.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01603-0060	1-01518-0009	1-01509-0006
Address	16 EAST 98 STREET	115 EAST 89 STREET	107 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	53	45	33
Year Built	1925	1924	1925
Gross SqFt	52,000	52,848	52,272
Estimated Gross Income	\$1,768,000	\$1,801,660	\$2,328,852
Gross Income per SqFt	\$34.00	\$34.10	\$44.60
Full Market Value	\$8,240,000	\$8,390,000	\$11,400,000
Market Value per SqFt	\$158.00	\$159.00	\$218.00
Distance from Cooperative in miles		0.45	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01603-0069	1-01558-0040	1-01581-0030
Address	1165 5 AVENUE	306 EAST 96 STREET	110 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	54	159	146
Year Built	1926	1962	1951
Gross SqFt	155,979	149,485	150,754
Estimated Gross Income	\$4,523,391	\$3,651,360	\$4,555,852
Gross Income per SqFt	\$29.00	\$24.43	\$30.20
Full Market Value	\$21,100,000	\$15,100,000	\$21,200,000
Market Value per SqFt	\$135.00	\$101.00	\$141.00
Distance from Cooperative in miles		0.55	1.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01604-0001	1-01558-0040	1-01581-0030
Address	1170 5 AVENUE	306 EAST 96 STREET	110 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	60	159	146
Year Built	1926	1962	1951
Gross SqFt	153,064	149,485	150,754
Estimated Gross Income	\$4,438,856	\$3,651,360	\$4,555,852
Gross Income per SqFt	\$29.00	\$24.43	\$30.20
Full Market Value	\$20,700,000	\$15,100,000	\$21,200,000
Market Value per SqFt	\$135.00	\$101.00	\$141.00
Distance from Cooperative in miles		0.60	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01608-0001	1-01577-0027	1-01580-0001
Address	1215 5 AVENUE	28 EAST END AVENUE	1578 YORK AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	C7-WALK-UP
Total Units	62	103	14
Year Built	1926	1950	1910
Gross SqFt	124,081	109,723	8,975
Estimated Gross Income	\$2,853,863	\$3,185,349	\$221,387
Gross Income per SqFt	\$23.00	\$29.00	\$24.67
Full Market Value	\$11,800,000	\$14,800,000	\$917,000
Market Value per SqFt	\$95.00	\$135.00	\$102.00
Distance from Cooperative in miles		1.35	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01614-0001	1-01568-0001	1-01557-0025
Address	1270 5 AVENUE	1700 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	201	213	212
Year Built	1959	1964	1998
Gross SqFt	212,000	227,259	207,037
Estimated Gross Income	\$4,452,000	\$5,780,597	\$7,281,014
Gross Income per SqFt	\$21.00	\$25.40	\$35.20
Full Market Value	\$18,400,000	\$23,900,000	\$33,900,000
Market Value per SqFt	\$87.00	\$105.00	\$164.00
Distance from Cooperative in miles		1.20	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01622-0051	1-01632-0023	1-01687-0123
Address	1779 MADISON AVENUE	155 EAST 104 STREET	343 EAST 115 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	16	12
Year Built	1910	1910	1910
Gross SqFt	8,530	8,145	7,804
Estimated Gross Income	\$153,284	\$119,889	\$165,562
Gross Income per SqFt	\$17.97	\$14.72	\$21.22
Full Market Value	\$325,000	\$405,000	\$686,000
Market Value per SqFt	\$38.10	\$50.00	\$88.00
Distance from Cooperative in miles		0.65	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01622-0052	1-01661-0020	1-01676-0009
Address	1777 MADISON AVENUE	241 EAST 111 STREET	313 EAST 104 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	13	17
Year Built	1910	1910	1900
Gross SqFt	8,530	7,423	7,615
Estimated Gross Income	\$155,587	\$120,410	\$154,223
Gross Income per SqFt	\$18.24	\$16.22	\$20.25
Full Market Value	\$330,000	\$407,000	\$577,000
Market Value per SqFt	\$38.70	\$55.00	\$76.00
Distance from Cooperative in miles		0.40	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01622-0053	1-01661-0020	1-01676-0009
Address	1775 MADISON AVENUE	241 EAST 111 STREET	313 EAST 104 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	19	13	17
Year Built	1910	1910	1900
Gross SqFt	8,530	7,423	7,615
Estimated Gross Income	\$155,587	\$120,410	\$154,223
Gross Income per SqFt	\$18.24	\$16.22	\$20.25
Full Market Value	\$330,000	\$407,000	\$577,000
Market Value per SqFt	\$38.70	\$55.00	\$76.00
Distance from Cooperative in miles		0.40	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01625-0006	1-01632-0023	1-01687-0123
Address	105 EAST 97 STREET	155 EAST 104 STREET	343 EAST 115 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	16	12
Year Built	1910	1910	1910
Gross SqFt	9,245	8,145	7,804
Estimated Gross Income	\$166,132	\$119,889	\$165,562
Gross Income per SqFt	\$17.97	\$14.72	\$21.22
Full Market Value	\$352,000	\$405,000	\$686,000
Market Value per SqFt	\$38.10	\$50.00	\$88.00
Distance from Cooperative in miles		0.35	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01625-0050	1-01655-0033	1-01688-0050
Address	138 EAST 98 STREET	234 EAST 106 STREET	2274 2 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	17	13
Year Built	1910	1920	1900
Gross SqFt	11,275	11,412	12,900
Estimated Gross Income	\$203,513	\$189,978	\$250,755
Gross Income per SqFt	\$18.05	\$16.65	\$19.44
Full Market Value	\$431,000	\$642,000	\$938,000
Market Value per SqFt	\$38.20	\$56.00	\$73.00
Distance from Cooperative in miles		0.40	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01625-0067	1-01632-0023	1-01687-0123
Address	114 EAST 98 STREET	155 EAST 104 STREET	343 EAST 115 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	16	12
Year Built	1910	1910	1910
Gross SqFt	9,600	8,145	7,804
Estimated Gross Income	\$172,512	\$119,889	\$165,562
Gross Income per SqFt	\$17.97	\$14.72	\$21.22
Full Market Value	\$366,000	\$405,000	\$686,000
Market Value per SqFt	\$38.10	\$50.00	\$88.00
Distance from Cooperative in miles		0.35	0.95

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01625-0068	1-01632-0023	1-01687-0123
Address	112 EAST 98 STREET	155 EAST 104 STREET	343 EAST 115 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	16	12
Year Built	1910	1910	1910
Gross SqFt	9,335	8,145	7,804
Estimated Gross Income	\$167,749	\$119,889	\$165,562
Gross Income per SqFt	\$17.97	\$14.72	\$21.22
Full Market Value	\$356,000	\$405,000	\$686,000
Market Value per SqFt	\$38.10	\$50.00	\$88.00
Distance from Cooperative in miles		0.35	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01630-0012	1-01665-0021	1-01815-0038
Address	123 EAST 102 STREET	239 EAST 115 STREET	524 EAST 119 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	32	28	32
Year Built	1930	1910	1906
Gross SqFt	20,190	18,534	21,100
Estimated Gross Income	\$330,712	\$250,421	\$454,164
Gross Income per SqFt	\$16.38	\$13.51	\$21.52
Full Market Value	\$701,000	\$596,000	\$1,880,000
Market Value per SqFt	\$34.70	\$32.00	\$89.00
Distance from Cooperative in miles		0.70	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01630-0016	1-01631-0156	1-01643-0068
Address	1620 LEXINGTON AVENUE	1636 LEXINGTON AVENUE	106 EAST 116 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	24	22
Year Built	1930	1915	1910
Gross SqFt	19,134	18,430	17,680
Estimated Gross Income	\$314,945	\$341,702	\$246,592
Gross Income per SqFt	\$16.46	\$18.54	\$13.95
Full Market Value	\$668,000	\$1,280,000	\$768,000
Market Value per SqFt	\$34.90	\$69.00	\$43.40
Distance from Cooperative in miles		0.05	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01630-0038	1-01661-0044	1-01708-0003
Address	1862 3 AVENUE	204 EAST 112 STREET	2226 1 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	34	31
Year Built	1900	1910	1900
Gross SqFt	32,025	26,341	25,675
Estimated Gross Income	\$550,189	\$586,466	\$310,310
Gross Income per SqFt	\$17.18	\$22.26	\$12.09
Full Market Value	\$1,170,000	\$2,430,000	\$872,000
Market Value per SqFt	\$36.50	\$92.00	\$34.00
Distance from Cooperative in miles		0.45	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01631-0041	1-01680-0001	1-01680-0015
Address	180 EAST 104 STREET	2100 2 AVENUE	323 EAST 108 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	46	35
Year Built	1910	1920	1920
Gross SqFt	24,365	24,644	22,596
Estimated Gross Income	\$376,682	\$533,436	\$349,410
Gross Income per SqFt	\$15.46	\$21.65	\$15.46
Full Market Value	\$799,000	\$2,210,000	\$1,180,000
Market Value per SqFt	\$32.80	\$90.00	\$52.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01634-0062	1-01632-0023	1-01687-0123
Address	120 EAST 107 STREET	155 EAST 104 STREET	343 EAST 115 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	11	16	12
Year Built	1910	1910	1910
Gross SqFt	4,578	8,145	7,804
Estimated Gross Income	\$82,266	\$119,889	\$165,562
Gross Income per SqFt	\$17.97	\$14.72	\$21.22
Full Market Value	\$174,000	\$405,000	\$686,000
Market Value per SqFt	\$38.00	\$50.00	\$88.00
Distance from Cooperative in miles		0.15	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01645-0015	1-01644-0001	1-01645-0012
Address	1894 LEXINGTON AVENUE	101 EAST 116 STREET	127 EAST 117 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	64	47	35
Year Built	1972	1920	1920
Gross SqFt	36,000	42,570	29,500
Estimated Gross Income	\$586,440	\$741,437	\$674,036
Gross Income per SqFt	\$16.29	\$17.42	\$22.85
Full Market Value	\$1,980,000	\$2,770,000	\$1,430,000
Market Value per SqFt	\$55.00	\$65.00	\$48.50
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01678-0001	1-01616-0001	1-01760-0001
Address	2086 2 AVENUE	1307 5 AVENUE	2225 5 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	936	608	914
Year Built	1961	1974	1947
Gross SqFt	992,000	680,000	714,600
Estimated Gross Income	\$16,625,920	\$12,793,063	\$10,512,469
Gross Income per SqFt	\$16.76	\$18.81	\$14.71
Full Market Value	\$35,200,000	\$47,800,000	\$35,500,000
Market Value per SqFt	\$35.50	\$70.00	\$49.70
Distance from Cooperative in miles		0.55	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01683-0027	1-01680-0011	1-01783-0041
Address	2159 1 AVENUE	315 EAST 108 STREET	212 EAST 119 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	30	48	30
Year Built	1920	1920	1910
Gross SqFt	22,068	22,596	31,796
Estimated Gross Income	\$403,182	\$505,869	\$450,043
Gross Income per SqFt	\$18.27	\$22.39	\$14.15
Full Market Value	\$855,000	\$2,100,000	\$954,000
Market Value per SqFt	\$38.70	\$93.00	\$30.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01701-0001	1-01624-0033	1-01694-0007
Address	2070 1 AVENUE	1710 3 AVENUE	1940 1 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	1,604	526	329
Year Built	1974	1990	1973
Gross SqFt	2,046,455	509,090	412,985
Estimated Gross Income	\$31,965,627	\$17,417,369	\$6,442,888
Gross Income per SqFt	\$15.62	\$34.20	\$15.60
Full Market Value	\$67,800,000	\$81,100,000	\$13,700,000
Market Value per SqFt	\$33.10	\$159.00	\$33.20
Distance from Cooperative in miles		0.75	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01708-0038	1-01632-0023	1-01687-0123
Address	424 EAST 115 STREET	155 EAST 104 STREET	343 EAST 115 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	16	12
Year Built	1910	1910	1910
Gross SqFt	6,032	8,145	7,804
Estimated Gross Income	\$108,395	\$119,889	\$165,562
Gross Income per SqFt	\$17.97	\$14.72	\$21.22
Full Market Value	\$230,000	\$405,000	\$686,000
Market Value per SqFt	\$38.10	\$50.00	\$88.00
Distance from Cooperative in miles		0.65	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01717-0002	1-01749-0016	1-01823-0058
Address	162 LENOX AVENUE	25 EAST 124 STREET	124 WEST 114 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	35	42	27
Year Built	1930	1915	1920
Gross SqFt	27,709	32,945	27,141
Estimated Gross Income	\$446,391	\$467,295	\$489,465
Gross Income per SqFt	\$16.11	\$14.18	\$18.03
Full Market Value	\$946,000	\$1,460,000	\$1,830,000
Market Value per SqFt	\$34.10	\$44.00	\$67.00
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01717-0041	1-01756-0008	1-01826-0040
Address	8 WEST 119 STREET	9 EAST 131 STREET	204 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	18
Year Built	1920	1926	1910
Gross SqFt	11,180	10,070	14,532
Estimated Gross Income	\$143,327	\$187,071	\$186,371
Gross Income per SqFt	\$12.82	\$18.58	\$12.82
Full Market Value	\$304,000	\$700,000	\$580,000
Market Value per SqFt	\$27.20	\$70.00	\$39.90
Distance from Cooperative in miles		0.65	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01717-0045	1-01756-0008	1-01826-0040
Address	16 WEST 119 STREET	9 EAST 131 STREET	204 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	18
Year Built	1930	1926	1910
Gross SqFt	13,925	10,070	14,532
Estimated Gross Income	\$178,518	\$187,071	\$186,371
Gross Income per SqFt	\$12.82	\$18.58	\$12.82
Full Market Value	\$379,000	\$700,000	\$580,000
Market Value per SqFt	\$27.20	\$70.00	\$39.90
Distance from Cooperative in miles		0.65	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01717-0058	1-01724-0053	1-01725-0033
Address	56 WEST 119 STREET	40 WEST 127 STREET	2060 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	24	25
Year Built	1920	1910	1900
Gross SqFt	29,715	22,164	25,482
Estimated Gross Income	\$330,727	\$386,647	\$283,616
Gross Income per SqFt	\$11.13	\$17.44	\$11.13
Full Market Value	\$701,000	\$1,450,000	\$735,000
Market Value per SqFt	\$23.59	\$65.00	\$28.80
Distance from Cooperative in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01718-0035	1-01823-0031	1-01831-0048
Address	1486 5 AVENUE	65 LENOX AVENUE	230 WEST 116 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	13	14
Year Built	1909	1900	1910
Gross SqFt	10,005	9,600	9,858
Estimated Gross Income	\$114,757	\$110,078	\$156,493
Gross Income per SqFt	\$11.47	\$11.47	\$15.87
Full Market Value	\$323,000	\$309,000	\$529,000
Market Value per SqFt	\$32.30	\$32.00	\$54.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01721-0056	1-01735-0040	1-01826-0013
Address	35 MT MORRIS PARK WEST	10 WEST 138 STREET	225 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	76	58
Year Built	1900	1984	1926
Gross SqFt	50,500	63,284	53,098
Estimated Gross Income	\$602,970	\$755,918	\$885,064
Gross Income per SqFt	\$11.94	\$11.94	\$16.67
Full Market Value	\$1,280,000	\$1,600,000	\$2,990,000
Market Value per SqFt	\$25.30	\$25.00	\$56.00
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01722-0033	1-01749-0016	1-01771-0056
Address	2000 5 AVENUE	25 EAST 124 STREET	2010 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	26	42	35
Year Built	2004	1915	1920
Gross SqFt	29,387	32,945	28,734
Estimated Gross Income	\$416,707	\$467,295	\$518,560
Gross Income per SqFt	\$14.18	\$14.18	\$18.05
Full Market Value	\$1,300,000	\$1,460,000	\$1,100,000
Market Value per SqFt	\$44.20	\$44.00	\$38.30
Distance from Cooperative in miles		0.15	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01724-0033	1-01828-0030	1-01828-0042
Address	2042 5 AVENUE	1854 ADAM C POWELL BOULEV	230 WEST 113 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	28	24
Year Built	1940	1920	1920
Gross SqFt	39,888	27,510	23,106
Estimated Gross Income	\$455,520	\$314,094	\$311,545
Gross Income per SqFt	\$11.42	\$11.42	\$13.48
Full Market Value	\$966,000	\$883,000	\$970,000
Market Value per SqFt	\$24.22	\$32.00	\$42.00
Distance from Cooperative in miles		0.80	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01725-0055	1-01724-0053	1-01820-0041
Address	38 WEST 128 STREET	40 WEST 127 STREET	108 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	24	24
Year Built	1920	1910	1915
Gross SqFt	16,695	22,164	21,588
Estimated Gross Income	\$195,999	\$386,647	\$301,355
Gross Income per SqFt	\$11.74	\$17.44	\$13.96
Full Market Value	\$416,000	\$1,450,000	\$938,000
Market Value per SqFt	\$24.92	\$65.00	\$43.50
Distance from Cooperative in miles		0.05	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01728-0001	1-01729-0047	1-01756-0049
Address	73 WEST 130 STREET	28 WEST 132 STREET	2095 MADISON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	13	30	17
Year Built	1900	1910	1910
Gross SqFt	11,246	12,150	10,965
Estimated Gross Income	\$172,626	\$186,456	\$143,408
Gross Income per SqFt	\$15.35	\$15.35	\$13.08
Full Market Value	\$366,000	\$395,000	\$447,000
Market Value per SqFt	\$32.50	\$33.00	\$40.80
Distance from Cooperative in miles		0.05	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01735-0056	1-01753-0069	1-01752-0070
Address	42 WEST 138 STREET	2089 5 AVENUE	2071 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	36	24
Year Built	1925	1921	1921
Gross SqFt	31,746	23,508	23,082
Estimated Gross Income	\$361,904	\$305,369	\$226,353
Gross Income per SqFt	\$11.40	\$12.99	\$9.81
Full Market Value	\$767,000	\$951,000	\$538,000
Market Value per SqFt	\$24.16	\$41.00	\$23.31
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01744-0001	1-01737-0025	1-01760-0001
Address	700 ESPLANADE GDNS PLAZA	2300 5 AVENUE	2225 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	584	771	914
Year Built	1966	1959	1947
Gross SqFt	756,400	555,954	714,600
Estimated Gross Income	\$11,126,644	\$8,267,710	\$10,512,469
Gross Income per SqFt	\$14.71	\$14.87	\$14.71
Full Market Value	\$23,600,000	\$28,000,000	\$35,500,000
Market Value per SqFt	\$31.20	\$50.00	\$49.70
Distance from Cooperative in miles		0.40	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01746-0021	1-01778-0006	1-01826-0008
Address	1831 MADISON AVENUE	123 EAST 129 STREET	235 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	129	133	91
Year Built	2001	1984	1915
Gross SqFt	138,050	105,280	86,124
Estimated Gross Income	\$3,448,489	\$2,187,817	\$2,151,271
Gross Income per SqFt	\$24.98	\$20.78	\$24.98
Full Market Value	\$14,300,000	\$8,180,000	\$8,910,000
Market Value per SqFt	\$104.00	\$78.00	\$103.00
Distance from Cooperative in miles		0.50	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01748-0001	1-01824-0016	1-01827-0001
Address	51 EAST 122 STREET	89 LENOX AVENUE	257 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	135	161	113
Year Built	1994	1981	1985
Gross SqFt	168,963	154,962	105,273
Estimated Gross Income	\$3,788,150	\$3,428,068	\$2,238,590
Gross Income per SqFt	\$22.42	\$22.12	\$21.26
Full Market Value	\$15,700,000	\$7,270,000	\$4,750,000
Market Value per SqFt	\$93.00	\$47.00	\$45.10
Distance from Cooperative in miles		0.55	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01749-0021	1-01749-0016	1-01823-0058
Address	1931 MADISON AVENUE	25 EAST 124 STREET	124 WEST 114 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	28	42	27
Year Built	1920	1915	1920
Gross SqFt	23,380	32,945	27,141
Estimated Gross Income	\$331,528	\$467,295	\$489,465
Gross Income per SqFt	\$14.18	\$14.18	\$18.03
Full Market Value	\$703,000	\$1,460,000	\$1,830,000
Market Value per SqFt	\$30.10	\$44.00	\$67.00
Distance from Cooperative in miles		0.10	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01751-0044	1-01756-0008	1-01826-0040
Address	70 EAST 127 STREET	9 EAST 131 STREET	204 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	18	20	18
Year Built	1921	1926	1910
Gross SqFt	10,962	10,070	14,532
Estimated Gross Income	\$140,532	\$187,071	\$186,371
Gross Income per SqFt	\$12.82	\$18.58	\$12.82
Full Market Value	\$298,000	\$700,000	\$580,000
Market Value per SqFt	\$27.20	\$70.00	\$39.90
Distance from Cooperative in miles		0.25	1.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01756-0056	1-01725-0046	1-01767-0060
Address	2090 MADISON AVENUE	22 WEST 128 STREET	132 EAST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	20	21
Year Built	1900	1909	1910
Gross SqFt	25,893	18,590	18,162
Estimated Gross Income	\$345,930	\$154,076	\$334,647
Gross Income per SqFt	\$13.36	\$8.29	\$18.43
Full Market Value	\$733,000	\$327,000	\$710,000
Market Value per SqFt	\$28.30	\$18.00	\$39.10
Distance from Cooperative in miles		0.25	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01756-0060	1-01756-0008	1-01826-0040
Address	18 EAST 132 STREET	9 EAST 131 STREET	204 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	11	20	18
Year Built	1900	1926	1910
Gross SqFt	10,460	10,070	14,532
Estimated Gross Income	\$134,097	\$187,071	\$186,371
Gross Income per SqFt	\$12.82	\$18.58	\$12.82
Full Market Value	\$284,000	\$700,000	\$580,000
Market Value per SqFt	\$27.20	\$70.00	\$39.90
Distance from Cooperative in miles		0.00	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01763-0001	1-01624-0001	1-01770-0158
Address	2289 5 AVENUE	1245 PARK AVENUE	1982 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	634	166	343
Year Built	1970	1963	1974
Gross SqFt	370,814	212,482	358,400
Estimated Gross Income	\$5,306,348	\$4,142,432	\$7,148,966
Gross Income per SqFt	\$14.31	\$19.50	\$19.95
Full Market Value	\$11,200,000	\$15,500,000	\$20,100,000
Market Value per SqFt	\$30.20	\$73.00	\$56.00
Distance from Cooperative in miles		2.15	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01764-0001	1-01730-0075	1-01737-0025
Address	2301 5 AVENUE	470 LENOX AVENUE	2300 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	329	286	771
Year Built	1970	1960	1959
Gross SqFt	449,973	267,008	555,954
Estimated Gross Income	\$6,079,135	\$3,607,000	\$8,267,710
Gross Income per SqFt	\$13.51	\$13.51	\$14.87
Full Market Value	\$12,900,000	\$11,200,000	\$28,000,000
Market Value per SqFt	\$28.70	\$42.00	\$50.00
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01786-0017	1-01632-0023	1-01687-0123
Address	237 EAST 121 STREET	155 EAST 104 STREET	343 EAST 115 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	12	16	12
Year Built	1920	1910	1910
Gross SqFt	8,000	8,145	7,804
Estimated Gross Income	\$143,760	\$119,889	\$165,562
Gross Income per SqFt	\$17.97	\$14.72	\$21.22
Full Market Value	\$305,000	\$405,000	\$686,000
Market Value per SqFt	\$38.10	\$50.00	\$88.00
Distance from Cooperative in miles		0.85	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01789-0005	1-01665-0021	1-01815-0038
Address	205 EAST 124 STREET	239 EAST 115 STREET	524 EAST 119 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	28	32
Year Built	1930	1910	1906
Gross SqFt	17,400	18,534	21,100
Estimated Gross Income	\$285,012	\$250,421	\$454,164
Gross Income per SqFt	\$16.38	\$13.51	\$21.52
Full Market Value	\$604,000	\$596,000	\$1,880,000
Market Value per SqFt	\$34.70	\$32.00	\$89.00
Distance from Cooperative in miles		0.45	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01795-0035	1-01644-0059	1-01675-0011
Address	342 EAST 119 STREET	136 EAST 117 STREET	324 EAST 104 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	41	72	100
Year Built	2004	1910	1971
Gross SqFt	59,411	55,725	49,203
Estimated Gross Income	\$1,308,230	\$1,248,804	\$1,083,248
Gross Income per SqFt	\$22.02	\$22.41	\$22.02
Full Market Value	\$5,420,000	\$5,170,000	\$2,300,000
Market Value per SqFt	\$91.00	\$93.00	\$46.70
Distance from Cooperative in miles		0.35	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01796-0020	1-01635-0017	1-01672-0001
Address	333 EAST 119 STREET	127 EAST 107 STREET	1952 2 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	70	108	91
Year Built	2005	1985	1985
Gross SqFt	98,107	108,000	93,939
Estimated Gross Income	\$2,606,702	\$2,869,195	\$2,093,612
Gross Income per SqFt	\$26.60	\$26.60	\$22.29
Full Market Value	\$10,800,000	\$11,900,000	\$4,440,000
Market Value per SqFt	\$110.00	\$110.00	\$47.30
Distance from Cooperative in miles		0.70	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01806-0039	1-01655-0033	1-01688-0050
Address	420 EAST 119 STREET	234 EAST 106 STREET	2274 2 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	17	17	13
Year Built	1900	1920	1900
Gross SqFt	12,876	11,412	12,900
Estimated Gross Income	\$232,411	\$189,978	\$250,755
Gross Income per SqFt	\$18.05	\$16.65	\$19.44
Full Market Value	\$869,000	\$642,000	\$938,000
Market Value per SqFt	\$67.00	\$56.00	\$73.00
Distance from Cooperative in miles		0.70	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01820-0061	1-01735-0040	1-01826-0013
Address	1809 ADAM C POWELL BOULEV	10 WEST 138 STREET	225 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	76	58
Year Built	1904	1984	1926
Gross SqFt	51,456	63,284	53,098
Estimated Gross Income	\$558,812	\$755,918	\$885,064
Gross Income per SqFt	\$10.86	\$11.94	\$16.67
Full Market Value	\$1,180,000	\$1,600,000	\$2,990,000
Market Value per SqFt	\$22.93	\$25.00	\$56.00
Distance from Cooperative in miles		1.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01821-0022	1-01756-0008	1-01826-0040
Address	103 WEST 111 STREET	9 EAST 131 STREET	204 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	14	20	18
Year Built	1900	1926	1910
Gross SqFt	13,493	10,070	14,532
Estimated Gross Income	\$172,980	\$187,071	\$186,371
Gross Income per SqFt	\$12.82	\$18.58	\$12.82
Full Market Value	\$367,000	\$700,000	\$580,000
Market Value per SqFt	\$27.20	\$70.00	\$39.90
Distance from Cooperative in miles		1.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01822-0042	1-01724-0053	1-01725-0033
Address	52 ST NICHOLAS AVENUE	40 WEST 127 STREET	2060 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	24	25
Year Built	1925	1910	1900
Gross SqFt	24,355	22,164	25,482
Estimated Gross Income	\$348,032	\$386,647	\$283,616
Gross Income per SqFt	\$14.29	\$17.44	\$11.13
Full Market Value	\$1,180,000	\$1,450,000	\$735,000
Market Value per SqFt	\$48.50	\$65.00	\$28.80
Distance from Cooperative in miles		0.70	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01823-0001	1-01735-0040	1-01826-0013
Address	1855 ADAM C POWELL BOULEV	10 WEST 138 STREET	225 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	76	58
Year Built	1915	1984	1926
Gross SqFt	47,534	63,284	53,098
Estimated Gross Income	\$567,555	\$755,918	\$885,064
Gross Income per SqFt	\$11.94	\$11.94	\$16.67
Full Market Value	\$1,200,000	\$1,600,000	\$2,990,000
Market Value per SqFt	\$25.20	\$25.00	\$56.00
Distance from Cooperative in miles		1.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01823-0010	1-01820-0017	1-01830-0036
Address	133 WEST 113 STREET	131 CENTRAL PARK NORTH	1890 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	52	48	31
Year Built	1904	1920	1920
Gross SqFt	57,516	47,446	47,168
Estimated Gross Income	\$735,054	\$857,421	\$649,641
Gross Income per SqFt	\$12.78	\$18.07	\$13.77
Full Market Value	\$1,560,000	\$3,210,000	\$2,020,000
Market Value per SqFt	\$27.10	\$68.00	\$42.80
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01823-0056	1-01749-0016	1-01823-0058
Address	67 ST NICHOLAS AVENUE	25 EAST 124 STREET	124 WEST 114 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	28	42	27
Year Built	1904	1915	1920
Gross SqFt	31,752	32,945	27,141
Estimated Gross Income	\$450,243	\$467,295	\$489,465
Gross Income per SqFt	\$14.18	\$14.18	\$18.03
Full Market Value	\$955,000	\$1,460,000	\$1,830,000
Market Value per SqFt	\$30.10	\$44.00	\$67.00
Distance from Cooperative in miles		0.65	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01823-0063	1-01724-0053	1-01725-0033
Address	1867 ADAM C POWELL BOULEV	40 WEST 127 STREET	2060 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	24	25
Year Built	1925	1910	1900
Gross SqFt	26,059	22,164	25,482
Estimated Gross Income	\$372,383	\$386,647	\$283,616
Gross Income per SqFt	\$14.29	\$17.44	\$11.13
Full Market Value	\$790,000	\$1,450,000	\$735,000
Market Value per SqFt	\$30.30	\$65.00	\$28.80
Distance from Cooperative in miles		0.70	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01824-0003	1-01820-0017	1-01830-0036
Address	1885 ADAM C POWELL BOULEV	131 CENTRAL PARK NORTH	1890 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	35	48	31
Year Built	1900	1920	1920
Gross SqFt	50,760	47,446	47,168
Estimated Gross Income	\$698,965	\$857,421	\$649,641
Gross Income per SqFt	\$13.77	\$18.07	\$13.77
Full Market Value	\$1,480,000	\$3,210,000	\$2,020,000
Market Value per SqFt	\$29.20	\$68.00	\$42.80
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01824-0014	1-01828-0030	1-01828-0042
Address	80 ST NICHOLAS AVENUE	1854 ADAM C POWELL BOULEV	230 WEST 113 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	28	24
Year Built	1921	1920	1920
Gross SqFt	33,873	27,510	23,106
Estimated Gross Income	\$386,829	\$314,094	\$311,545
Gross Income per SqFt	\$11.42	\$11.42	\$13.48
Full Market Value	\$820,000	\$883,000	\$970,000
Market Value per SqFt	\$24.21	\$32.00	\$42.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01824-0055	1-01735-0040	1-01826-0013
Address	92 ST NICHOLAS AVENUE	10 WEST 138 STREET	225 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	76	58
Year Built	1926	1984	1926
Gross SqFt	64,869	63,284	53,098
Estimated Gross Income	\$774,535	\$755,918	\$885,064
Gross Income per SqFt	\$11.94	\$11.94	\$16.67
Full Market Value	\$1,640,000	\$1,600,000	\$2,990,000
Market Value per SqFt	\$25.30	\$25.00	\$56.00
Distance from Cooperative in miles		1.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01825-0001	1-01820-0017	1-01830-0036
Address	100 ST NICHOLAS AVENUE	131 CENTRAL PARK NORTH	1890 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	37	48	31
Year Built	1921	1920	1920
Gross SqFt	49,951	47,446	47,168
Estimated Gross Income	\$687,825	\$857,421	\$649,641
Gross Income per SqFt	\$13.77	\$18.07	\$13.77
Full Market Value	\$1,460,000	\$3,210,000	\$2,020,000
Market Value per SqFt	\$29.20	\$68.00	\$42.80
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01825-0010	1-01724-0053	1-01820-0041
Address	135 WEST 115 STREET	40 WEST 127 STREET	108 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	24	24
Year Built	1920	1910	1915
Gross SqFt	18,530	22,164	21,588
Estimated Gross Income	\$217,542	\$386,647	\$301,355
Gross Income per SqFt	\$11.74	\$17.44	\$13.96
Full Market Value	\$461,000	\$1,450,000	\$938,000
Market Value per SqFt	\$24.88	\$65.00	\$43.50
Distance from Cooperative in miles		0.60	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01827-0012	1-01724-0053	1-01820-0041
Address	241 WEST 111 STREET	40 WEST 127 STREET	108 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	24	24
Year Built	1920	1910	1915
Gross SqFt	21,408	22,164	21,588
Estimated Gross Income	\$251,329	\$386,647	\$301,355
Gross Income per SqFt	\$11.74	\$17.44	\$13.96
Full Market Value	\$533,000	\$1,450,000	\$938,000
Market Value per SqFt	\$24.90	\$65.00	\$43.50
Distance from Cooperative in miles		0.85	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01827-0032	1-01729-0047	1-01756-0049
Address	1840 ADAM C POWELL BOULEV	28 WEST 132 STREET	2095 MADISON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	16	30	17
Year Built	1925	1910	1910
Gross SqFt	12,985	12,150	10,965
Estimated Gross Income	\$199,319	\$186,456	\$143,408
Gross Income per SqFt	\$15.35	\$15.35	\$13.08
Full Market Value	\$423,000	\$395,000	\$447,000
Market Value per SqFt	\$32.60	\$33.00	\$40.80
Distance from Cooperative in miles		1.05	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01827-0036	1-01722-0039	1-01831-0040
Address	200 WEST 112 STREET	2018 5 AVENUE	214 WEST 116 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	44	31	26
Year Built	1900	1940	1900
Gross SqFt	29,269	20,350	20,985
Estimated Gross Income	\$452,498	\$402,476	\$233,490
Gross Income per SqFt	\$15.46	\$19.78	\$11.13
Full Market Value	\$959,000	\$1,500,000	\$605,000
Market Value per SqFt	\$32.80	\$74.00	\$28.80
Distance from Cooperative in miles		0.75	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01827-0052	1-01728-0050	1-01829-0005
Address	242 WEST 112 STREET	26 WEST 131 STREET	273 WEST 113 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	13
Year Built	1900	1900	1920
Gross SqFt	11,630	13,200	10,335
Estimated Gross Income	\$149,096	\$262,550	\$312,472
Gross Income per SqFt	\$12.82	\$19.89	\$30.20
Full Market Value	\$316,000	\$982,000	\$1,060,000
Market Value per SqFt	\$27.20	\$74.00	\$103.00
Distance from Cooperative in miles		1.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01828-0040	1-01724-0053	1-01725-0033
Address	226 WEST 113 STREET	40 WEST 127 STREET	2060 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	24	25
Year Built	1920	1910	1900
Gross SqFt	23,050	22,164	25,482
Estimated Gross Income	\$329,384	\$386,647	\$283,616
Gross Income per SqFt	\$14.29	\$17.44	\$11.13
Full Market Value	\$698,000	\$1,450,000	\$735,000
Market Value per SqFt	\$30.30	\$65.00	\$28.80
Distance from Cooperative in miles		0.80	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01829-0029	1-01735-0040	1-01826-0013
Address	1864 ADAM C POWELL BOULEV	10 WEST 138 STREET	225 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	76	58
Year Built	1920	1984	1926
Gross SqFt	55,917	63,284	53,098
Estimated Gross Income	\$667,648	\$755,918	\$885,064
Gross Income per SqFt	\$11.94	\$11.94	\$16.67
Full Market Value	\$1,420,000	\$1,600,000	\$2,990,000
Market Value per SqFt	\$25.40	\$25.00	\$56.00
Distance from Cooperative in miles		1.25	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01829-0033	1-01735-0040	1-01826-0013
Address	1878 ADAM C POWELL BOULEV	10 WEST 138 STREET	225 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	76	58
Year Built	1925	1984	1926
Gross SqFt	61,710	63,284	53,098
Estimated Gross Income	\$699,791	\$755,918	\$885,064
Gross Income per SqFt	\$11.34	\$11.94	\$16.67
Full Market Value	\$1,480,000	\$1,600,000	\$2,990,000
Market Value per SqFt	\$23.98	\$25.00	\$56.00
Distance from Cooperative in miles		1.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01832-0006	1-01839-0018	1-01842-0039
Address	49 WEST 96 STREET	78 MANHATTAN AVENUE	6 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	40	58	20
Year Built	1941	1920	1901
Gross SqFt	34,692	34,535	25,452
Estimated Gross Income	\$774,672	\$896,612	\$475,815
Gross Income per SqFt	\$22.33	\$26.00	\$18.69
Full Market Value	\$3,210,000	\$3,710,000	\$1,780,000
Market Value per SqFt	\$93.00	\$107.00	\$70.00
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01832-0010	1-01839-0029	1-01843-0020
Address	41 WEST 96 STREET	431 CENTRAL PARK WEST	152 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	61	124	81
Year Built	1926	1930	1900
Gross SqFt	93,857	115,776	75,164
Estimated Gross Income	\$1,810,501	\$1,822,819	\$1,715,657
Gross Income per SqFt	\$19.29	\$15.74	\$22.83
Full Market Value	\$6,770,000	\$6,160,000	\$3,640,000
Market Value per SqFt	\$72.00	\$53.00	\$48.40
Distance from Cooperative in miles		0.35	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01832-0025	1-01839-0029	1-01843-0020
Address	7 WEST 96 STREET	431 CENTRAL PARK WEST	152 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	80	124	81
Year Built	1931	1930	1900
Gross SqFt	100,316	115,776	75,164
Estimated Gross Income	\$1,935,095	\$1,822,819	\$1,715,657
Gross Income per SqFt	\$19.29	\$15.74	\$22.83
Full Market Value	\$7,240,000	\$6,160,000	\$3,640,000
Market Value per SqFt	\$72.00	\$53.00	\$48.40
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01832-0036	1-01839-0029	1-01843-0020
Address	370 CENTRAL PARK WEST	431 CENTRAL PARK WEST	152 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	74	124	81
Year Built	1918	1930	1900
Gross SqFt	84,612	115,776	75,164
Estimated Gross Income	\$1,632,165	\$1,822,819	\$1,715,657
Gross Income per SqFt	\$19.29	\$15.74	\$22.83
Full Market Value	\$6,100,000	\$6,160,000	\$3,640,000
Market Value per SqFt	\$72.00	\$53.00	\$48.40
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01836-0031	1-01839-0018	1-01842-0039
Address	407 CENTRAL PARK WEST	78 MANHATTAN AVENUE	6 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	28	58	20
Year Built	1900	1920	1901
Gross SqFt	31,500	34,535	25,452
Estimated Gross Income	\$751,275	\$896,612	\$475,815
Gross Income per SqFt	\$23.85	\$26.00	\$18.69
Full Market Value	\$3,110,000	\$3,710,000	\$1,780,000
Market Value per SqFt	\$99.00	\$107.00	\$70.00
Distance from Cooperative in miles		0.15	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01836-0036	1-01839-0029	1-01843-0020
Address	410 CENTRAL PARK WEST	431 CENTRAL PARK WEST	152 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	99	124	81
Year Built	1929	1930	1900
Gross SqFt	100,530	115,776	75,164
Estimated Gross Income	\$1,939,223	\$1,822,819	\$1,715,657
Gross Income per SqFt	\$19.29	\$15.74	\$22.83
Full Market Value	\$7,250,000	\$6,160,000	\$3,640,000
Market Value per SqFt	\$72.00	\$53.00	\$48.40
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01836-0037	1-01839-0018	1-01842-0039
Address	4 WEST 101 STREET	78 MANHATTAN AVENUE	6 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	60	58	20
Year Built	1904	1920	1901
Gross SqFt	35,568	34,535	25,452
Estimated Gross Income	\$794,233	\$896,612	\$475,815
Gross Income per SqFt	\$22.33	\$26.00	\$18.69
Full Market Value	\$3,290,000	\$3,710,000	\$1,780,000
Market Value per SqFt	\$92.00	\$107.00	\$70.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01837-0029	1-01839-0029	1-01843-0020
Address	413 CENTRAL PARK WEST	431 CENTRAL PARK WEST	152 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	93	124	81
Year Built	1926	1930	1900
Gross SqFt	132,877	115,776	75,164
Estimated Gross Income	\$2,563,197	\$1,822,819	\$1,715,657
Gross Income per SqFt	\$19.29	\$15.74	\$22.83
Full Market Value	\$9,580,000	\$6,160,000	\$3,640,000
Market Value per SqFt	\$72.00	\$53.00	\$48.40
Distance from Cooperative in miles		0.10	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01840-0029	1-01832-0016	1-01839-0029
Address	441 CENTRAL PARK WEST	27 WEST 96 STREET	431 CENTRAL PARK WEST
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	120	92	124
Year Built	1930	1927	1930
Gross SqFt	201,723	133,915	115,776
Estimated Gross Income	\$3,969,908	\$3,161,325	\$1,822,819
Gross Income per SqFt	\$19.68	\$23.61	\$15.74
Full Market Value	\$14,800,000	\$13,100,000	\$6,160,000
Market Value per SqFt	\$73.00	\$98.00	\$53.00
Distance from Cooperative in miles		0.40	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01840-0033	1-01842-0005	1-01842-0053
Address	446 CENTRAL PARK WEST	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	35	30	25
Year Built	1920	1925	1940
Gross SqFt	28,020	19,575	25,144
Estimated Gross Income	\$653,706	\$483,623	\$552,013
Gross Income per SqFt	\$23.33	\$24.71	\$21.95
Full Market Value	\$2,710,000	\$2,000,000	\$1,430,000
Market Value per SqFt	\$97.00	\$102.00	\$57.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01840-0035	1-01839-0018	1-01842-0039
Address	448 CENTRAL PARK WEST	78 MANHATTAN AVENUE	6 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	42	58	20
Year Built	1900	1920	1901
Gross SqFt	33,058	34,535	25,452
Estimated Gross Income	\$738,185	\$896,612	\$475,815
Gross Income per SqFt	\$22.33	\$26.00	\$18.69
Full Market Value	\$3,060,000	\$3,710,000	\$1,780,000
Market Value per SqFt	\$93.00	\$107.00	\$70.00
Distance from Cooperative in miles		0.05	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01840-0037	1-01842-0005	1-01842-0053
Address	4 WEST 105 STREET	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	35	30	25
Year Built	1900	1925	1940
Gross SqFt	21,168	19,575	25,144
Estimated Gross Income	\$404,308	\$483,623	\$552,013
Gross Income per SqFt	\$19.10	\$24.71	\$21.95
Full Market Value	\$857,000	\$2,000,000	\$1,430,000
Market Value per SqFt	\$40.50	\$102.00	\$57.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01840-0057	1-01843-0026	1-01848-0006
Address	58 WEST 105 STREET	9 WEST 107 STREET	313 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	12	15
Year Built	1900	1940	1900
Gross SqFt	11,695	9,710	10,655
Estimated Gross Income	\$214,603	\$186,234	\$186,517
Gross Income per SqFt	\$18.35	\$19.18	\$17.51
Full Market Value	\$455,000	\$395,000	\$697,000
Market Value per SqFt	\$38.90	\$41.00	\$65.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01841-0009	1-01843-0026	1-01848-0006
Address	57 WEST 105 STREET	9 WEST 107 STREET	313 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	12	15
Year Built	1900	1940	1900
Gross SqFt	9,645	9,710	10,655
Estimated Gross Income	\$176,985	\$186,234	\$186,517
Gross Income per SqFt	\$18.35	\$19.18	\$17.51
Full Market Value	\$662,000	\$395,000	\$697,000
Market Value per SqFt	\$69.00	\$41.00	\$65.00
Distance from Cooperative in miles		0.15	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01841-0023	1-01839-0021	1-01847-0061
Address	19 WEST 105 STREET	17 WEST 103 STREET	302 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	11	20
Year Built	1925	1920	1900
Gross SqFt	6,850	7,575	8,915
Estimated Gross Income	\$109,531	\$137,992	\$127,881
Gross Income per SqFt	\$15.99	\$18.22	\$14.34
Full Market Value	\$232,000	\$516,000	\$271,000
Market Value per SqFt	\$33.90	\$68.00	\$30.40
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01841-0052	1-01847-0021	1-01847-0042
Address	50 WEST 106 STREET	2075 FRED DOUGLASS BOULEV	312 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	82	59
Year Built	1930	1988	1920
Gross SqFt	46,416	54,675	44,622
Estimated Gross Income	\$862,873	\$1,417,604	\$783,456
Gross Income per SqFt	\$18.59	\$25.90	\$17.56
Full Market Value	\$1,830,000	\$3,010,000	\$2,930,000
Market Value per SqFt	\$39.40	\$55.00	\$66.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01842-0022	1-01843-0026	1-01848-0006
Address	19 WEST 106 STREET	9 WEST 107 STREET	313 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	12	15
Year Built	1920	1940	1900
Gross SqFt	11,670	9,710	10,655
Estimated Gross Income	\$214,144	\$186,234	\$186,517
Gross Income per SqFt	\$18.35	\$19.18	\$17.51
Full Market Value	\$454,000	\$395,000	\$697,000
Market Value per SqFt	\$38.90	\$41.00	\$65.00
Distance from Cooperative in miles		0.05	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01842-0023	1-01843-0026	1-01848-0006
Address	17 WEST 106 STREET	9 WEST 107 STREET	313 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	12	15
Year Built	1920	1940	1900
Gross SqFt	11,670	9,710	10,655
Estimated Gross Income	\$214,144	\$186,234	\$186,517
Gross Income per SqFt	\$18.35	\$19.18	\$17.51
Full Market Value	\$454,000	\$395,000	\$697,000
Market Value per SqFt	\$38.90	\$41.00	\$65.00
Distance from Cooperative in miles		0.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01842-0024	1-01839-0021	1-01847-0061
Address	15 WEST 106 STREET	17 WEST 103 STREET	302 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	11	20
Year Built	1920	1920	1900
Gross SqFt	8,800	7,575	8,915
Estimated Gross Income	\$143,264	\$137,992	\$127,881
Gross Income per SqFt	\$16.28	\$18.22	\$14.34
Full Market Value	\$304,000	\$516,000	\$271,000
Market Value per SqFt	\$34.50	\$68.00	\$30.40
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01842-0025	1-01839-0021	1-01847-0061
Address	13 WEST 106 STREET	17 WEST 103 STREET	302 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	11	20
Year Built	1920	1920	1900
Gross SqFt	8,800	7,575	8,915
Estimated Gross Income	\$143,264	\$137,992	\$127,881
Gross Income per SqFt	\$16.28	\$18.22	\$14.34
Full Market Value	\$304,000	\$516,000	\$271,000
Market Value per SqFt	\$34.50	\$68.00	\$30.40
Distance from Cooperative in miles		0.15	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01842-0040	1-01843-0037	1-01843-0040
Address	10 WEST 107 STREET	4 WEST 108 STREET	8 WEST 108 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	24	24
Year Built	1900	1929	1929
Gross SqFt	19,200	20,970	20,970
Estimated Gross Income	\$279,744	\$265,736	\$345,279
Gross Income per SqFt	\$14.57	\$12.67	\$16.47
Full Market Value	\$593,000	\$828,000	\$1,170,000
Market Value per SqFt	\$30.90	\$40.00	\$56.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01843-0027	1-01842-0005	1-01842-0053
Address	7 WEST 107 STREET	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	20	30	25
Year Built	1920	1925	1940
Gross SqFt	19,690	19,575	25,144
Estimated Gross Income	\$459,367	\$483,623	\$552,013
Gross Income per SqFt	\$23.33	\$24.71	\$21.95
Full Market Value	\$1,900,000	\$2,000,000	\$1,430,000
Market Value per SqFt	\$96.00	\$102.00	\$57.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01843-0036	1-01842-0005	1-01842-0053
Address	477 CENTRAL PARK WEST	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	31	30	25
Year Built	1913	1925	1940
Gross SqFt	17,875	19,575	25,144
Estimated Gross Income	\$417,023	\$483,623	\$552,013
Gross Income per SqFt	\$23.33	\$24.71	\$21.95
Full Market Value	\$1,730,000	\$2,000,000	\$1,430,000
Market Value per SqFt	\$97.00	\$102.00	\$57.00
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01843-0059	1-01843-0026	1-01848-0006
Address	70 WEST 108 STREET	9 WEST 107 STREET	313 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	12	15
Year Built	1940	1940	1900
Gross SqFt	9,540	9,710	10,655
Estimated Gross Income	\$175,059	\$186,234	\$186,517
Gross Income per SqFt	\$18.35	\$19.18	\$17.51
Full Market Value	\$371,000	\$395,000	\$697,000
Market Value per SqFt	\$38.90	\$41.00	\$65.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01844-0018	1-01843-0037	1-01843-0040
Address	17 WEST 108 STREET	4 WEST 108 STREET	8 WEST 108 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	24	24
Year Built	1900	1929	1929
Gross SqFt	23,142	20,970	20,970
Estimated Gross Income	\$337,178	\$265,736	\$345,279
Gross Income per SqFt	\$14.57	\$12.67	\$16.47
Full Market Value	\$715,000	\$828,000	\$1,170,000
Market Value per SqFt	\$30.90	\$40.00	\$56.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01844-0024	1-01843-0026	1-01848-0006
Address	11 WEST 108 STREET	9 WEST 107 STREET	313 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	12	15
Year Built	1900	1940	1900
Gross SqFt	11,052	9,710	10,655
Estimated Gross Income	\$202,804	\$186,234	\$186,517
Gross Income per SqFt	\$18.35	\$19.18	\$17.51
Full Market Value	\$430,000	\$395,000	\$697,000
Market Value per SqFt	\$38.90	\$41.00	\$65.00
Distance from Cooperative in miles		0.05	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01844-0033	1-01842-0042	1-01836-0047
Address	482 CENTRAL PARK WEST	14 WEST 107 STREET	10 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	68	89	46
Year Built	1900	1910	1940
Gross SqFt	54,824	68,200	44,160
Estimated Gross Income	\$824,552	\$1,245,348	\$522,050
Gross Income per SqFt	\$15.04	\$18.26	\$11.82
Full Market Value	\$2,790,000	\$4,660,000	\$1,470,000
Market Value per SqFt	\$51.00	\$68.00	\$33.30
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01844-0037	1-01839-0018	1-01842-0039
Address	4 WEST 109 STREET	78 MANHATTAN AVENUE	6 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	41	58	20
Year Built	1890	1920	1901
Gross SqFt	35,376	34,535	25,452
Estimated Gross Income	\$789,946	\$896,612	\$475,815
Gross Income per SqFt	\$22.33	\$26.00	\$18.69
Full Market Value	\$3,270,000	\$3,710,000	\$1,780,000
Market Value per SqFt	\$92.00	\$107.00	\$70.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01846-0027	1-01843-0037	1-01843-0040
Address	320 WEST 111 STREET	4 WEST 108 STREET	8 WEST 108 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	24	24
Year Built	1920	1929	1929
Gross SqFt	18,884	20,970	20,970
Estimated Gross Income	\$275,139	\$265,736	\$345,279
Gross Income per SqFt	\$14.57	\$12.67	\$16.47
Full Market Value	\$583,000	\$828,000	\$1,170,000
Market Value per SqFt	\$30.90	\$40.00	\$56.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01849-0002	1-01842-0042	1-01848-0031
Address	351 WEST 114 STREET	14 WEST 107 STREET	346 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	89	49
Year Built	1901	1910	1927
Gross SqFt	49,721	68,200	47,730
Estimated Gross Income	\$669,244	\$1,245,348	\$642,298
Gross Income per SqFt	\$13.46	\$18.26	\$13.46
Full Market Value	\$1,420,000	\$4,660,000	\$2,000,000
Market Value per SqFt	\$28.60	\$68.00	\$41.90
Distance from Cooperative in miles		0.40	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01849-0023	1-01842-0042	1-01848-0031
Address	14 MORNINGSIDE AVENUE	14 WEST 107 STREET	346 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	89	49
Year Built	1903	1910	1927
Gross SqFt	55,458	68,200	47,730
Estimated Gross Income	\$746,464	\$1,245,348	\$642,298
Gross Income per SqFt	\$13.46	\$18.26	\$13.46
Full Market Value	\$1,580,000	\$4,660,000	\$2,000,000
Market Value per SqFt	\$28.50	\$68.00	\$41.90
Distance from Cooperative in miles		0.45	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01849-0038	1-01842-0005	1-01843-0003
Address	375 MANHATTAN AVENUE	67 WEST 106 STREET	965 COLUMBUS AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	22	30	19
Year Built	1920	1925	1996
Gross SqFt	19,066	19,575	17,180
Estimated Gross Income	\$359,203	\$483,623	\$222,871
Gross Income per SqFt	\$18.84	\$24.71	\$12.97
Full Market Value	\$762,000	\$2,000,000	\$694,000
Market Value per SqFt	\$40.00	\$102.00	\$40.40
Distance from Cooperative in miles		0.45	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01851-0012	1-01864-0036	1-01868-0001
Address	127 WEST 96 STREET	400 CATHEDRAL PARKWAY	740 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	140	143	107
Year Built	1930	1908	1915
Gross SqFt	121,713	117,276	135,463
Estimated Gross Income	\$2,434,260	\$3,507,003	\$2,686,416
Gross Income per SqFt	\$20.00	\$29.90	\$19.83
Full Market Value	\$9,100,000	\$7,430,000	\$10,000,000
Market Value per SqFt	\$75.00	\$63.00	\$74.00
Distance from Cooperative in miles		0.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01851-0016	1-01875-0029	1-01875-0058
Address	119 WEST 96 STREET	882 AMSTERDAM 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	D7-ELEVATOR	D3-ELEVATOR
Total Units	60	46	40
Year Built	1920	1900	1912
Gross SqFt	46,810	42,126	47,673
Estimated Gross Income	\$1,053,225	\$980,125	\$1,041,539
Gross Income per SqFt	\$22.50	\$23.27	\$21.85
Full Market Value	\$4,360,000	\$4,060,000	\$4,310,000
Market Value per SqFt	\$93.00	\$96.00	\$90.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01860-0005	1-01861-0005	1-01880-0023
Address	161 WEST 105 STREET	159 WEST 106 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	C4-WALK-UP	C1-WALK-UP
Total Units	20	22	21
Year Built	1930	1920	1925
Gross SqFt	17,860	18,510	17,635
Estimated Gross Income	\$410,780	\$467,838	\$398,644
Gross Income per SqFt	\$23.00	\$25.30	\$22.61
Full Market Value	\$962,000	\$1,940,000	\$1,650,000
Market Value per SqFt	\$54.00	\$105.00	\$94.00
Distance from Cooperative in miles		0.05	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01860-0007	1-01861-0005	1-01880-0023
Address	157 WEST 105 STREET	159 WEST 106 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	C4-WALK-UP	C1-WALK-UP
Total Units	20	22	21
Year Built	1930	1920	1925
Gross SqFt	17,860	18,510	17,635
Estimated Gross Income	\$410,780	\$467,838	\$398,644
Gross Income per SqFt	\$23.00	\$25.30	\$22.61
Full Market Value	\$962,000	\$1,940,000	\$1,650,000
Market Value per SqFt	\$54.00	\$105.00	\$94.00
Distance from Cooperative in miles		0.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01860-0013	1-01862-0003	1-01877-0022
Address	145 WEST 105 STREET	965 AMSTERDAM AVENUE	225 WEST 105 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	30	53
Year Built	1900	1925	1925
Gross SqFt	28,148	22,100	27,465
Estimated Gross Income	\$577,034	\$384,236	\$644,244
Gross Income per SqFt	\$20.50	\$17.39	\$23.46
Full Market Value	\$1,350,000	\$1,440,000	\$2,670,000
Market Value per SqFt	\$48.00	\$65.00	\$97.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01861-0002	1-01860-0026	1-01872-0060
Address	943 AMSTERDAM AVENUE	109 WEST 105 STREET	244 WEST 101 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	17
Year Built	1925	1900	1925
Gross SqFt	9,546	8,760	9,560
Estimated Gross Income	\$224,331	\$200,904	\$228,813
Gross Income per SqFt	\$23.50	\$22.93	\$23.93
Full Market Value	\$525,000	\$832,000	\$948,000
Market Value per SqFt	\$55.00	\$95.00	\$99.00
Distance from Cooperative in miles		0.05	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01861-0007	1-01860-0026	1-01872-0060
Address	155 WEST 106 STREET	109 WEST 105 STREET	244 WEST 101 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	17
Year Built	1910	1900	1925
Gross SqFt	9,280	8,760	9,560
Estimated Gross Income	\$218,080	\$200,904	\$228,813
Gross Income per SqFt	\$23.50	\$22.93	\$23.93
Full Market Value	\$511,000	\$832,000	\$948,000
Market Value per SqFt	\$55.00	\$95.00	\$99.00
Distance from Cooperative in miles		0.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01861-0008	1-01860-0026	1-01861-0032
Address	153 WEST 106 STREET	109 WEST 105 STREET	946 COLUMBUS 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	18
Year Built	1910	1900	1910
Gross SqFt	8,735	8,760	8,285
Estimated Gross Income	\$200,905	\$200,904	\$219,747
Gross Income per SqFt	\$23.00	\$22.93	\$26.50
Full Market Value	\$470,000	\$832,000	\$910,000
Market Value per SqFt	\$54.00	\$95.00	\$110.00
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01861-0026	1-01860-0026	1-01872-0060
Address	111 WEST 106 STREET	109 WEST 105 STREET	244 WEST 101 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	17
Year Built	1910	1900	1925
Gross SqFt	9,755	8,760	9,560
Estimated Gross Income	\$229,242	\$200,904	\$228,813
Gross Income per SqFt	\$23.50	\$22.93	\$23.93
Full Market Value	\$537,000	\$832,000	\$948,000
Market Value per SqFt	\$55.00	\$95.00	\$99.00
Distance from Cooperative in miles		0.05	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01861-0028	1-01861-0059	1-01862-0064
Address	107 WEST 106 STREET	170 WEST 107 STREET	969 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	16	15	13
Year Built	1910	1910	1925
Gross SqFt	9,155	9,130	9,321
Estimated Gross Income	\$178,522	\$190,551	\$167,443
Gross Income per SqFt	\$19.50	\$20.87	\$17.96
Full Market Value	\$668,000	\$713,000	\$626,000
Market Value per SqFt	\$73.00	\$78.00	\$67.00
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01863-0048	1-01861-0059	1-01861-0060
Address	124 WEST 109 STREET	170 WEST 107 STREET	172 WEST 107 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	15	15
Year Built	1900	1910	1910
Gross SqFt	9,705	9,130	9,130
Estimated Gross Income	\$203,805	\$190,551	\$190,551
Gross Income per SqFt	\$21.00	\$20.87	\$20.87
Full Market Value	\$844,000	\$713,000	\$713,000
Market Value per SqFt	\$87.00	\$78.00	\$78.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01864-0009	1-01878-0012	1-01896-0053
Address	141 WEST 109 STREET	2760 BROADWAY	629 WEST 115 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	317	180	32
Year Built	1974	1928	1909
Gross SqFt	362,400	249,756	28,224
Estimated Gross Income	\$7,248,000	\$5,091,822	\$474,582
Gross Income per SqFt	\$20.00	\$20.39	\$16.81
Full Market Value	\$15,400,000	\$19,000,000	\$1,600,000
Market Value per SqFt	\$42.50	\$76.00	\$57.00
Distance from Cooperative in miles		0.20	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01867-0059	1-01867-0049	1-01874-0022
Address	401 WEST 115 STREET	415 WEST 115 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	24	24	27
Year Built	1921	1920	1910
Gross SqFt	35,040	28,188	37,816
Estimated Gross Income	\$1,068,720	\$730,652	\$1,332,261
Gross Income per SqFt	\$30.50	\$25.90	\$35.20
Full Market Value	\$4,980,000	\$3,030,000	\$6,210,000
Market Value per SqFt	\$142.00	\$107.00	\$164.00
Distance from Cooperative in miles		0.00	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01867-0060	1-01871-0010	1-01881-0035
Address	54 MORNINGSIDE DRIVE	2621 BROADWAY	1012 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	25	35	30
Year Built	1925	1950	1925
Gross SqFt	38,334	31,576	31,644
Estimated Gross Income	\$1,265,022	\$988,027	\$1,122,081
Gross Income per SqFt	\$33.00	\$31.30	\$35.50
Full Market Value	\$5,890,000	\$4,600,000	\$5,230,000
Market Value per SqFt	\$154.00	\$146.00	\$165.00
Distance from Cooperative in miles		0.80	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01869-0001	1-01851-0005	1-01888-0015
Address	760 WEST END AVENUE	143 WEST 96 STREET	781 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	92	82
Year Built	1926	1927	1927
Gross SqFt	94,455	96,000	91,615
Estimated Gross Income	\$1,889,100	\$1,935,912	\$1,924,069
Gross Income per SqFt	\$20.00	\$20.17	\$21.00
Full Market Value	\$7,060,000	\$7,240,000	\$7,970,000
Market Value per SqFt	\$75.00	\$75.00	\$87.00
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01870-0001	1-01875-0010	1-01884-0018
Address	782 WEST END AVENUE	2701 BROADWAY	521 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	43	59	44
Year Built	1930	1910	1920
Gross SqFt	53,971	46,660	47,731
Estimated Gross Income	\$1,025,449	\$928,822	\$891,170
Gross Income per SqFt	\$19.00	\$19.91	\$18.67
Full Market Value	\$3,830,000	\$3,470,000	\$3,330,000
Market Value per SqFt	\$71.00	\$74.00	\$70.00
Distance from Cooperative in miles		0.25	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01870-0004	1-01874-0052	1-01895-0055
Address	790 WEST END AVENUE	2689 BROADWAY	2901 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	89	140	141
Year Built	1926	1910	1910
Gross SqFt	166,617	168,140	178,897
Estimated Gross Income	\$3,249,031	\$2,889,345	\$3,477,472
Gross Income per SqFt	\$19.50	\$17.18	\$19.44
Full Market Value	\$12,100,000	\$10,800,000	\$13,000,000
Market Value per SqFt	\$73.00	\$64.00	\$73.00
Distance from Cooperative in miles		0.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01870-0005	1-01873-0010	1-01883-0014
Address	255 WEST 98 STREET	2659 BROADWAY	529 WEST 111 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	34	40	37
Year Built	1925	1910	1920
Gross SqFt	45,340	37,633	43,540
Estimated Gross Income	\$861,460	\$778,955	\$723,011
Gross Income per SqFt	\$19.00	\$20.70	\$16.61
Full Market Value	\$3,220,000	\$2,910,000	\$2,440,000
Market Value per SqFt	\$71.00	\$77.00	\$56.00
Distance from Cooperative in miles		0.15	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01870-0028	1-01859-0046	1-01876-0060
Address	203 WEST 98 STREET	140 WEST 105 STREET	250 WEST 105 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	31	29	31
Year Built	1920	1920	1920
Gross SqFt	20,272	20,994	20,340
Estimated Gross Income	\$547,344	\$534,525	\$590,731
Gross Income per SqFt	\$27.00	\$25.50	\$29.00
Full Market Value	\$2,270,000	\$1,130,000	\$2,750,000
Market Value per SqFt	\$112.00	\$54.00	\$135.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01871-0020	1-01878-0021	1-01878-0025
Address	233 WEST 99 STREET	209 WEST 106 STREET	203 WEST 106 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	91	77	76
Year Built	1930	1925	1926
Gross SqFt	94,674	106,149	108,052
Estimated Gross Income	\$1,704,132	\$2,007,216	\$1,925,261
Gross Income per SqFt	\$18.00	\$18.91	\$17.82
Full Market Value	\$6,370,000	\$7,510,000	\$7,200,000
Market Value per SqFt	\$67.00	\$71.00	\$67.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01873-0052	1-01870-0056	1-01884-0015
Address	2669 BROADWAY	250 WEST 99 STREET	523 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	34	43	49
Year Built	1920	1925	1925
Gross SqFt	61,400	54,520	54,567
Estimated Gross Income	\$982,400	\$1,247,442	\$853,850
Gross Income per SqFt	\$16.00	\$22.88	\$15.65
Full Market Value	\$3,320,000	\$5,170,000	\$2,890,000
Market Value per SqFt	\$54.00	\$95.00	\$53.00
Distance from Cooperative in miles		0.15	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01874-0037	1-01867-0049	1-01874-0022
Address	206 WEST 103 STREET	415 WEST 115 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	24	27
Year Built	1945	1920	1910
Gross SqFt	37,572	28,188	37,816
Estimated Gross Income	\$1,145,946	\$730,652	\$1,332,261
Gross Income per SqFt	\$30.50	\$25.90	\$35.20
Full Market Value	\$5,340,000	\$3,030,000	\$6,210,000
Market Value per SqFt	\$142.00	\$107.00	\$164.00
Distance from Cooperative in miles		0.65	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01874-0058	1-01882-0028	1-01892-0016
Address	246 WEST 103 STREET	1020 AMSTERDAM 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	D7-ELEVATOR	D3-ELEVATOR
Total Units	78	69	60
Year Built	1917	1910	1916
Gross SqFt	77,465	88,930	83,805
Estimated Gross Income	\$1,316,905	\$1,652,212	\$1,280,542
Gross Income per SqFt	\$17.00	\$18.58	\$15.28
Full Market Value	\$4,920,000	\$6,180,000	\$4,330,000
Market Value per SqFt	\$64.00	\$69.00	\$52.00
Distance from Cooperative in miles		0.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01874-0061	1-01884-0015	1-01870-0056
Address	878 WEST END AVENUE	523 WEST 112 STREET	250 WEST 99 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	60	49	43
Year Built	1923	1925	1925
Gross SqFt	61,779	54,567	54,520
Estimated Gross Income	\$988,464	\$853,850	\$1,247,442
Gross Income per SqFt	\$16.00	\$15.65	\$22.88
Full Market Value	\$3,340,000	\$2,890,000	\$5,170,000
Market Value per SqFt	\$54.00	\$53.00	\$95.00
Distance from Cooperative in miles		0.50	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01875-0026	1-01871-0010	1-01881-0035
Address	205 WEST 103 STREET	2621 BROADWAY	1012 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	36	35	30
Year Built	1920	1950	1925
Gross SqFt	33,200	31,576	31,644
Estimated Gross Income	\$996,000	\$988,027	\$1,122,081
Gross Income per SqFt	\$30.00	\$31.30	\$35.50
Full Market Value	\$4,640,000	\$4,600,000	\$5,230,000
Market Value per SqFt	\$140.00	\$146.00	\$165.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01875-0056	1-01859-0046	1-01876-0060
Address	242 WEST 104 STREET	140 WEST 105 STREET	250 WEST 105 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	24	29	31
Year Built	1925	1920	1920
Gross SqFt	18,576	20,994	20,340
Estimated Gross Income	\$501,552	\$534,525	\$590,731
Gross Income per SqFt	\$27.00	\$25.50	\$29.00
Full Market Value	\$2,080,000	\$1,130,000	\$2,750,000
Market Value per SqFt	\$112.00	\$54.00	\$135.00
Distance from Cooperative in miles		0.25	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01875-0061	1-01878-0021	1-01878-0025
Address	890 WEST END AVENUE	209 WEST 106 STREET	203 WEST 106 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	82	77	76
Year Built	1926	1925	1926
Gross SqFt	114,330	106,149	108,052
Estimated Gross Income	\$2,172,270	\$2,007,216	\$1,925,261
Gross Income per SqFt	\$19.00	\$18.91	\$17.82
Full Market Value	\$8,120,000	\$7,510,000	\$7,200,000
Market Value per SqFt	\$71.00	\$71.00	\$67.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01876-0007	1-01888-0087	1-01890-0015
Address	2721 BROADWAY	276 RIVERSIDE DRIVE	865 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	84	97	78
Year Built	1926	1940	1925
Gross SqFt	145,625	153,653	143,604
Estimated Gross Income	\$2,694,062	\$2,879,732	\$2,646,375
Gross Income per SqFt	\$18.50	\$18.74	\$18.43
Full Market Value	\$10,100,000	\$10,800,000	\$9,890,000
Market Value per SqFt	\$69.00	\$70.00	\$69.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01876-0029	1-01869-0036	1-01875-0146
Address	201 WEST 104 STREET	774 AMSTERDAM AVENUE	2708 BROADWAY
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	12	11	17
Year Built	1926	1920	1925
Gross SqFt	12,440	10,970	12,340
Estimated Gross Income	\$373,200	\$263,427	\$450,438
Gross Income per SqFt	\$30.00	\$24.01	\$36.50
Full Market Value	\$874,000	\$1,090,000	\$2,100,000
Market Value per SqFt	\$70.00	\$99.00	\$170.00
Distance from Cooperative in miles		0.35	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01876-0046	1-01872-0061	1-01889-0040
Address	2730 BROADWAY	832 WEST END AVENUE	290 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	74	69	63
Year Built	1920	1913	1924
Gross SqFt	112,541	108,377	106,763
Estimated Gross Income	\$2,025,738	\$1,970,222	\$1,788,137
Gross Income per SqFt	\$18.00	\$18.18	\$16.75
Full Market Value	\$7,570,000	\$7,370,000	\$6,690,000
Market Value per SqFt	\$67.00	\$68.00	\$63.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01877-0001	1-01876-0061	1-01890-0015
Address	2745 BROADWAY	908 WEST END AVENUE	865 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	75	90	78
Year Built	1913	1925	1925
Gross SqFt	160,764	120,542	143,604
Estimated Gross Income	\$3,215,280	\$2,702,006	\$2,646,375
Gross Income per SqFt	\$20.00	\$22.42	\$18.43
Full Market Value	\$12,000,000	\$11,200,000	\$9,890,000
Market Value per SqFt	\$75.00	\$93.00	\$69.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01877-0025	1-01867-0049	1-01867-0054
Address	213 WEST 105 STREET	415 WEST 115 STREET	403 WEST 115 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	24	30
Year Built	1925	1920	1920
Gross SqFt	33,750	28,188	27,821
Estimated Gross Income	\$877,500	\$730,652	\$682,273
Gross Income per SqFt	\$26.00	\$25.90	\$24.52
Full Market Value	\$3,630,000	\$3,030,000	\$2,830,000
Market Value per SqFt	\$108.00	\$107.00	\$102.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01877-0042	1-01869-0029	1-01887-0058
Address	234 WEST 106 STREET	760 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	D7-ELEVATOR	D3-ELEVATOR
Total Units	50	47	62
Year Built	1925	1901	1920
Gross SqFt	66,492	64,650	69,590
Estimated Gross Income	\$1,662,300	\$1,647,301	\$1,610,240
Gross Income per SqFt	\$25.00	\$25.50	\$23.14
Full Market Value	\$6,890,000	\$6,820,000	\$6,670,000
Market Value per SqFt	\$104.00	\$105.00	\$96.00
Distance from Cooperative in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01879-0001	1-01869-0044	1-01876-0001
Address	2780 BROADWAY	2586 BROADWAY	900 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	119	138	128
Year Built	1929	1911	1927
Gross SqFt	197,170	170,928	172,176
Estimated Gross Income	\$4,534,910	\$4,544,558	\$3,551,321
Gross Income per SqFt	\$23.00	\$26.60	\$20.63
Full Market Value	\$18,800,000	\$18,800,000	\$13,300,000
Market Value per SqFt	\$95.00	\$110.00	\$77.00
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01879-0021	1-01869-0036	1-01876-0049
Address	211 WEST 107 STREET	774 AMSTERDAM AVENUE	2728 BROADWAY
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	11	11	17
Year Built	1920	1920	1925
Gross SqFt	14,255	10,970	13,510
Estimated Gross Income	\$313,610	\$263,427	\$276,850
Gross Income per SqFt	\$22.00	\$24.01	\$20.49
Full Market Value	\$1,300,000	\$1,090,000	\$587,000
Market Value per SqFt	\$91.00	\$99.00	\$43.40
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01879-0036	1-01868-0001	1-01871-0001
Address	968 AMSTERDAM AVENUE	740 WEST END AVENUE	808 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	118	107	132
Year Built	1930	1915	1920
Gross SqFt	100,961	135,463	107,120
Estimated Gross Income	\$2,019,220	\$2,686,416	\$2,109,020
Gross Income per SqFt	\$20.00	\$19.83	\$19.69
Full Market Value	\$7,550,000	\$10,000,000	\$7,890,000
Market Value per SqFt	\$75.00	\$74.00	\$74.00
Distance from Cooperative in miles		0.55	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01879-0062	1-01891-0057	1-01893-0039
Address	2788 BROADWAY	300 WEST 106 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	69	62	60
Year Built	1930	1920	1921
Gross SqFt	37,345	29,792	31,670
Estimated Gross Income	\$1,045,660	\$757,470	\$956,570
Gross Income per SqFt	\$28.00	\$25.40	\$30.20
Full Market Value	\$4,330,000	\$3,140,000	\$4,460,000
Market Value per SqFt	\$116.00	\$105.00	\$141.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01880-0001	1-01868-0001	1-01891-0026
Address	2800 BROADWAY	740 WEST END AVENUE	915 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	106	107	94
Year Built	1910	1915	1923
Gross SqFt	121,922	135,463	118,591
Estimated Gross Income	\$2,560,362	\$2,686,416	\$2,657,674
Gross Income per SqFt	\$21.00	\$19.83	\$22.41
Full Market Value	\$10,600,000	\$10,000,000	\$11,000,000
Market Value per SqFt	\$87.00	\$74.00	\$93.00
Distance from Cooperative in miles		0.60	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01880-0007	1-01875-0029	1-01875-0058
Address	241 WEST 108 STREET	882 AMSTERDAM 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	D7-ELEVATOR	D3-ELEVATOR
Total Units	40	46	40
Year Built	1911	1900	1912
Gross SqFt	48,150	42,126	47,673
Estimated Gross Income	\$1,107,450	\$980,125	\$1,041,539
Gross Income per SqFt	\$23.00	\$23.27	\$21.85
Full Market Value	\$4,590,000	\$4,060,000	\$4,310,000
Market Value per SqFt	\$95.00	\$96.00	\$90.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01880-0010	1-01867-0049	1-01867-0054
Address	239 WEST 108 STREET	415 WEST 115 STREET	403 WEST 115 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	24	30
Year Built	1925	1920	1920
Gross SqFt	36,045	28,188	27,821
Estimated Gross Income	\$901,125	\$730,652	\$682,273
Gross Income per SqFt	\$25.00	\$25.90	\$24.52
Full Market Value	\$3,730,000	\$3,030,000	\$2,830,000
Market Value per SqFt	\$103.00	\$107.00	\$102.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01881-0011	1-01860-0026	1-01872-0060
Address	243 WEST 109 STREET	109 WEST 105 STREET	244 WEST 101 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	15	17
Year Built	1915	1900	1925
Gross SqFt	9,640	8,760	9,560
Estimated Gross Income	\$201,781	\$200,904	\$228,813
Gross Income per SqFt	\$20.93	\$22.93	\$23.93
Full Market Value	\$836,000	\$832,000	\$948,000
Market Value per SqFt	\$87.00	\$95.00	\$99.00
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01881-0012	1-01861-0059	1-01862-0064
Address	241 WEST 109 STREET	170 WEST 107 STREET	969 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	16	15	13
Year Built	1920	1910	1925
Gross SqFt	9,640	9,130	9,321
Estimated Gross Income	\$187,980	\$190,551	\$167,443
Gross Income per SqFt	\$19.50	\$20.87	\$17.96
Full Market Value	\$703,000	\$713,000	\$626,000
Market Value per SqFt	\$73.00	\$78.00	\$67.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01881-0013	1-01883-0048	1-01883-0050
Address	237 WEST 109 STREET	522 WEST 112 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	C1-WALK-UP	C1-WALK-UP
Total Units	25	24	25
Year Built	1925	1907	1910
Gross SqFt	21,370	21,180	21,180
Estimated Gross Income	\$406,030	\$379,791	\$423,358
Gross Income per SqFt	\$19.00	\$17.93	\$19.99
Full Market Value	\$1,520,000	\$1,420,000	\$1,580,000
Market Value per SqFt	\$71.00	\$67.00	\$75.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01882-0008	1-01874-0052	1-01876-0001
Address	535 CATHEDRAL PARKWAY	2689 BROADWAY	900 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	140	140	128
Year Built	1923	1910	1927
Gross SqFt	150,429	168,140	172,176
Estimated Gross Income	\$2,933,365	\$2,889,345	\$3,551,321
Gross Income per SqFt	\$19.50	\$17.18	\$20.63
Full Market Value	\$11,000,000	\$10,800,000	\$13,300,000
Market Value per SqFt	\$73.00	\$64.00	\$77.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01882-0036	1-01884-0018	1-01895-0016
Address	1028 AMSTERDAM AVENUE	521 WEST 112 STREET	2881 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	42	44	47
Year Built	1910	1920	1905
Gross SqFt	55,868	47,731	59,131
Estimated Gross Income	\$1,061,492	\$891,170	\$1,129,419
Gross Income per SqFt	\$19.00	\$18.67	\$19.10
Full Market Value	\$3,970,000	\$3,330,000	\$4,220,000
Market Value per SqFt	\$71.00	\$70.00	\$71.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF MANHATTAN - 2010/11 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	\$1,180,850	\$1,105,673	\$1,286,634
Gross Income per SqFt	\$25.00	\$23.12	\$26.70
Full Market Value	\$4,890,000	\$4,580,000	\$5,330,000
Market Value per SqFt	\$104.00	\$96.00	\$111.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01882-0051	1-01875-0010	1-01880-0029
Address	528 WEST 111 STREET	2701 BROADWAY	976 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	41	59	50
Year Built	1910	1910	1915
Gross SqFt	53,085	46,660	51,080
Estimated Gross Income	\$1,061,700	\$928,822	\$1,031,958
Gross Income per SqFt	\$20.00	\$19.91	\$20.20
Full Market Value	\$3,970,000	\$3,470,000	\$3,860,000
Market Value per SqFt	\$75.00	\$74.00	\$76.00
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01882-0054	1-01875-0010	1-01880-0029
Address	532 WEST 111 STREET	2701 BROADWAY	976 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	40	59	50
Year Built	1910	1910	1915
Gross SqFt	53,093	46,660	51,080
Estimated Gross Income	\$1,061,860	\$928,822	\$1,031,958
Gross Income per SqFt	\$20.00	\$19.91	\$20.20
Full Market Value	\$3,970,000	\$3,470,000	\$3,860,000
Market Value per SqFt	\$75.00	\$74.00	\$76.00
Distance from Cooperative in miles		0.35	0.10

BOROUGH OF MANHATTAN - 2010/11 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	\$1,128,480	\$1,105,673	\$1,286,634
Gross Income per SqFt	\$24.00	\$23.12	\$26.70
Full Market Value	\$4,670,000	\$4,580,000	\$5,330,000
Market Value per SqFt	\$99.00	\$96.00	\$111.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01883-0025	1-01867-0049	1-01870-0037
Address	507 WEST 111 STREET	415 WEST 115 STREET	206 WEST 99 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	25
Year Built	1915	1920	1925
Gross SqFt	26,424	28,188	23,964
Estimated Gross Income	\$620,964	\$730,652	\$544,491
Gross Income per SqFt	\$23.50	\$25.90	\$22.72
Full Market Value	\$2,570,000	\$3,030,000	\$2,260,000
Market Value per SqFt	\$97.00	\$107.00	\$94.00
Distance from Cooperative in miles		0.25	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01883-0026	1-01859-0046	1-01876-0060
Address	503 WEST 111 STREET	140 WEST 105 STREET	250 WEST 105 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	30	29	31
Year Built	1900	1920	1920
Gross SqFt	18,960	20,994	20,340
Estimated Gross Income	\$511,920	\$534,525	\$590,731
Gross Income per SqFt	\$27.00	\$25.50	\$29.00
Full Market Value	\$1,200,000	\$1,130,000	\$2,750,000
Market Value per SqFt	\$63.00	\$54.00	\$135.00
Distance from Cooperative in miles		0.40	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01883-0030	1-01867-0049	1-01867-0054
Address	1046 AMSTERDAM AVENUE	415 WEST 115 STREET	403 WEST 115 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	30
Year Built	1915	1920	1920
Gross SqFt	26,000	28,188	27,821
Estimated Gross Income	\$650,000	\$730,652	\$682,273
Gross Income per SqFt	\$25.00	\$25.90	\$24.52
Full Market Value	\$1,520,000	\$3,030,000	\$2,830,000
Market Value per SqFt	\$58.00	\$107.00	\$102.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0001	1-01882-0047	1-01885-0024
Address	240 RIVERSIDE DRIVE	526 WEST 111 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	44	44
Year Built	1918	1925	1910
Gross SqFt	41,132	43,145	42,360
Estimated Gross Income	\$781,508	\$841,100	\$791,926
Gross Income per SqFt	\$19.00	\$19.49	\$18.70
Full Market Value	\$2,920,000	\$3,140,000	\$2,960,000
Market Value per SqFt	\$71.00	\$73.00	\$70.00
Distance from Cooperative in miles		0.70	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0015	1-01879-0031	1-01880-0023
Address	739 WEST END AVENUE	964 AMSTERDAM AVENUE	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	C7-WALK-UP	C1-WALK-UP
Total Units	11	26	21
Year Built	1910	1900	1925
Gross SqFt	21,900	21,072	17,635
Estimated Gross Income	\$459,900	\$376,828	\$398,644
Gross Income per SqFt	\$21.00	\$17.88	\$22.61
Full Market Value	\$1,900,000	\$1,410,000	\$1,650,000
Market Value per SqFt	\$87.00	\$67.00	\$94.00
Distance from Cooperative in miles		0.60	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0016	1-01885-0027	1-01889-0046
Address	741 WEST END AVENUE	507 WEST 113 STREET	329 WEST 101 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	37	33	36
Year Built	1929	1910	1921
Gross SqFt	21,900	27,184	23,244
Estimated Gross Income	\$536,550	\$563,097	\$657,635
Gross Income per SqFt	\$24.50	\$20.71	\$28.30
Full Market Value	\$2,220,000	\$2,110,000	\$2,720,000
Market Value per SqFt	\$101.00	\$78.00	\$117.00
Distance from Cooperative in miles		0.85	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0019	1-01875-0058	1-01875-0029
Address	747 WEST END AVENUE	250 WEST 104 STREET	882 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	35	40	46
Year Built	1920	1912	1900
Gross SqFt	48,000	47,673	42,126
Estimated Gross Income	\$1,104,000	\$1,041,539	\$980,125
Gross Income per SqFt	\$23.00	\$21.85	\$23.27
Full Market Value	\$4,570,000	\$4,310,000	\$4,060,000
Market Value per SqFt	\$95.00	\$90.00	\$96.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0022	1-01888-0043	1-01893-0003
Address	755 WEST END AVENUE	270 RIVERSIDE DRIVE	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	49	60	44
Year Built	1925	1920	1905
Gross SqFt	98,097	119,315	124,458
Estimated Gross Income	\$2,060,037	\$2,406,928	\$2,665,189
Gross Income per SqFt	\$21.00	\$20.17	\$21.41
Full Market Value	\$8,530,000	\$9,000,000	\$11,000,000
Market Value per SqFt	\$87.00	\$75.00	\$88.00
Distance from Cooperative in miles		0.15	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0036	1-01873-0001	1-01875-0029
Address	244 RIVERSIDE DRIVE	840 WEST END AVENUE	882 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	63	38	46
Year Built	1900	1910	1900
Gross SqFt	44,336	47,832	42,126
Estimated Gross Income	\$1,019,728	\$1,105,673	\$980,125
Gross Income per SqFt	\$23.00	\$23.12	\$23.27
Full Market Value	\$4,220,000	\$4,580,000	\$4,060,000
Market Value per SqFt	\$95.00	\$96.00	\$96.00
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0045	1-01867-0049	1-01877-0031
Address	311 WEST 97 STREET	415 WEST 115 STREET	920 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	22	24	32
Year Built	1915	1920	1925
Gross SqFt	31,850	28,188	35,290
Estimated Gross Income	\$828,100	\$730,652	\$995,048
Gross Income per SqFt	\$26.00	\$25.90	\$28.20
Full Market Value	\$3,430,000	\$3,030,000	\$4,120,000
Market Value per SqFt	\$108.00	\$107.00	\$117.00
Distance from Cooperative in miles		0.95	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0050	1-01872-0061	1-01888-0043
Address	771 WEST END AVENUE	832 WEST END AVENUE	270 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	65	69	60
Year Built	1915	1913	1920
Gross SqFt	116,520	108,377	119,315
Estimated Gross Income	\$2,213,880	\$1,970,222	\$2,406,928
Gross Income per SqFt	\$19.00	\$18.18	\$20.17
Full Market Value	\$8,280,000	\$7,370,000	\$9,000,000
Market Value per SqFt	\$71.00	\$68.00	\$75.00
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0065	1-01876-0061	1-01888-0043
Address	258 RIVERSIDE DRIVE	908 WEST END AVENUE	270 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	52	90	60
Year Built	1912	1925	1920
Gross SqFt	141,460	120,542	119,315
Estimated Gross Income	\$3,182,850	\$2,702,006	\$2,406,928
Gross Income per SqFt	\$22.50	\$22.42	\$20.17
Full Market Value	\$13,200,000	\$11,200,000	\$9,000,000
Market Value per SqFt	\$93.00	\$93.00	\$75.00
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-0010	1-01878-0021	1-01878-0025
Address	305 WEST 98 STREET	209 WEST 106 STREET	203 WEST 106 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	88	77	76
Year Built	1930	1925	1926
Gross SqFt	110,740	106,149	108,052
Estimated Gross Income	\$1,993,320	\$2,007,216	\$1,925,261
Gross Income per SqFt	\$18.00	\$18.91	\$17.82
Full Market Value	\$7,450,000	\$7,510,000	\$7,200,000
Market Value per SqFt	\$67.00	\$71.00	\$67.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-0025	1-01872-0061	1-01889-0040
Address	789 WEST END AVENUE	832 WEST END AVENUE	290 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	65	69	63
Year Built	1916	1913	1924
Gross SqFt	106,704	108,377	106,763
Estimated Gross Income	\$1,867,320	\$1,970,222	\$1,788,137
Gross Income per SqFt	\$17.50	\$18.18	\$16.75
Full Market Value	\$6,980,000	\$7,370,000	\$6,690,000
Market Value per SqFt	\$65.00	\$68.00	\$63.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-0031	1-01882-0028	1-01888-0015
Address	310 WEST 99 STREET	1020 AMSTERDAM AVENUE	781 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	66	69	82
Year Built	1920	1910	1927
Gross SqFt	96,318	88,930	91,615
Estimated Gross Income	\$1,926,360	\$1,652,212	\$1,924,069
Gross Income per SqFt	\$20.00	\$18.58	\$21.00
Full Market Value	\$7,200,000	\$6,180,000	\$7,970,000
Market Value per SqFt	\$75.00	\$69.00	\$87.00
Distance from Cooperative in miles		0.60	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-0036	1-01882-0028	1-01892-0013
Address	264 RIVERSIDE DRIVE	1020 AMSTERDAM AVENUE	941 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	64	69	59
Year Built	1912	1910	1907
Gross SqFt	82,938	88,930	75,524
Estimated Gross Income	\$1,492,884	\$1,652,212	\$1,264,951
Gross Income per SqFt	\$18.00	\$18.58	\$16.75
Full Market Value	\$5,580,000	\$6,180,000	\$4,730,000
Market Value per SqFt	\$67.00	\$69.00	\$63.00
Distance from Cooperative in miles		0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-0059	1-01884-0043	1-01885-0011
Address	313 WEST 99 STREET	526 WEST 113 STREET	541 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	D1-ELEVATOR
Total Units	33	40	38
Year Built	1920	1910	1925
Gross SqFt	47,851	39,680	42,265
Estimated Gross Income	\$765,616	\$694,932	\$611,065
Gross Income per SqFt	\$16.00	\$17.51	\$14.46
Full Market Value	\$2,590,000	\$2,600,000	\$2,070,000
Market Value per SqFt	\$54.00	\$66.00	\$49.00
Distance from Cooperative in miles		0.65	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-0067	1-01872-0061	1-01878-0025
Address	801 WEST END AVENUE	832 WEST END AVENUE	203 WEST 106 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	74	69	76
Year Built	1940	1913	1926
Gross SqFt	111,359	108,377	108,052
Estimated Gross Income	\$2,004,462	\$1,970,222	\$1,925,261
Gross Income per SqFt	\$18.00	\$18.18	\$17.82
Full Market Value	\$7,490,000	\$7,370,000	\$7,200,000
Market Value per SqFt	\$67.00	\$68.00	\$67.00
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-0076	1-01873-0010	1-01883-0014
Address	306 WEST 100 STREET	2659 BROADWAY	529 WEST 111 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	32	40	37
Year Built	1940	1910	1920
Gross SqFt	41,520	37,633	43,540
Estimated Gross Income	\$768,120	\$778,955	\$723,011
Gross Income per SqFt	\$18.50	\$20.70	\$16.61
Full Market Value	\$2,870,000	\$2,910,000	\$2,440,000
Market Value per SqFt	\$69.00	\$77.00	\$56.00
Distance from Cooperative in miles		0.15	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01889-0022	1-01875-0036	1-01884-0018
Address	839 WEST END AVENUE	892 AMSTERDAM AVENUE	521 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	43	53	44
Year Built	1925	1921	1920
Gross SqFt	55,665	59,096	47,731
Estimated Gross Income	\$1,029,802	\$1,085,515	\$891,170
Gross Income per SqFt	\$18.50	\$18.37	\$18.67
Full Market Value	\$3,850,000	\$4,060,000	\$3,330,000
Market Value per SqFt	\$69.00	\$69.00	\$70.00
Distance from Cooperative in miles		0.25	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01889-0036	1-01876-0061	1-01891-0026
Address	285 RIVERSIDE DRIVE	908 WEST END AVENUE	915 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	86	90	94
Year Built	1940	1925	1923
Gross SqFt	159,770	120,542	118,591
Estimated Gross Income	\$3,514,940	\$2,702,006	\$2,657,674
Gross Income per SqFt	\$22.00	\$22.42	\$22.41
Full Market Value	\$14,600,000	\$11,200,000	\$11,000,000
Market Value per SqFt	\$91.00	\$93.00	\$93.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01889-0042	1-01860-0026	1-01861-0032
Address	292 RIVERSIDE DRIVE	109 WEST 105 STREET	946 COLUMBUS 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	18
Year Built	1920	1900	1910
Gross SqFt	8,323	8,760	8,285
Estimated Gross Income	\$191,429	\$200,904	\$219,747
Gross Income per SqFt	\$23.00	\$22.93	\$26.50
Full Market Value	\$793,000	\$832,000	\$910,000
Market Value per SqFt	\$95.00	\$95.00	\$110.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01889-0043	1-01860-0026	1-01872-0060
Address	293 RIVERSIDE DRIVE	109 WEST 105 STREET	244 WEST 101 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	17
Year Built	1915	1900	1925
Gross SqFt	9,619	8,760	9,560
Estimated Gross Income	\$226,046	\$200,904	\$228,813
Gross Income per SqFt	\$23.50	\$22.93	\$23.93
Full Market Value	\$936,000	\$832,000	\$948,000
Market Value per SqFt	\$97.00	\$95.00	\$99.00
Distance from Cooperative in miles		0.35	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01889-0061	1-01867-0049	1-01870-0037
Address	853 WEST END AVENUE	415 WEST 115 STREET	206 WEST 99 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	25
Year Built	1910	1920	1925
Gross SqFt	26,997	28,188	23,964
Estimated Gross Income	\$701,922	\$730,652	\$544,491
Gross Income per SqFt	\$26.00	\$25.90	\$22.72
Full Market Value	\$2,910,000	\$3,030,000	\$2,260,000
Market Value per SqFt	\$108.00	\$107.00	\$94.00
Distance from Cooperative in miles		0.75	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01889-0072	1-01878-0025	1-01892-0013
Address	295 RIVERSIDE DRIVE	203 WEST 106 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	57	76	59
Year Built	1911	1926	1907
Gross SqFt	94,804	108,052	75,524
Estimated Gross Income	\$1,706,472	\$1,925,261	\$1,264,951
Gross Income per SqFt	\$18.00	\$17.82	\$16.75
Full Market Value	\$6,380,000	\$7,200,000	\$4,730,000
Market Value per SqFt	\$67.00	\$67.00	\$63.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01890-0001	1-01889-0001	1-01895-0055
Address	300 RIVERSIDE DRIVE	280 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	114	125	141
Year Built	1923	1940	1910
Gross SqFt	190,890	211,041	178,897
Estimated Gross Income	\$3,913,245	\$4,354,540	\$3,477,472
Gross Income per SqFt	\$20.50	\$20.63	\$19.44
Full Market Value	\$14,600,000	\$16,300,000	\$13,000,000
Market Value per SqFt	\$76.00	\$77.00	\$73.00
Distance from Cooperative in miles		0.10	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01890-0024	1-01876-0061	1-01890-0015
Address	871 WEST END AVENUE	908 WEST END AVENUE	865 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	76	90	78
Year Built	1924	1925	1925
Gross SqFt	158,615	120,542	143,604
Estimated Gross Income	\$3,251,607	\$2,702,006	\$2,646,375
Gross Income per SqFt	\$20.50	\$22.42	\$18.43
Full Market Value	\$12,200,000	\$11,200,000	\$9,890,000
Market Value per SqFt	\$77.00	\$93.00	\$69.00
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01890-0028	1-01869-0029	1-01887-0058
Address	308 WEST 103 STREET	760 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	D7-ELEVATOR	D3-ELEVATOR
Total Units	73	47	62
Year Built	1964	1901	1920
Gross SqFt	63,550	64,650	69,590
Estimated Gross Income	\$1,588,750	\$1,647,301	\$1,610,240
Gross Income per SqFt	\$25.00	\$25.50	\$23.14
Full Market Value	\$6,580,000	\$6,820,000	\$6,670,000
Market Value per SqFt	\$104.00	\$105.00	\$96.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01890-0040	1-01878-0012	1-01896-0043
Address	310 RIVERSIDE DRIVE	2760 BROADWAY	425 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	325	180	178
Year Built	1929	1928	1925
Gross SqFt	204,463	249,756	263,040
Estimated Gross Income	\$4,089,260	\$5,091,822	\$5,238,843
Gross Income per SqFt	\$20.00	\$20.39	\$19.92
Full Market Value	\$15,300,000	\$19,000,000	\$19,600,000
Market Value per SqFt	\$75.00	\$76.00	\$75.00
Distance from Cooperative in miles		0.20	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01890-0053	1-01882-0028	1-01892-0013
Address	885 WEST END AVENUE	1020 AMSTERDAM AVENUE	941 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	55	69	59
Year Built	1916	1910	1907
Gross SqFt	97,857	88,930	75,524
Estimated Gross Income	\$1,761,426	\$1,652,212	\$1,264,951
Gross Income per SqFt	\$18.00	\$18.58	\$16.75
Full Market Value	\$6,590,000	\$6,180,000	\$4,730,000
Market Value per SqFt	\$67.00	\$69.00	\$63.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01890-0061	1-01888-0043	1-01892-0013
Address	895 WEST END AVENUE	270 RIVERSIDE DRIVE	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	47	60	59
Year Built	1916	1920	1907
Gross SqFt	119,228	119,315	75,524
Estimated Gross Income	\$2,146,104	\$2,406,928	\$1,264,951
Gross Income per SqFt	\$18.00	\$20.17	\$16.75
Full Market Value	\$8,020,000	\$9,000,000	\$4,730,000
Market Value per SqFt	\$67.00	\$75.00	\$63.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01890-0073	1-01876-0061	1-01888-0087
Address	314 RIVERSIDE DRIVE	908 WEST END AVENUE	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	90	97
Year Built	1931	1925	1940
Gross SqFt	128,461	120,542	153,653
Estimated Gross Income	\$2,376,528	\$2,702,006	\$2,879,732
Gross Income per SqFt	\$18.50	\$22.42	\$18.74
Full Market Value	\$8,890,000	\$11,200,000	\$10,800,000
Market Value per SqFt	\$69.00	\$93.00	\$70.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01891-0001	1-01876-0001	1-01895-0055
Address	320 RIVERSIDE DRIVE	900 WEST END AVENUE	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	123	128	141
Year Built	1929	1927	1910
Gross SqFt	165,372	172,176	178,897
Estimated Gross Income	\$3,307,440	\$3,551,321	\$3,477,472
Gross Income per SqFt	\$20.00	\$20.63	\$19.44
Full Market Value	\$12,400,000	\$13,300,000	\$13,000,000
Market Value per SqFt	\$75.00	\$77.00	\$73.00
Distance from Cooperative in miles		0.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01891-0011	1-01869-0029	1-01887-0058
Address	305 WEST 104 STREET	760 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	D7-ELEVATOR	D3-ELEVATOR
Total Units	40	47	62
Year Built	1926	1901	1920
Gross SqFt	62,605	64,650	69,590
Estimated Gross Income	\$1,565,125	\$1,647,301	\$1,610,240
Gross Income per SqFt	\$25.00	\$25.50	\$23.14
Full Market Value	\$6,480,000	\$6,820,000	\$6,670,000
Market Value per SqFt	\$104.00	\$105.00	\$96.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01891-0035	1-01863-0029	1-01887-0058
Address	325 RIVERSIDE DRIVE	980 COLUMBUS 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	D6-ELEVATOR	D3-ELEVATOR
Total Units	53	98	62
Year Built	1920	1900	1920
Gross SqFt	74,899	67,535	69,590
Estimated Gross Income	\$1,722,677	\$2,245,387	\$1,610,240
Gross Income per SqFt	\$23.00	\$33.20	\$23.14
Full Market Value	\$7,140,000	\$4,760,000	\$6,670,000
Market Value per SqFt	\$95.00	\$70.00	\$96.00
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01891-0062	1-01888-0015	1-01896-0072
Address	310 WEST 106 STREET	781 WEST END AVENUE	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	78	82	76
Year Built	1927	1927	1912
Gross SqFt	93,293	91,615	92,348
Estimated Gross Income	\$1,959,153	\$1,924,069	\$2,542,232
Gross Income per SqFt	\$21.00	\$21.00	\$27.50
Full Market Value	\$8,110,000	\$7,970,000	\$10,500,000
Market Value per SqFt	\$87.00	\$87.00	\$114.00
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01892-0001	1-01888-0043	1-01890-0036
Address	340 RIVERSIDE DRIVE	270 RIVERSIDE DRIVE	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	62	60	60
Year Built	1926	1920	1911
Gross SqFt	124,351	119,315	126,785
Estimated Gross Income	\$2,424,844	\$2,406,928	\$2,484,832
Gross Income per SqFt	\$19.50	\$20.17	\$19.60
Full Market Value	\$9,070,000	\$9,000,000	\$9,290,000
Market Value per SqFt	\$73.00	\$75.00	\$73.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01892-0006	1-01878-0025	1-01892-0013
Address	311 WEST 106 STREET	203 WEST 106 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	52	76	59
Year Built	1926	1926	1907
Gross SqFt	95,175	108,052	75,524
Estimated Gross Income	\$1,713,150	\$1,925,261	\$1,264,951
Gross Income per SqFt	\$18.00	\$17.82	\$16.75
Full Market Value	\$6,410,000	\$7,200,000	\$4,730,000
Market Value per SqFt	\$67.00	\$67.00	\$63.00
Distance from Cooperative in miles		0.15	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01892-0025	1-01878-0029	1-01880-0055
Address	312 WEST 107 STREET	936 AMSTERDAM AVENUE	244 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	17	20
Year Built	1920	1925	1920
Gross SqFt	12,792	11,950	12,890
Estimated Gross Income	\$217,464	\$197,996	\$297,723
Gross Income per SqFt	\$17.00	\$16.57	\$23.10
Full Market Value	\$813,000	\$669,000	\$1,230,000
Market Value per SqFt	\$64.00	\$56.00	\$95.00
Distance from Cooperative in miles		0.15	0.15

	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	\$1,285,200	\$1,264,951	\$1,280,542
Gross Income per SqFt	\$17.00	\$16.75	\$15.28
Full Market Value	\$4,810,000	\$4,730,000	\$4,330,000
Market Value per SqFt	\$64.00	\$63.00	\$52.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01892-0049	1-01872-0061	1-01878-0025
Address	300 WEST 108 STREET	832 WEST END AVENUE	203 WEST 106 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	78	69	76
Year Built	1924	1913	1926
Gross SqFt	109,845	108,377	108,052
Estimated Gross Income	\$1,977,210	\$1,970,222	\$1,925,261
Gross Income per SqFt	\$18.00	\$18.18	\$17.82
Full Market Value	\$7,390,000	\$7,370,000	\$7,200,000
Market Value per SqFt	\$67.00	\$68.00	\$67.00
Distance from Cooperative in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01892-0064	1-01868-0020	1-01887-0058
Address	355 RIVERSIDE DRIVE	2560 BROADWAY	777 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	40	33	62
Year Built	1922	1925	1920
Gross SqFt	61,344	53,305	69,590
Estimated Gross Income	\$2,024,352	\$2,232,448	\$1,610,240
Gross Income per SqFt	\$33.00	\$41.90	\$23.14
Full Market Value	\$9,430,000	\$11,000,000	\$6,670,000
Market Value per SqFt	\$154.00	\$206.00	\$96.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01893-0001	1-01870-0056	1-01880-0029
Address	360 RIVERSIDE DRIVE	250 WEST 99 STREET	976 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	50	43	50
Year Built	1917	1925	1915
Gross SqFt	53,297	54,520	51,080
Estimated Gross Income	\$1,145,885	\$1,247,442	\$1,031,958
Gross Income per SqFt	\$21.50	\$22.88	\$20.20
Full Market Value	\$4,750,000	\$5,170,000	\$3,860,000
Market Value per SqFt	\$89.00	\$95.00	\$76.00
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01893-0006	1-01867-0049	1-01877-0031
Address	329 WEST 108 STREET	415 WEST 115 STREET	920 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	24	24	32
Year Built	1920	1920	1925
Gross SqFt	31,590	28,188	35,290
Estimated Gross Income	\$821,340	\$730,652	\$995,048
Gross Income per SqFt	\$26.00	\$25.90	\$28.20
Full Market Value	\$3,400,000	\$3,030,000	\$4,120,000
Market Value per SqFt	\$108.00	\$107.00	\$117.00
Distance from Cooperative in miles		0.45	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01893-0032	1-01888-0087	1-01890-0015
Address	370 RIVERSIDE DRIVE	276 RIVERSIDE DRIVE	865 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	80	97	78
Year Built	1922	1940	1925
Gross SqFt	132,981	153,653	143,604
Estimated Gross Income	\$2,460,148	\$2,879,732	\$2,646,375
Gross Income per SqFt	\$18.50	\$18.74	\$18.43
Full Market Value	\$9,200,000	\$10,800,000	\$9,890,000
Market Value per SqFt	\$69.00	\$70.00	\$69.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01893-0035	1-01868-0001	1-01888-0087
Address	375 RIVERSIDE DRIVE	740 WEST END AVENUE	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	101	107	97
Year Built	1922	1915	1940
Gross SqFt	145,480	135,463	153,653
Estimated Gross Income	\$2,764,120	\$2,686,416	\$2,879,732
Gross Income per SqFt	\$19.00	\$19.83	\$18.74
Full Market Value	\$10,300,000	\$10,000,000	\$10,800,000
Market Value per SqFt	\$71.00	\$74.00	\$70.00
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01894-0001	1-01876-0001	1-01895-0055
Address	380 RIVERSIDE DRIVE	900 WEST END AVENUE	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	146	128	141
Year Built	1907	1927	1910
Gross SqFt	187,588	172,176	178,897
Estimated Gross Income	\$3,751,760	\$3,551,321	\$3,477,472
Gross Income per SqFt	\$20.00	\$20.63	\$19.44
Full Market Value	\$14,000,000	\$13,300,000	\$13,000,000
Market Value per SqFt	\$75.00	\$77.00	\$73.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01894-0031	1-01876-0001	1-01891-0026
Address	390 RIVERSIDE DRIVE	900 WEST END AVENUE	915 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	108	128	94
Year Built	1924	1927	1923
Gross SqFt	157,300	172,176	118,591
Estimated Gross Income	\$3,460,600	\$3,551,321	\$2,657,674
Gross Income per SqFt	\$22.00	\$20.63	\$22.41
Full Market Value	\$14,300,000	\$13,300,000	\$11,000,000
Market Value per SqFt	\$91.00	\$77.00	\$93.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01894-0036	1-01870-0056	1-01880-0029
Address	609 WEST 111 STREET	250 WEST 99 STREET	976 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	51	43	50
Year Built	1900	1925	1915
Gross SqFt	50,658	54,520	51,080
Estimated Gross Income	\$1,089,147	\$1,247,442	\$1,031,958
Gross Income per SqFt	\$21.50	\$22.88	\$20.20
Full Market Value	\$4,510,000	\$5,170,000	\$3,860,000
Market Value per SqFt	\$89.00	\$95.00	\$76.00
Distance from Cooperative in miles		0.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01894-0043	1-01867-0049	1-01870-0037
Address	603 WEST 111 STREET	415 WEST 115 STREET	206 WEST 99 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	20	24	25
Year Built	1908	1920	1925
Gross SqFt	28,224	28,188	23,964
Estimated Gross Income	\$649,152	\$730,652	\$544,491
Gross Income per SqFt	\$23.00	\$25.90	\$22.72
Full Market Value	\$2,690,000	\$3,030,000	\$2,260,000
Market Value per SqFt	\$95.00	\$107.00	\$94.00
Distance from Cooperative in miles		0.35	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01894-0067	1-01876-0001	1-01891-0026
Address	395 RIVERSIDE DRIVE	900 WEST END AVENUE	915 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	115	128	94
Year Built	1929	1927	1923
Gross SqFt	151,912	172,176	118,591
Estimated Gross Income	\$3,342,064	\$3,551,321	\$2,657,674
Gross Income per SqFt	\$22.00	\$20.63	\$22.41
Full Market Value	\$13,800,000	\$13,300,000	\$11,000,000
Market Value per SqFt	\$91.00	\$77.00	\$93.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01895-0001	1-01882-0024	1-01887-0058
Address	400 RIVERSIDE DRIVE	509 CATHEDRAL PARKWAY	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	58	94	62
Year Built	1920	1909	1920
Gross SqFt	78,701	83,519	69,590
Estimated Gross Income	\$2,046,226	\$2,376,968	\$1,610,240
Gross Income per SqFt	\$26.00	\$28.50	\$23.14
Full Market Value	\$8,480,000	\$9,850,000	\$6,670,000
Market Value per SqFt	\$108.00	\$118.00	\$96.00
Distance from Cooperative in miles		0.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01895-0025	1-01867-0054	1-01870-0037
Address	606 WEST 113 STREET	403 WEST 115 STREET	206 WEST 99 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	30	25
Year Built	1925	1920	1925
Gross SqFt	23,869	27,821	23,964
Estimated Gross Income	\$560,921	\$682,273	\$544,491
Gross Income per SqFt	\$23.50	\$24.52	\$22.72
Full Market Value	\$2,320,000	\$2,830,000	\$2,260,000
Market Value per SqFt	\$97.00	\$102.00	\$94.00
Distance from Cooperative in miles		0.30	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01895-0038	1-01888-0043	1-01893-0003
Address	404 RIVERSIDE DRIVE	270 RIVERSIDE DRIVE	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	48	60	44
Year Built	1909	1920	1905
Gross SqFt	102,951	119,315	124,458
Estimated Gross Income	\$2,161,971	\$2,406,928	\$2,665,189
Gross Income per SqFt	\$21.00	\$20.17	\$21.41
Full Market Value	\$8,950,000	\$9,000,000	\$11,000,000
Market Value per SqFt	\$87.00	\$75.00	\$88.00
Distance from Cooperative in miles		0.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01895-0047	1-01867-0049	1-01870-0037
Address	615 WEST 113 STREET	415 WEST 115 STREET	206 WEST 99 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	25
Year Built	1907	1920	1925
Gross SqFt	27,592	28,188	23,964
Estimated Gross Income	\$634,616	\$730,652	\$544,491
Gross Income per SqFt	\$23.00	\$25.90	\$22.72
Full Market Value	\$2,630,000	\$3,030,000	\$2,260,000
Market Value per SqFt	\$95.00	\$107.00	\$94.00
Distance from Cooperative in miles		0.30	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01895-0069	1-01885-0015	1-01885-0027
Address	622 WEST 114 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	39	32	33
Year Built	1905	1915	1910
Gross SqFt	32,575	27,509	27,184
Estimated Gross Income	\$651,500	\$550,200	\$563,097
Gross Income per SqFt	\$20.00	\$20.00	\$20.71
Full Market Value	\$2,440,000	\$2,060,000	\$2,110,000
Market Value per SqFt	\$75.00	\$75.00	\$78.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01895-0076	1-01859-0039	1-01892-0013
Address	417 RIVERSIDE DRIVE	120 WEST 105 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	D1-ELEVATOR	D3-ELEVATOR
Total Units	76	63	59
Year Built	1910	1929	1907
Gross SqFt	69,485	55,590	75,524
Estimated Gross Income	\$1,146,502	\$903,426	\$1,264,951
Gross Income per SqFt	\$16.50	\$16.25	\$16.75
Full Market Value	\$3,880,000	\$3,050,000	\$4,730,000
Market Value per SqFt	\$56.00	\$55.00	\$63.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01896-0001	1-01868-0001	1-01888-0087
Address	420 RIVERSIDE DRIVE	740 WEST END AVENUE	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	104	107	97
Year Built	1920	1915	1940
Gross SqFt	138,633	135,463	153,653
Estimated Gross Income	\$2,634,027	\$2,686,416	\$2,879,732
Gross Income per SqFt	\$19.00	\$19.83	\$18.74
Full Market Value	\$9,850,000	\$10,000,000	\$10,800,000
Market Value per SqFt	\$71.00	\$74.00	\$70.00
Distance from Cooperative in miles		0.90	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01896-0014	1-01882-0024	1-01887-0058
Address	605 WEST 114 STREET	509 CATHEDRAL PARKWAY	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	63	94	62
Year Built	1920	1909	1920
Gross SqFt	76,500	83,519	69,590
Estimated Gross Income	\$1,989,000	\$2,376,968	\$1,610,240
Gross Income per SqFt	\$26.00	\$28.50	\$23.14
Full Market Value	\$8,240,000	\$9,850,000	\$6,670,000
Market Value per SqFt	\$108.00	\$118.00	\$96.00
Distance from Cooperative in miles		0.25	0.85

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01901-0013	1-01941-0032	1-01939-0004
Address	139 WEST 116 STREET	2306 ADAM C POWELL BOULEV	2496 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	12	18
Year Built	1920	1910	1910
Gross SqFt	10,870	9,220	9,340
Estimated Gross Income	\$220,117	\$186,731	\$196,904
Gross Income per SqFt	\$20.25	\$20.25	\$21.08
Full Market Value	\$467,000	\$698,000	\$816,000
Market Value per SqFt	\$43.00	\$76.00	\$87.00
Distance from Cooperative in miles		0.95	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01901-0014	1-01941-0032	1-01939-0004
Address	137 WEST 116 STREET	2306 ADAM C POWELL BOULEV	2496 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	12	18
Year Built	1920	1910	1910
Gross SqFt	10,870	9,220	9,340
Estimated Gross Income	\$220,117	\$186,731	\$196,904
Gross Income per SqFt	\$20.25	\$20.25	\$21.08
Full Market Value	\$467,000	\$698,000	\$816,000
Market Value per SqFt	\$43.00	\$76.00	\$87.00
Distance from Cooperative in miles		0.95	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01902-0064	1-01921-0042	1-01906-0064
Address	1947 ADAM C POWELL BOULEV	114 WEST 137 STREET	2031 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	11	20	14
Year Built	1920	1910	1910
Gross SqFt	15,645	15,895	15,972
Estimated Gross Income	\$373,289	\$379,265	\$279,715
Gross Income per SqFt	\$23.86	\$23.86	\$17.51
Full Market Value	\$1,550,000	\$1,570,000	\$1,050,000
Market Value per SqFt	\$99.00	\$99.00	\$66.00
Distance from Cooperative in miles		0.95	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01905-0036	1-02046-0043	1-01904-0061
Address	100 WEST 121 STREET	200 BRADHURST AVENUE	1995 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	26	41	40
Year Built	1932	1910	1910
Gross SqFt	34,689	30,696	38,995
Estimated Gross Income	\$636,543	\$563,140	\$636,049
Gross Income per SqFt	\$18.35	\$18.35	\$16.31
Full Market Value	\$1,350,000	\$2,110,000	\$1,350,000
Market Value per SqFt	\$38.90	\$69.00	\$34.60
Distance from Cooperative in miles		1.55	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01908-0001	1-02006-0011	1-01922-0020
Address	157 WEST 123 STREET	137 WEST 137 STREET	215 WEST 116 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	54	56	44
Year Built	1910	1930	1910
Gross SqFt	37,875	30,876	39,953
Estimated Gross Income	\$633,648	\$516,654	\$563,451
Gross Income per SqFt	\$16.73	\$16.73	\$14.10
Full Market Value	\$1,340,000	\$1,930,000	\$1,750,000
Market Value per SqFt	\$35.40	\$63.00	\$43.80
Distance from Cooperative in miles		0.70	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01908-0056	1-02033-0010	1-02032-0009
Address	152 WEST 124 STREET	285 WEST 147 STREET	265 WEST 146 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	15	19
Year Built	1910	1910	1920
Gross SqFt	9,423	9,400	9,500
Estimated Gross Income	\$196,469	\$207,705	\$186,052
Gross Income per SqFt	\$20.85	\$22.10	\$19.58
Full Market Value	\$417,000	\$860,000	\$696,000
Market Value per SqFt	\$44.30	\$91.00	\$73.00
Distance from Cooperative in miles		1.20	1.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01911-0032	1-01941-0032	1-01917-0064
Address	327 LENOX AVENUE	2306 ADAM C POWELL BOULEV	2253 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	12	11
Year Built	1920	1910	1910
Gross SqFt	10,484	9,220	8,375
Estimated Gross Income	\$212,301	\$186,731	\$182,579
Gross Income per SqFt	\$20.25	\$20.25	\$21.80
Full Market Value	\$450,000	\$698,000	\$756,000
Market Value per SqFt	\$42.90	\$76.00	\$90.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01916-0029	1-01918-0060	1-01917-0064
Address	421 LENOX AVENUE	2275 ADAM C POWELL BOULEV	2253 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	18	11
Year Built	1910	1926	1910
Gross SqFt	8,349	8,581	8,375
Estimated Gross Income	\$174,076	\$155,942	\$182,579
Gross Income per SqFt	\$20.85	\$18.17	\$21.80
Full Market Value	\$369,000	\$583,000	\$756,000
Market Value per SqFt	\$44.20	\$68.00	\$90.00
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01918-0019	1-01919-0003	1-01941-0032
Address	127 WEST 133 STREET	2285 ADAM C POWELL BOULEV	2306 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	18	12
Year Built	1926	1910	1910
Gross SqFt	12,230	11,260	9,220
Estimated Gross Income	\$241,664	\$222,485	\$186,731
Gross Income per SqFt	\$19.76	\$19.76	\$20.25
Full Market Value	\$512,000	\$832,000	\$698,000
Market Value per SqFt	\$41.90	\$74.00	\$76.00
Distance from Cooperative in miles		0.05	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01919-0026	1-02051-0054	1-01955-0026
Address	485 LENOX AVENUE	680 ST NICHOLAS AVENUE	2411 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	160	117	205
Year Built	1963	1900	1980
Gross SqFt	157,728	132,300	202,280
Estimated Gross Income	\$2,324,910	\$1,950,350	\$2,903,129
Gross Income per SqFt	\$14.74	\$14.74	\$14.35
Full Market Value	\$4,930,000	\$6,590,000	\$6,150,000
Market Value per SqFt	\$31.30	\$50.00	\$30.40
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01922-0049	1-01904-0061	1-02032-0010
Address	256 WEST 117 STREET	1995 ADAM C POWELL BOULEV	235 WEST 146 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	50	40	45
Year Built	1910	1910	1940
Gross SqFt	35,080	38,995	34,860
Estimated Gross Income	\$572,154	\$636,049	\$569,334
Gross Income per SqFt	\$16.31	\$16.31	\$16.33
Full Market Value	\$1,210,000	\$1,350,000	\$1,920,000
Market Value per SqFt	\$34.50	\$35.00	\$55.00
Distance from Cooperative in miles		0.25	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01923-0035	1-01941-0033	1-01904-0001
Address	200 WEST 118 STREET	2308 ADAM C POWELL BOULEV	1983 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	18	12
Year Built	1910	1910	1920
Gross SqFt	13,830	12,870	12,550
Estimated Gross Income	\$259,589	\$241,519	\$217,692
Gross Income per SqFt	\$18.77	\$18.77	\$17.35
Full Market Value	\$550,000	\$903,000	\$814,000
Market Value per SqFt	\$39.80	\$70.00	\$65.00
Distance from Cooperative in miles		0.90	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01923-0036	1-01941-0033	1-01904-0001
Address	202 WEST 118 STREET	2308 ADAM C POWELL BOULEV	1983 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	18	12
Year Built	1910	1910	1920
Gross SqFt	13,590	12,870	12,550
Estimated Gross Income	\$255,084	\$241,519	\$217,692
Gross Income per SqFt	\$18.77	\$18.77	\$17.35
Full Market Value	\$541,000	\$903,000	\$814,000
Market Value per SqFt	\$39.80	\$70.00	\$65.00
Distance from Cooperative in miles		0.90	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01923-0037	1-01941-0033	1-01904-0001
Address	204 WEST 118 STREET	2308 ADAM C POWELL BOULEV	1983 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	18	12
Year Built	1910	1910	1920
Gross SqFt	13,590	12,870	12,550
Estimated Gross Income	\$255,084	\$241,519	\$217,692
Gross Income per SqFt	\$18.77	\$18.77	\$17.35
Full Market Value	\$541,000	\$903,000	\$814,000
Market Value per SqFt	\$39.80	\$70.00	\$65.00
Distance from Cooperative in miles		0.90	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01924-0021	1-02053-0026	1-02051-0054
Address	208 WEST 119 STREET	313 EDGECOMBE AVENUE	680 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	159	93	117
Year Built	1900	1902	1900
Gross SqFt	156,986	84,833	132,300
Estimated Gross Income	\$2,210,362	\$1,194,607	\$1,950,350
Gross Income per SqFt	\$14.08	\$14.08	\$14.74
Full Market Value	\$6,880,000	\$3,720,000	\$6,590,000
Market Value per SqFt	\$43.80	\$44.00	\$49.80
Distance from Cooperative in miles		1.45	1.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01925-0013	1-02006-0011	1-02006-0045
Address	180 ST NICHOLAS AVENUE	137 WEST 137 STREET	120 WEST 138 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	56	46
Year Built	1910	1930	1937
Gross SqFt	33,230	30,876	29,412
Estimated Gross Income	\$555,937	\$516,654	\$461,709
Gross Income per SqFt	\$16.73	\$16.73	\$15.70
Full Market Value	\$1,180,000	\$1,930,000	\$1,560,000
Market Value per SqFt	\$35.50	\$63.00	\$53.00
Distance from Cooperative in miles		0.90	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01926-0037	1-02025-0043	1-02051-0089
Address	206 WEST 121 STREET	208 WEST 140 STREET	153 EDGEcombe AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	18	20
Year Built	1910	1926	1910
Gross SqFt	15,070	15,292	11,510
Estimated Gross Income	\$283,014	\$287,149	\$136,356
Gross Income per SqFt	\$18.78	\$18.78	\$11.85
Full Market Value	\$600,000	\$1,070,000	\$383,000
Market Value per SqFt	\$39.80	\$70.00	\$33.30
Distance from Cooperative in miles		0.95	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01928-0047	1-02032-0009	1-02033-0009
Address	230 WEST 123 STREET	265 WEST 146 STREET	287 WEST 147 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	19	15
Year Built	1910	1920	1910
Gross SqFt	9,395	9,500	9,400
Estimated Gross Income	\$195,885	\$186,052	\$207,705
Gross Income per SqFt	\$20.85	\$19.58	\$22.10
Full Market Value	\$415,000	\$696,000	\$860,000
Market Value per SqFt	\$44.20	\$73.00	\$91.00
Distance from Cooperative in miles		1.20	1.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01929-0057	1-01923-0001	1-01959-0001
Address	2070 ADAM C POWELL BOULEV	2170 FRED DOUGLASS BOULEV	2491 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	231	144	261
Year Built	1985	2003	1975
Gross SqFt	212,250	224,000	331,448
Estimated Gross Income	\$2,563,980	\$2,903,721	\$3,606,059
Gross Income per SqFt	\$12.08	\$12.96	\$10.88
Full Market Value	\$7,200,000	\$9,040,000	\$7,640,000
Market Value per SqFt	\$33.90	\$40.00	\$23.05
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01932-0004	1-01907-0061	1-02010-0038
Address	2358 FRED DOUGLASS BOULEV	2059 ADAM C POWELL BOULEV	102 WEST 142 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	23	15	18
Year Built	1910	1910	1920
Gross SqFt	20,660	20,145	21,016
Estimated Gross Income	\$323,122	\$315,437	\$328,700
Gross Income per SqFt	\$15.64	\$15.66	\$15.64
Full Market Value	\$1,090,000	\$1,070,000	\$697,000
Market Value per SqFt	\$53.00	\$53.00	\$33.20
Distance from Cooperative in miles		0.25	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01944-0010	1-02050-0011	1-01922-0020
Address	353 WEST 117 STREET	295 CONVENT AVENUE	215 WEST 116 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	36	47	44
Year Built	1900	1920	1910
Gross SqFt	33,953	41,094	39,953
Estimated Gross Income	\$504,202	\$610,404	\$563,451
Gross Income per SqFt	\$14.85	\$14.85	\$14.10
Full Market Value	\$1,070,000	\$2,060,000	\$1,750,000
Market Value per SqFt	\$31.50	\$50.00	\$43.80
Distance from Cooperative in miles		1.30	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01947-0001	1-01921-0055	1-01916-0031
Address	371 WEST 120 STREET	174 WEST 137 STREET	429 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	21	27
Year Built	1901	1950	1921
Gross SqFt	17,255	17,550	16,935
Estimated Gross Income	\$302,652	\$307,741	\$247,876
Gross Income per SqFt	\$17.54	\$17.54	\$14.64
Full Market Value	\$642,000	\$1,150,000	\$838,000
Market Value per SqFt	\$37.20	\$66.00	\$49.50
Distance from Cooperative in miles		0.90	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01948-0001	1-01921-0042	1-01906-0064
Address	361 WEST 121 STREET	114 WEST 137 STREET	2031 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	14
Year Built	1909	1910	1910
Gross SqFt	15,740	15,895	15,972
Estimated Gross Income	\$375,556	\$379,265	\$279,715
Gross Income per SqFt	\$23.86	\$23.86	\$17.51
Full Market Value	\$796,000	\$1,570,000	\$1,050,000
Market Value per SqFt	\$51.00	\$99.00	\$66.00
Distance from Cooperative in miles		0.85	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01948-0003	1-01919-0003	1-01941-0032
Address	72 MORNINGSIDE AVENUE	2285 ADAM C POWELL BOULEV	2306 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	18	12
Year Built	1910	1910	1910
Gross SqFt	12,300	11,260	9,220
Estimated Gross Income	\$243,048	\$222,485	\$186,731
Gross Income per SqFt	\$19.76	\$19.76	\$20.25
Full Market Value	\$515,000	\$832,000	\$698,000
Market Value per SqFt	\$41.90	\$74.00	\$76.00
Distance from Cooperative in miles		0.75	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01949-0018	1-02050-0113	1-01952-0011
Address	530 MANHATTAN AVENUE	53 HAMILTON TERRACE	351 WEST 125 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	46	42
Year Built	1912	1921	1926
Gross SqFt	46,752	47,822	45,945
Estimated Gross Income	\$699,409	\$671,669	\$687,157
Gross Income per SqFt	\$14.96	\$14.05	\$14.96
Full Market Value	\$1,480,000	\$2,090,000	\$2,320,000
Market Value per SqFt	\$31.70	\$44.00	\$50.00
Distance from Cooperative in miles		1.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01949-0026	1-01952-0011	1-02050-0113
Address	303 WEST 122 STREET	351 WEST 125 STREET	53 HAMILTON TERRACE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	42	42	46
Year Built	1913	1926	1921
Gross SqFt	46,410	45,945	47,822
Estimated Gross Income	\$694,293	\$687,157	\$671,669
Gross Income per SqFt	\$14.96	\$14.96	\$14.05
Full Market Value	\$1,470,000	\$2,320,000	\$2,090,000
Market Value per SqFt	\$31.70	\$50.00	\$43.70
Distance from Cooperative in miles		0.15	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01952-0004	1-01921-0055	1-01916-0031
Address	145 MORNINGSIDE AVENUE	174 WEST 137 STREET	429 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	24	21	27
Year Built	1900	1950	1921
Gross SqFt	18,000	17,550	16,935
Estimated Gross Income	\$315,720	\$307,741	\$247,876
Gross Income per SqFt	\$17.54	\$17.54	\$14.64
Full Market Value	\$669,000	\$1,150,000	\$838,000
Market Value per SqFt	\$37.20	\$66.00	\$49.50
Distance from Cooperative in miles		0.65	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01952-0043	1-01937-0001	1-01949-0047
Address	320 ST NICHOLAS AVENUE	2450 FRED DOUGLASS BOULEV	540 MANHATTAN AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	48	48	77
Year Built	1900	1972	1912
Gross SqFt	59,464	59,880	60,768
Estimated Gross Income	\$662,428	\$768,636	\$710,095
Gross Income per SqFt	\$11.14	\$12.84	\$11.69
Full Market Value	\$1,400,000	\$1,630,000	\$2,000,000
Market Value per SqFt	\$23.54	\$27.00	\$32.90
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01952-0051	1-02036-0038	
Address	321 ST NICHOLAS AVENUE	208 WEST 151 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	65	120	
Year Built	1901	1929	
Gross SqFt	65,598	63,378	
Estimated Gross Income	\$797,671	\$822,867	
Gross Income per SqFt	\$12.16	\$12.98	
Full Market Value	\$1,690,000	\$2,560,000	
Market Value per SqFt	\$25.80	\$40.00	
Distance from Cooperative in miles		1.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01958-0043	1-02006-0045	1-01944-0053
Address	448 ST NICHOLAS AVENUE	120 WEST 138 STREET	348 WEST 118 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	46	25
Year Built	1926	1937	1915
Gross SqFt	25,074	29,412	21,372
Estimated Gross Income	\$393,160	\$461,709	\$390,737
Gross Income per SqFt	\$15.68	\$15.70	\$18.28
Full Market Value	\$834,000	\$1,560,000	\$1,460,000
Market Value per SqFt	\$33.30	\$53.00	\$68.00
Distance from Cooperative in miles		0.40	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01963-0025	1-01962-0044	1-01994-0081
Address	414 WEST 121 STREET	421 WEST 119 STREET	549 RIVERSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	55	80	61
Year Built	1912	1920	1925
Gross SqFt	50,220	56,423	50,886
Estimated Gross Income	\$1,054,117	\$1,184,589	\$872,344
Gross Income per SqFt	\$20.99	\$20.99	\$17.14
Full Market Value	\$4,360,000	\$4,910,000	\$3,260,000
Market Value per SqFt	\$87.00	\$87.00	\$64.00
Distance from Cooperative in miles		0.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01963-0034	1-01993-0076	1-01993-0079
Address	431 WEST 121 STREET	3143 BROADWAY	3147 BROADWAY
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	27	24	24
Year Built	1920	1905	1905
Gross SqFt	17,034	18,288	16,428
Estimated Gross Income	\$577,282	\$619,850	\$539,307
Gross Income per SqFt	\$33.90	\$33.90	\$32.80
Full Market Value	\$1,220,000	\$2,890,000	\$2,510,000
Market Value per SqFt	\$72.00	\$158.00	\$153.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01963-0055	1-01963-0006	1-01962-0001
Address	114 MORNINGSIDE DRIVE	417 WEST 120 STREET	1171 AMSTERDAM AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	30	36	45
Year Built	1910	1926	1925
Gross SqFt	33,696	31,878	34,566
Estimated Gross Income	\$848,465	\$802,798	\$878,572
Gross Income per SqFt	\$25.20	\$25.20	\$25.40
Full Market Value	\$3,510,000	\$3,330,000	\$3,640,000
Market Value per SqFt	\$104.00	\$104.00	\$105.00
Distance from Cooperative in miles		0.05	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01968-0027	1-01987-0031	1-01988-0034
Address	36 CONVENT AVENUE	1484 AMSTERDAM AVENUE	1512 AMSTERDAM AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	30	24
Year Built	1926	1905	1910
Gross SqFt	16,160	15,929	16,404
Estimated Gross Income	\$354,227	\$288,998	\$359,522
Gross Income per SqFt	\$21.92	\$18.14	\$21.92
Full Market Value	\$751,000	\$1,080,000	\$1,490,000
Market Value per SqFt	\$46.50	\$68.00	\$91.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01968-0056	1-01988-0034	1-01987-0031
Address	33 CONVENT AVENUE	1512 AMSTERDAM AVENUE	1484 AMSTERDAM AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	24	30
Year Built	1910	1910	1905
Gross SqFt	19,255	16,404	15,929
Estimated Gross Income	\$422,069	\$359,522	\$288,998
Gross Income per SqFt	\$21.92	\$21.92	\$18.14
Full Market Value	\$895,000	\$1,490,000	\$1,080,000
Market Value per SqFt	\$46.50	\$91.00	\$68.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01968-0058	1-01987-0031	1-01988-0034
Address	29 CONVENT AVENUE	1484 AMSTERDAM AVENUE	1512 AMSTERDAM AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	30	24
Year Built	1910	1905	1910
Gross SqFt	15,430	15,929	16,404
Estimated Gross Income	\$338,225	\$288,998	\$359,522
Gross Income per SqFt	\$21.92	\$18.14	\$21.92
Full Market Value	\$717,000	\$1,080,000	\$1,490,000
Market Value per SqFt	\$46.50	\$68.00	\$91.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01969-0025	1-01970-0002	1-02001-9005
Address	41 CONVENT AVENUE	1423 AMSTERDAM AVENUE	3301 BROADWAY
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	80	130	1,193
Year Built	1926	1988	1975
Gross SqFt	104,187	120,570	1,443,724
Estimated Gross Income	\$2,035,813	\$2,355,765	\$20,579,796
Gross Income per SqFt	\$19.54	\$19.54	\$14.25
Full Market Value	\$4,320,000	\$8,810,000	\$69,600,000
Market Value per SqFt	\$41.50	\$73.00	\$48.20
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01970-0001	1-01988-0096	1-01970-0069
Address	499 WEST 130 STREET	511 WEST 135 STREET	1461 AMSTERDAM AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	19	20	19
Year Built	1901	1910	1910
Gross SqFt	11,490	13,170	9,720
Estimated Gross Income	\$237,268	\$271,901	\$209,684
Gross Income per SqFt	\$20.65	\$20.65	\$21.57
Full Market Value	\$503,000	\$1,020,000	\$869,000
Market Value per SqFt	\$43.80	\$77.00	\$89.00
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01970-0068	1-01970-0069	1-01988-0096
Address	1463 AMSTERDAM AVENUE	1461 AMSTERDAM AVENUE	511 WEST 135 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	13	19	20
Year Built	1910	1910	1910
Gross SqFt	9,720	9,720	13,170
Estimated Gross Income	\$209,660	\$209,684	\$271,901
Gross Income per SqFt	\$21.57	\$21.57	\$20.65
Full Market Value	\$445,000	\$869,000	\$1,020,000
Market Value per SqFt	\$45.80	\$89.00	\$77.00
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01976-0013	1-01962-0007	1-01994-0069
Address	523 WEST 121 STREET	419 WEST 118 STREET	191 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	31
Year Built	1926	1926	1912
Gross SqFt	28,668	21,216	28,236
Estimated Gross Income	\$594,574	\$440,059	\$535,450
Gross Income per SqFt	\$20.74	\$20.74	\$18.96
Full Market Value	\$2,220,000	\$1,650,000	\$2,000,000
Market Value per SqFt	\$77.00	\$78.00	\$71.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01977-0023	1-01962-0007	1-01994-0066
Address	511 WEST 122 STREET	419 WEST 118 STREET	189 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	24	31
Year Built	1907	1926	1905
Gross SqFt	28,860	21,216	28,416
Estimated Gross Income	\$598,556	\$440,059	\$535,450
Gross Income per SqFt	\$20.74	\$20.74	\$18.84
Full Market Value	\$2,240,000	\$1,650,000	\$2,000,000
Market Value per SqFt	\$78.00	\$78.00	\$70.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01977-0029	1-01993-0088	1-01962-0005
Address	1260 AMSTERDAM AVENUE	3157 BROADWAY	421 WEST 118 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	31	48	24
Year Built	1901	1905	1926
Gross SqFt	24,248	32,961	20,976
Estimated Gross Income	\$507,753	\$690,256	\$401,125
Gross Income per SqFt	\$20.94	\$20.94	\$19.12
Full Market Value	\$1,900,000	\$2,860,000	\$1,500,000
Market Value per SqFt	\$78.00	\$87.00	\$72.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01977-0031	1-01993-0108	1-01976-0053
Address	1264 AMSTERDAM AVENUE	182 CLAREMONT AVENUE	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	17	23
Year Built	1901	1926	1905
Gross SqFt	16,746	13,370	14,856
Estimated Gross Income	\$306,619	\$287,194	\$300,639
Gross Income per SqFt	\$18.31	\$21.48	\$20.24
Full Market Value	\$1,150,000	\$1,190,000	\$1,120,000
Market Value per SqFt	\$69.00	\$89.00	\$75.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01977-0037	1-01963-0006	1-01962-0001
Address	510 WEST 123 STREET	417 WEST 120 STREET	1171 AMSTERDAM AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	48	36	45
Year Built	1926	1926	1925
Gross SqFt	41,214	31,878	34,566
Estimated Gross Income	\$1,037,768	\$802,798	\$878,572
Gross Income per SqFt	\$25.20	\$25.20	\$25.40
Full Market Value	\$4,300,000	\$3,330,000	\$3,640,000
Market Value per SqFt	\$104.00	\$104.00	\$105.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01978-0001	1-01963-0001	1-01962-0019
Address	80 LA SALLE STREET	1221 AMSTERDAM AVENUE	88 MORNINGSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	997	85	288
Year Built	1956	1914	1925
Gross SqFt	1,288,976	90,827	189,905
Estimated Gross Income	\$23,008,221	\$1,491,235	\$4,453,940
Gross Income per SqFt	\$17.85	\$16.42	\$23.45
Full Market Value	\$86,000,000	\$5,040,000	\$18,400,000
Market Value per SqFt	\$67.00	\$55.00	\$97.00
Distance from Cooperative in miles		0.20	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01987-0013	1-01988-0037	1-02002-0017
Address	541 WEST 133 STREET	502 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	36	24	20
Year Built	1905	1910	1905
Gross SqFt	19,872	19,056	18,905
Estimated Gross Income	\$367,830	\$352,754	\$322,390
Gross Income per SqFt	\$18.51	\$18.51	\$17.05
Full Market Value	\$780,000	\$1,320,000	\$1,090,000
Market Value per SqFt	\$39.30	\$69.00	\$58.00
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01987-0048	1-01987-0031	1-01968-0029
Address	518 WEST 134 STREET	1484 AMSTERDAM AVENUE	21 CONVENT AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	30	25
Year Built	1905	1905	1920
Gross SqFt	15,370	15,929	16,175
Estimated Gross Income	\$278,811	\$288,998	\$265,759
Gross Income per SqFt	\$18.14	\$18.14	\$16.43
Full Market Value	\$591,000	\$1,080,000	\$899,000
Market Value per SqFt	\$38.50	\$68.00	\$56.00
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01987-0050	1-01987-0031	1-01968-0029
Address	520 WEST 134 STREET	1484 AMSTERDAM AVENUE	21 CONVENT AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	30	25
Year Built	1910	1905	1920
Gross SqFt	15,370	15,929	16,175
Estimated Gross Income	\$278,811	\$288,998	\$265,759
Gross Income per SqFt	\$18.14	\$18.14	\$16.43
Full Market Value	\$591,000	\$1,080,000	\$899,000
Market Value per SqFt	\$38.50	\$68.00	\$56.00
Distance from Cooperative in miles		0.00	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01988-0091	1-01970-0160	1-01988-0021
Address	517 WEST 135 STREET	496 WEST 133 STREET	513 WEST 134 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	21	15	20
Year Built	1910	1901	1905
Gross SqFt	13,170	9,185	13,040
Estimated Gross Income	\$194,125	\$131,867	\$171,618
Gross Income per SqFt	\$14.74	\$14.36	\$13.16
Full Market Value	\$656,000	\$446,000	\$534,000
Market Value per SqFt	\$49.80	\$49.00	\$41.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01988-0093	1-01970-0160	1-01988-0021
Address	515 WEST 135 STREET	496 WEST 133 STREET	513 WEST 134 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	21	15	20
Year Built	1910	1901	1905
Gross SqFt	13,170	9,185	13,040
Estimated Gross Income	\$194,125	\$131,867	\$171,618
Gross Income per SqFt	\$14.74	\$14.36	\$13.16
Full Market Value	\$656,000	\$446,000	\$534,000
Market Value per SqFt	\$49.80	\$49.00	\$41.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01988-0094	1-01970-0160	1-01988-0021
Address	513 WEST 135 STREET	496 WEST 133 STREET	513 WEST 134 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	15	20
Year Built	1910	1901	1905
Gross SqFt	13,170	9,185	13,040
Estimated Gross Income	\$194,125	\$131,867	\$171,618
Gross Income per SqFt	\$14.74	\$14.36	\$13.16
Full Market Value	\$656,000	\$446,000	\$534,000
Market Value per SqFt	\$49.80	\$49.00	\$41.00
Distance from Cooperative in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01990-0001	1-01962-0019	1-01963-0001
Address	440 RIVERSIDE DRIVE	88 MORNINGSIDE DRIVE	1221 AMSTERDAM AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	106	288	85
Year Built	1910	1925	1914
Gross SqFt	148,982	189,905	90,827
Estimated Gross Income	\$2,969,211	\$4,453,940	\$1,491,235
Gross Income per SqFt	\$19.93	\$23.45	\$16.42
Full Market Value	\$11,100,000	\$18,400,000	\$5,040,000
Market Value per SqFt	\$75.00	\$97.00	\$55.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01993-0021	1-01962-0005	1-01976-0055
Address	3115 BROADWAY	421 WEST 118 STREET	530 WEST 122 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	24	24
Year Built	1920	1926	1905
Gross SqFt	21,582	20,976	15,516
Estimated Gross Income	\$412,647	\$401,125	\$281,824
Gross Income per SqFt	\$19.12	\$19.12	\$18.16
Full Market Value	\$875,000	\$1,500,000	\$1,050,000
Market Value per SqFt	\$40.50	\$72.00	\$68.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01993-0023	1-01962-0061	1-01990-0040
Address	3117 BROADWAY	414 WEST 120 STREET	468 RIVERSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	60	90	39
Year Built	1940	1926	1910
Gross SqFt	60,642	64,842	67,518
Estimated Gross Income	\$1,286,823	\$1,214,082	\$1,432,479
Gross Income per SqFt	\$21.22	\$18.72	\$21.22
Full Market Value	\$5,330,000	\$4,540,000	\$5,930,000
Market Value per SqFt	\$88.00	\$70.00	\$88.00
Distance from Cooperative in miles		0.35	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01993-0043	1-01962-0005	1-01976-0055
Address	170 CLAREMONT AVENUE	421 WEST 118 STREET	530 WEST 122 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	24	24
Year Built	1926	1926	1905
Gross SqFt	20,988	20,976	15,516
Estimated Gross Income	\$401,290	\$401,125	\$281,824
Gross Income per SqFt	\$19.12	\$19.12	\$18.16
Full Market Value	\$1,500,000	\$1,500,000	\$1,050,000
Market Value per SqFt	\$71.00	\$72.00	\$68.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01993-0057	1-01963-0006	1-01962-0001
Address	140 CLAREMONT AVENUE	417 WEST 120 STREET	1171 AMSTERDAM AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	61	36	45
Year Built	1905	1926	1925
Gross SqFt	36,623	31,878	34,566
Estimated Gross Income	\$930,956	\$802,798	\$878,572
Gross Income per SqFt	\$25.40	\$25.20	\$25.40
Full Market Value	\$3,850,000	\$3,330,000	\$3,640,000
Market Value per SqFt	\$105.00	\$104.00	\$105.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01993-0094	1-01962-0005	1-01993-0083
Address	3165 BROADWAY	421 WEST 118 STREET	3153 BROADWAY
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	24	24	24
Year Built	1920	1926	1905
Gross SqFt	19,504	20,976	16,752
Estimated Gross Income	\$372,916	\$401,125	\$306,788
Gross Income per SqFt	\$19.12	\$19.12	\$18.31
Full Market Value	\$791,000	\$1,500,000	\$1,150,000
Market Value per SqFt	\$40.60	\$72.00	\$69.00
Distance from Cooperative in miles		0.45	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01993-0096	1-01962-0044	1-01995-0016
Address	200 CLAREMONT AVENUE	421 WEST 119 STREET	41 TIEMANN PLACE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	45	80	94
Year Built	1926	1920	1907
Gross SqFt	55,062	56,423	57,996
Estimated Gross Income	\$1,288,450	\$1,184,589	\$1,357,355
Gross Income per SqFt	\$23.40	\$20.99	\$23.40
Full Market Value	\$2,730,000	\$4,910,000	\$5,620,000
Market Value per SqFt	\$49.60	\$87.00	\$97.00
Distance from Cooperative in miles		0.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01994-0043	1-01962-0007	1-01994-0069
Address	175 CLAREMONT AVENUE	419 WEST 118 STREET	191 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	24	31
Year Built	1926	1926	1912
Gross SqFt	27,498	21,216	28,236
Estimated Gross Income	\$570,308	\$440,059	\$535,450
Gross Income per SqFt	\$20.74	\$20.74	\$18.96
Full Market Value	\$1,210,000	\$1,650,000	\$2,000,000
Market Value per SqFt	\$44.00	\$78.00	\$71.00
Distance from Cooperative in miles		0.45	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01995-0001	1-01994-0072	1-01962-0061
Address	550 RIVERSIDE DRIVE	195 CLAREMONT AVENUE	414 WEST 120 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	50	59	90
Year Built	1926	1925	1926
Gross SqFt	58,560	60,828	64,842
Estimated Gross Income	\$1,027,728	\$1,067,407	\$1,214,082
Gross Income per SqFt	\$17.55	\$17.55	\$18.72
Full Market Value	\$3,840,000	\$3,990,000	\$4,540,000
Market Value per SqFt	\$66.00	\$66.00	\$70.00
Distance from Cooperative in miles		0.20	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01995-0005	1-01962-0061	1-01994-0072
Address	61 TIEMANN PLACE	414 WEST 120 STREET	195 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	62	90	59
Year Built	1926	1926	1925
Gross SqFt	69,840	64,842	60,828
Estimated Gross Income	\$1,225,692	\$1,214,082	\$1,067,407
Gross Income per SqFt	\$17.55	\$18.72	\$17.55
Full Market Value	\$4,580,000	\$4,540,000	\$3,990,000
Market Value per SqFt	\$66.00	\$70.00	\$66.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01995-0010	1-01962-0061	1-01994-0072
Address	51 TIEMANN PLACE	414 WEST 120 STREET	195 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	62	90	59
Year Built	1926	1926	1925
Gross SqFt	65,496	64,842	60,828
Estimated Gross Income	\$1,149,454	\$1,214,082	\$1,067,407
Gross Income per SqFt	\$17.55	\$18.72	\$17.55
Full Market Value	\$4,300,000	\$4,540,000	\$3,990,000
Market Value per SqFt	\$66.00	\$70.00	\$66.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01995-0077	1-01962-0061	1-01994-0072
Address	552 RIVERSIDE DRIVE	414 WEST 120 STREET	195 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	68	90	59
Year Built	1910	1926	1925
Gross SqFt	64,068	64,842	60,828
Estimated Gross Income	\$1,124,393	\$1,214,082	\$1,067,407
Gross Income per SqFt	\$17.55	\$18.72	\$17.55
Full Market Value	\$4,200,000	\$4,540,000	\$3,990,000
Market Value per SqFt	\$66.00	\$70.00	\$66.00
Distance from Cooperative in miles		0.55	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02001-0060	1-01968-0044	1-02002-0101
Address	575 RIVERSIDE DRIVE	35 ST NICHOLAS TERRACE	589 RIVERSIDE DRIVE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	55	41
Year Built	1926	1920	1926
Gross SqFt	50,388	50,832	55,320
Estimated Gross Income	\$621,284	\$626,736	\$611,583
Gross Income per SqFt	\$12.33	\$12.33	\$11.06
Full Market Value	\$1,750,000	\$1,760,000	\$1,590,000
Market Value per SqFt	\$34.70	\$35.00	\$28.70
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02002-0040	1-01988-0044	1-02002-0017
Address	611 WEST 136 STREET	510 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	20	24	20
Year Built	1905	1910	1905
Gross SqFt	19,270	19,056	18,905
Estimated Gross Income	\$356,687	\$352,754	\$322,390
Gross Income per SqFt	\$18.51	\$18.51	\$17.05
Full Market Value	\$756,000	\$1,320,000	\$1,090,000
Market Value per SqFt	\$39.20	\$69.00	\$58.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02002-0041	1-01988-0037	1-02002-0017
Address	607 WEST 136 STREET	502 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	20	24	20
Year Built	1905	1910	1905
Gross SqFt	19,480	19,056	18,905
Estimated Gross Income	\$360,574	\$352,754	\$322,390
Gross Income per SqFt	\$18.51	\$18.51	\$17.05
Full Market Value	\$764,000	\$1,320,000	\$1,090,000
Market Value per SqFt	\$39.20	\$69.00	\$58.00
Distance from Cooperative in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02002-0042	1-02001-0055	1-01968-0039
Address	601 WEST 136 STREET	626 WEST 135 STREET	25 ST NICHOLAS TERRACE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	43	30	56
Year Built	1926	1926	1920
Gross SqFt	46,841	29,860	50,832
Estimated Gross Income	\$556,939	\$342,828	\$604,317
Gross Income per SqFt	\$11.89	\$11.48	\$11.89
Full Market Value	\$1,180,000	\$963,000	\$1,700,000
Market Value per SqFt	\$25.20	\$32.00	\$33.40
Distance from Cooperative in miles		0.15	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02002-0057	1-02001-0055	1-01988-0123
Address	616 WEST 137 STREET	626 WEST 135 STREET	520 WEST 136 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	30	36
Year Built	1905	1926	1926
Gross SqFt	37,038	29,860	41,358
Estimated Gross Income	\$440,381	\$342,828	\$479,231
Gross Income per SqFt	\$11.89	\$11.48	\$11.59
Full Market Value	\$934,000	\$963,000	\$1,350,000
Market Value per SqFt	\$25.20	\$32.00	\$32.60
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02002-0089	1-01988-0037	1-02002-0017
Address	614 WEST 136 STREET	502 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	20	24	20
Year Built	1905	1910	1905
Gross SqFt	19,390	19,056	18,905
Estimated Gross Income	\$358,908	\$352,754	\$322,390
Gross Income per SqFt	\$18.51	\$18.51	\$17.05
Full Market Value	\$761,000	\$1,320,000	\$1,090,000
Market Value per SqFt	\$39.20	\$69.00	\$58.00
Distance from Cooperative in miles		0.15	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$606,495	\$516,654	\$730,525
Gross Income per SqFt	\$16.73	\$16.73	\$19.30
Full Market Value	\$1,290,000	\$1,930,000	\$2,730,000
Market Value per SqFt	\$35.60	\$63.00	\$72.00
Distance from Cooperative in miles		0.00	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02009-0033	1-02051-0054	1-02048-0021
Address	100 WEST 141 STREET	680 ST NICHOLAS AVENUE	580 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	56	117	93
Year Built	1920	1900	1914
Gross SqFt	65,036	132,300	60,078
Estimated Gross Income	\$1,038,624	\$1,950,350	\$980,406
Gross Income per SqFt	\$15.97	\$14.74	\$16.32
Full Market Value	\$2,200,000	\$6,590,000	\$3,310,000
Market Value per SqFt	\$33.80	\$50.00	\$55.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02010-0024	1-02006-0011	1-02051-0035
Address	103 WEST 141 STREET	137 WEST 137 STREET	666 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	56	48
Year Built	1920	1930	1915
Gross SqFt	43,178	30,876	42,516
Estimated Gross Income	\$722,367	\$516,654	\$675,178
Gross Income per SqFt	\$16.73	\$16.73	\$15.88
Full Market Value	\$2,700,000	\$1,930,000	\$2,280,000
Market Value per SqFt	\$63.00	\$63.00	\$54.00
Distance from Cooperative in miles		0.20	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02011-0016	1-02036-0005	1-02014-0016
Address	137 WEST 142 STREET	28 MACOMBS PLACE	141 WEST 145 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	25	30
Year Built	1920	1920	1926
Gross SqFt	17,470	16,885	18,024
Estimated Gross Income	\$273,580	\$264,503	\$246,534
Gross Income per SqFt	\$15.66	\$15.66	\$13.68
Full Market Value	\$925,000	\$894,000	\$768,000
Market Value per SqFt	\$53.00	\$53.00	\$42.60
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02016-0050	1-02038-0001	1-01959-0001
Address	2541 ADAM C POWELL BOULEV	2852 FRED DOUGLASS BOULEV	2491 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	1,229	70	261
Year Built	1968	1992	1975
Gross SqFt	1,487,977	78,921	331,448
Estimated Gross Income	\$14,507,775	\$754,175	\$3,606,059
Gross Income per SqFt	\$9.75	\$9.56	\$10.88
Full Market Value	\$30,800,000	\$1,600,000	\$7,640,000
Market Value per SqFt	\$20.70	\$20.00	\$23.05
Distance from Cooperative in miles		0.20	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02029-0029	1-02048-0025	1-01949-0047
Address	2460 ADAM C POWELL BOULEV	582 ST NICHOLAS AVENUE	540 MANHATTAN AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	96	77
Year Built	1950	1914	1912
Gross SqFt	69,331	65,382	60,768
Estimated Gross Income	\$786,906	\$794,841	\$710,095
Gross Income per SqFt	\$11.35	\$12.16	\$11.69
Full Market Value	\$2,040,000	\$2,230,000	\$2,000,000
Market Value per SqFt	\$29.40	\$34.00	\$32.90
Distance from Cooperative in miles		0.25	1.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02030-0017	1-02032-0010	1-02032-0013
Address	229 WEST 144 STREET	235 WEST 146 STREET	225 WEST 146 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	41	45	43
Year Built	1940	1940	1920
Gross SqFt	34,560	34,860	34,860
Estimated Gross Income	\$564,364	\$569,334	\$521,942
Gross Income per SqFt	\$16.33	\$16.33	\$14.97
Full Market Value	\$1,200,000	\$1,920,000	\$1,760,000
Market Value per SqFt	\$34.70	\$55.00	\$50.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02030-0021	1-02046-0025	1-02032-0013
Address	219 WEST 144 STREET	196 BRADHURST AVENUE	225 WEST 146 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	41	41	43
Year Built	1940	1910	1920
Gross SqFt	34,560	30,720	34,860
Estimated Gross Income	\$550,886	\$477,679	\$521,942
Gross Income per SqFt	\$15.94	\$15.55	\$14.97
Full Market Value	\$1,170,000	\$1,620,000	\$1,760,000
Market Value per SqFt	\$33.90	\$53.00	\$50.00
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02031-0054	1-01949-0047	1-02038-0001
Address	250 WEST 146 STREET	540 MANHATTAN AVENUE	2852 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	96	77	70
Year Built	1910	1912	1992
Gross SqFt	79,932	60,768	78,921
Estimated Gross Income	\$641,054	\$710,095	\$754,175
Gross Income per SqFt	\$8.02	\$11.69	\$9.56
Full Market Value	\$1,360,000	\$2,000,000	\$1,600,000
Market Value per SqFt	\$17.01	\$33.00	\$20.27
Distance from Cooperative in miles		1.15	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02033-0024	1-02033-0026	1-02051-0093
Address	207 WEST 147 STREET	205 WEST 147 STREET	145 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	20
Year Built	1926	1920	1910
Gross SqFt	12,787	12,787	12,360
Estimated Gross Income	\$204,719	\$204,663	\$177,303
Gross Income per SqFt	\$16.01	\$16.01	\$14.34
Full Market Value	\$434,000	\$692,000	\$600,000
Market Value per SqFt	\$33.90	\$54.00	\$48.50
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02036-0057	1-02033-0026	1-02054-0022
Address	30 MACOMBS PLACE	205 WEST 147 STREET	377 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	16	15
Year Built	1920	1920	1920
Gross SqFt	12,390	12,787	12,905
Estimated Gross Income	\$198,363	\$204,663	\$172,747
Gross Income per SqFt	\$16.01	\$16.01	\$13.39
Full Market Value	\$421,000	\$692,000	\$366,000
Market Value per SqFt	\$34.00	\$54.00	\$28.40
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02039-0005	1-02033-0026	1-02051-0093
Address	269 WEST 153 STREET	205 WEST 147 STREET	145 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	20
Year Built	1920	1920	1910
Gross SqFt	12,705	12,787	12,360
Estimated Gross Income	\$203,407	\$204,663	\$177,303
Gross Income per SqFt	\$16.01	\$16.01	\$14.34
Full Market Value	\$431,000	\$692,000	\$600,000
Market Value per SqFt	\$33.90	\$54.00	\$48.50
Distance from Cooperative in miles		0.30	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02045-0051	1-02030-0027	1-02044-0022
Address	2775 FRED DOUGLASS BOULEV	203 WEST 144 STREET	30 BRADHURST AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	26	30	30
Year Built	1910	1921	1920
Gross SqFt	22,475	21,678	21,342
Estimated Gross Income	\$360,723	\$347,920	\$356,400
Gross Income per SqFt	\$16.05	\$16.05	\$16.70
Full Market Value	\$765,000	\$1,180,000	\$1,210,000
Market Value per SqFt	\$34.00	\$54.00	\$57.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02046-0050	1-02036-0005	1-02044-0022
Address	214 BRADHURST AVENUE	28 MACOMBS PLACE	30 BRADHURST AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	25	30
Year Built	1910	1920	1920
Gross SqFt	16,614	16,885	21,342
Estimated Gross Income	\$260,175	\$264,503	\$356,400
Gross Income per SqFt	\$15.66	\$15.66	\$16.70
Full Market Value	\$552,000	\$894,000	\$1,210,000
Market Value per SqFt	\$33.20	\$53.00	\$57.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02047-0001	1-02033-0026	1-02051-0093
Address	307 WEST 153 STREET	205 WEST 147 STREET	145 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	16	20
Year Built	1910	1920	1910
Gross SqFt	13,525	12,787	12,360
Estimated Gross Income	\$216,535	\$204,663	\$177,303
Gross Income per SqFt	\$16.01	\$16.01	\$14.34
Full Market Value	\$459,000	\$692,000	\$600,000
Market Value per SqFt	\$33.90	\$54.00	\$48.50
Distance from Cooperative in miles		0.30	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02051-0043	1-02054-0089	1-02046-0015
Address	676 ST NICHOLAS AVENUE	52 ST NICHOLAS PLACE	2829 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	35	30	47
Year Built	1920	1920	1900
Gross SqFt	25,986	25,400	23,058
Estimated Gross Income	\$367,442	\$359,042	\$396,698
Gross Income per SqFt	\$14.14	\$14.14	\$17.20
Full Market Value	\$779,000	\$1,120,000	\$1,480,000
Market Value per SqFt	\$30.00	\$44.00	\$64.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02051-0045	1-02054-0089	1-02054-0079
Address	678 ST NICHOLAS AVENUE	52 ST NICHOLAS PLACE	76 ST NICHOLAS PLACE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	30	31
Year Built	1920	1920	1920
Gross SqFt	25,986	25,400	26,155
Estimated Gross Income	\$367,442	\$359,042	\$358,167
Gross Income per SqFt	\$14.14	\$14.14	\$13.69
Full Market Value	\$779,000	\$1,120,000	\$1,120,000
Market Value per SqFt	\$30.00	\$44.00	\$42.80
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02053-0001	1-02043-0029	1-01955-0026
Address	385 WEST 145 STREET	2 BRADHURST AVENUE	2411 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	242	177	205
Year Built	1957	1980	1980
Gross SqFt	225,667	198,624	202,280
Estimated Gross Income	\$3,238,321	\$3,457,109	\$2,903,129
Gross Income per SqFt	\$14.35	\$17.41	\$14.35
Full Market Value	\$10,900,000	\$7,330,000	\$6,150,000
Market Value per SqFt	\$48.30	\$37.00	\$30.40
Distance from Cooperative in miles		0.25	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02053-0085	1-02036-0005	1-02033-0026
Address	323 EDGECOMBE AVENUE	28 MACOMBS PLACE	205 WEST 147 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	25	16
Year Built	1906	1920	1920
Gross SqFt	17,100	16,885	12,787
Estimated Gross Income	\$273,771	\$264,503	\$204,663
Gross Income per SqFt	\$16.01	\$15.66	\$16.01
Full Market Value	\$580,000	\$894,000	\$692,000
Market Value per SqFt	\$33.90	\$53.00	\$54.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02053-0086	1-02033-0026	1-02036-0005
Address	327 EDGECOMBE AVENUE	205 WEST 147 STREET	28 MACOMBS PLACE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	16	25
Year Built	1920	1920	1920
Gross SqFt	17,100	12,787	16,885
Estimated Gross Income	\$273,771	\$204,663	\$264,503
Gross Income per SqFt	\$16.01	\$16.01	\$15.66
Full Market Value	\$580,000	\$692,000	\$894,000
Market Value per SqFt	\$33.90	\$54.00	\$53.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02054-0016	1-02033-0026	1-02051-0093
Address	369 EDGECOMBE AVENUE	205 WEST 147 STREET	145 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	20
Year Built	1926	1920	1910
Gross SqFt	12,695	12,787	12,360
Estimated Gross Income	\$203,246	\$204,663	\$177,303
Gross Income per SqFt	\$16.01	\$16.01	\$14.34
Full Market Value	\$431,000	\$692,000	\$600,000
Market Value per SqFt	\$34.00	\$54.00	\$48.50
Distance from Cooperative in miles		0.35	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02054-0018	1-02036-0005	1-02033-0026
Address	371 EDGECOMBE AVENUE	28 MACOMBS PLACE	205 WEST 147 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	25	16
Year Built	1926	1920	1920
Gross SqFt	17,455	16,885	12,787
Estimated Gross Income	\$279,454	\$264,503	\$204,663
Gross Income per SqFt	\$16.01	\$15.66	\$16.01
Full Market Value	\$592,000	\$894,000	\$692,000
Market Value per SqFt	\$33.90	\$53.00	\$54.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02054-0062	1-02038-0001	1-01959-0001
Address	409 EDGECOMBE AVENUE	2852 FRED DOUGLASS BOULEV	2491 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	123	70	261
Year Built	1917	1992	1975
Gross SqFt	158,081	78,921	331,448
Estimated Gross Income	\$1,719,921	\$754,175	\$3,606,059
Gross Income per SqFt	\$10.88	\$9.56	\$10.88
Full Market Value	\$3,650,000	\$1,600,000	\$7,640,000
Market Value per SqFt	\$23.09	\$20.00	\$23.05
Distance from Cooperative in miles		0.20	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02057-0046	1-02080-0005	1-02093-0029
Address	270 CONVENT AVENUE	557 WEST 148 STREET	3565 BROADWAY
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	60	49	71
Year Built	1916	1920	1915
Gross SqFt	75,679	60,165	71,525
Estimated Gross Income	\$983,827	\$817,313	\$931,829
Gross Income per SqFt	\$13.00	\$13.58	\$13.03
Full Market Value	\$2,090,000	\$2,550,000	\$2,620,000
Market Value per SqFt	\$27.60	\$42.00	\$36.60
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02058-0029	1-02068-0001	1-02079-0029
Address	477 WEST 142 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	22	18
Year Built	1920	1940	1930
Gross SqFt	13,191	12,200	14,828
Estimated Gross Income	\$211,056	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$447,000	\$865,000	\$830,000
Market Value per SqFt	\$33.90	\$71.00	\$56.00
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02058-0040	1-02088-0029	1-02075-0061
Address	302 CONVENT AVENUE	3441 BROADWAY	3512 BROADWAY
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	42	37	45
Year Built	1915	1910	1920
Gross SqFt	59,196	42,860	54,000
Estimated Gross Income	\$852,422	\$640,764	\$775,416
Gross Income per SqFt	\$14.40	\$14.95	\$14.36
Full Market Value	\$1,810,000	\$2,170,000	\$2,620,000
Market Value per SqFt	\$30.60	\$51.00	\$48.50
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02060-0044	1-02068-0001	1-02079-0029
Address	420 WEST 146 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	22	18
Year Built	1926	1940	1930
Gross SqFt	12,650	12,200	14,828
Estimated Gross Income	\$202,400	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$429,000	\$865,000	\$830,000
Market Value per SqFt	\$33.90	\$71.00	\$56.00
Distance from Cooperative in miles		0.40	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02060-0046	1-02068-0001	1-02079-0029
Address	424 WEST 146 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	22	18
Year Built	1926	1940	1930
Gross SqFt	12,650	12,200	14,828
Estimated Gross Income	\$202,400	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$429,000	\$865,000	\$830,000
Market Value per SqFt	\$33.90	\$71.00	\$56.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02060-0058	1-02075-0005	1-02069-0014
Address	470 WEST 146 STREET	529 WEST 143 STREET	87 ST NICHOLAS PLACE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	25	24
Year Built	1926	1910	1926
Gross SqFt	22,224	29,520	23,256
Estimated Gross Income	\$266,688	\$356,499	\$291,369
Gross Income per SqFt	\$12.00	\$12.08	\$12.53
Full Market Value	\$565,000	\$1,000,000	\$819,000
Market Value per SqFt	\$25.40	\$34.00	\$35.20
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02061-0032	1-02068-0003	1-02077-0031
Address	729 ST NICHOLAS AVENUE	1885 AMSTERDAM AVENUE	1724 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	14	20	16
Year Built	1920	1940	1929
Gross SqFt	3,867	9,615	9,452
Estimated Gross Income	\$58,005	\$153,215	\$135,934
Gross Income per SqFt	\$15.00	\$15.93	\$14.38
Full Market Value	\$136,000	\$518,000	\$460,000
Market Value per SqFt	\$35.20	\$54.00	\$48.70
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02061-0051	1-02087-0038	1-02080-0011
Address	450 WEST 147 STREET	602 WEST 139 STREET	545 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	28	36
Year Built	1909	1920	1920
Gross SqFt	33,220	31,550	39,845
Estimated Gross Income	\$398,640	\$386,147	\$465,860
Gross Income per SqFt	\$12.00	\$12.24	\$11.69
Full Market Value	\$1,120,000	\$1,090,000	\$1,310,000
Market Value per SqFt	\$33.70	\$35.00	\$32.90
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02062-0014	1-02117-0061	1-02109-0041
Address	400 CONVENT AVENUE	545 WEST 158 STREET	461 WEST 159 STREET
Neighborhood	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	36	48
Year Built	1926	1911	1912
Gross SqFt	41,460	42,338	42,438
Estimated Gross Income	\$456,060	\$377,700	\$591,481
Gross Income per SqFt	\$11.00	\$8.92	\$13.94
Full Market Value	\$967,000	\$801,000	\$1,840,000
Market Value per SqFt	\$23.32	\$19.00	\$43.40
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02062-0036	1-02068-0001	1-02079-0029
Address	400 WEST 148 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	22	18
Year Built	1926	1940	1930
Gross SqFt	11,215	12,200	14,828
Estimated Gross Income	\$168,225	\$231,367	\$245,615
Gross Income per SqFt	\$15.00	\$18.96	\$16.56
Full Market Value	\$357,000	\$865,000	\$830,000
Market Value per SqFt	\$31.80	\$71.00	\$56.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02063-0046	1-02117-0061	1-02109-0041
Address	435 CONVENT AVENUE	545 WEST 158 STREET	461 WEST 159 STREET
Neighborhood	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	36	48
Year Built	1902	1911	1912
Gross SqFt	44,268	42,338	42,438
Estimated Gross Income	\$486,948	\$377,700	\$591,481
Gross Income per SqFt	\$11.00	\$8.92	\$13.94
Full Market Value	\$1,260,000	\$801,000	\$1,840,000
Market Value per SqFt	\$28.50	\$19.00	\$43.40
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02066-0046	1-02076-0046	1-02077-0053
Address	486 CONVENT AVENUE	520 WEST 145 STREET	546 WEST 146 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	22	31
Year Built	1926	1915	1930
Gross SqFt	22,220	25,050	21,190
Estimated Gross Income	\$333,300	\$397,980	\$341,013
Gross Income per SqFt	\$15.00	\$15.89	\$16.09
Full Market Value	\$707,000	\$1,350,000	\$1,150,000
Market Value per SqFt	\$31.80	\$54.00	\$54.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02066-0051	1-02064-0054	1-02068-0011
Address	450 WEST 152 STREET	464 WEST 150 STREET	447 WEST 153 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	30	21
Year Built	1906	1926	1920
Gross SqFt	17,380	19,982	21,060
Estimated Gross Income	\$208,560	\$234,583	\$243,173
Gross Income per SqFt	\$12.00	\$11.74	\$11.55
Full Market Value	\$442,000	\$659,000	\$683,000
Market Value per SqFt	\$25.40	\$33.00	\$32.40
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02066-0054	1-02064-0054	1-02068-0011
Address	454 WEST 152 STREET	464 WEST 150 STREET	447 WEST 153 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	30	21
Year Built	1926	1926	1920
Gross SqFt	17,380	19,982	21,060
Estimated Gross Income	\$208,560	\$234,583	\$243,173
Gross Income per SqFt	\$12.00	\$11.74	\$11.55
Full Market Value	\$442,000	\$659,000	\$683,000
Market Value per SqFt	\$25.40	\$33.00	\$32.40
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02066-0057	1-02064-0054	1-02068-0011
Address	464 WEST 152 STREET	464 WEST 150 STREET	447 WEST 153 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	30	21
Year Built	1920	1926	1920
Gross SqFt	17,895	19,982	21,060
Estimated Gross Income	\$214,740	\$234,583	\$243,173
Gross Income per SqFt	\$12.00	\$11.74	\$11.55
Full Market Value	\$455,000	\$659,000	\$683,000
Market Value per SqFt	\$25.40	\$33.00	\$32.40
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02067-0029	1-02064-0054	1-02068-0011
Address	401 WEST 152 STREET	464 WEST 150 STREET	447 WEST 153 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	36	30	21
Year Built	1910	1926	1920
Gross SqFt	17,500	19,982	21,060
Estimated Gross Income	\$210,000	\$234,583	\$243,173
Gross Income per SqFt	\$12.00	\$11.74	\$11.55
Full Market Value	\$445,000	\$659,000	\$683,000
Market Value per SqFt	\$25.40	\$33.00	\$32.40
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02067-0047	1-02099-0015	1-02057-0056
Address	402 WEST 153 STREET	625 WEST 152 STREET	1627 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	12	30	22
Year Built	1920	1928	1920
Gross SqFt	18,600	18,882	20,936
Estimated Gross Income	\$260,400	\$323,801	\$251,718
Gross Income per SqFt	\$14.00	\$17.15	\$12.02
Full Market Value	\$811,000	\$1,210,000	\$707,000
Market Value per SqFt	\$43.60	\$64.00	\$33.80
Distance from Cooperative in miles		0.30	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02070-0017	1-02117-0054	1-02145-0047
Address	525 WEST 138 STREET	529 WEST 158 STREET	84 WADSWORTH AVENUE
Neighborhood	HARLEM-WEST	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	31	25
Year Built	1910	1904	1911
Gross SqFt	17,585	20,940	23,710
Estimated Gross Income	\$228,605	\$246,541	\$539,022
Gross Income per SqFt	\$13.00	\$11.77	\$22.73
Full Market Value	\$485,000	\$693,000	\$2,230,000
Market Value per SqFt	\$27.60	\$33.00	\$94.00
Distance from Cooperative in miles		1.00	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02070-0023	1-02117-0054	1-01988-0080
Address	515 WEST 138 STREET	529 WEST 158 STREET	531 WEST 135 STREET
Neighborhood	HARLEM-WEST	WASHINGTON HEIGHTS LOWER	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	31	21
Year Built	1910	1904	1910
Gross SqFt	12,640	20,940	12,395
Estimated Gross Income	\$164,320	\$246,541	\$148,815
Gross Income per SqFt	\$13.00	\$11.77	\$12.01
Full Market Value	\$348,000	\$693,000	\$418,000
Market Value per SqFt	\$27.50	\$33.00	\$33.70
Distance from Cooperative in miles		1.00	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02070-0024	1-02117-0054	1-01988-0080
Address	511 WEST 138 STREET	529 WEST 158 STREET	531 WEST 135 STREET
Neighborhood	HARLEM-WEST	WASHINGTON HEIGHTS LOWER	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	31	21
Year Built	1910	1904	1910
Gross SqFt	12,640	20,940	12,395
Estimated Gross Income	\$164,320	\$246,541	\$148,815
Gross Income per SqFt	\$13.00	\$11.77	\$12.01
Full Market Value	\$348,000	\$693,000	\$418,000
Market Value per SqFt	\$27.50	\$33.00	\$33.70
Distance from Cooperative in miles		1.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02070-0029	1-02070-0043	1-02071-0001
Address	1580 AMSTERDAM AVENUE	518 WEST 139 STREET	3420 BROADWAY
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	42	42	42
Year Built	1905	1910	1910
Gross SqFt	53,984	42,588	47,166
Estimated Gross Income	\$647,808	\$398,356	\$619,838
Gross Income per SqFt	\$12.00	\$9.35	\$13.14
Full Market Value	\$1,370,000	\$947,000	\$1,930,000
Market Value per SqFt	\$25.40	\$22.00	\$40.90
Distance from Cooperative in miles		0.00	0.10

	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	\$271,284	\$380,626	\$322,390
Gross Income per SqFt	\$13.00	\$22.91	\$17.05
Full Market Value	\$575,000	\$1,580,000	\$1,090,000
Market Value per SqFt	\$27.60	\$95.00	\$58.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02070-0039	1-02070-0043	1-02071-0001
Address	508 WEST 139 STREET	518 WEST 139 STREET	3420 BROADWAY
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	42	42	42
Year Built	1910	1910	1910
Gross SqFt	41,702	42,588	47,166
Estimated Gross Income	\$500,424	\$398,356	\$619,838
Gross Income per SqFt	\$12.00	\$9.35	\$13.14
Full Market Value	\$1,060,000	\$947,000	\$1,930,000
Market Value per SqFt	\$25.40	\$22.00	\$40.90
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02071-0030	1-02070-0047	1-02068-0011
Address	1608 AMSTERDAM AVENUE	526 WEST 139 STREET	447 WEST 153 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	21
Year Built	1910	1910	1920
Gross SqFt	17,216	17,265	21,060
Estimated Gross Income	\$223,808	\$254,462	\$243,173
Gross Income per SqFt	\$13.00	\$14.74	\$11.55
Full Market Value	\$475,000	\$860,000	\$683,000
Market Value per SqFt	\$27.60	\$50.00	\$32.40
Distance from Cooperative in miles		0.05	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02072-0010	1-02068-0001	1-02079-0029
Address	557 WEST 140 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	22	18
Year Built	1910	1940	1930
Gross SqFt	12,745	12,200	14,828
Estimated Gross Income	\$203,920	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$432,000	\$865,000	\$830,000
Market Value per SqFt	\$33.90	\$71.00	\$56.00
Distance from Cooperative in miles		0.65	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02072-0021	1-02076-0046	1-02077-0053
Address	79 HAMILTON PLACE	520 WEST 145 STREET	546 WEST 146 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	22	31
Year Built	1910	1915	1930
Gross SqFt	22,272	25,050	21,190
Estimated Gross Income	\$334,080	\$397,980	\$341,013
Gross Income per SqFt	\$15.00	\$15.89	\$16.09
Full Market Value	\$708,000	\$1,350,000	\$1,150,000
Market Value per SqFt	\$31.80	\$54.00	\$54.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02072-0022	1-02064-0054	1-02079-0055
Address	83 HAMILTON PLACE	464 WEST 150 STREET	554 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	30	22
Year Built	1920	1926	1920
Gross SqFt	19,662	19,982	17,013
Estimated Gross Income	\$235,944	\$234,583	\$214,709
Gross Income per SqFt	\$12.00	\$11.74	\$12.62
Full Market Value	\$500,000	\$659,000	\$603,000
Market Value per SqFt	\$25.40	\$33.00	\$35.40
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02072-0024	1-02068-0001	1-02079-0029
Address	509 WEST 140 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	22	18
Year Built	1920	1940	1930
Gross SqFt	13,195	12,200	14,828
Estimated Gross Income	\$211,120	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$448,000	\$865,000	\$830,000
Market Value per SqFt	\$34.00	\$71.00	\$56.00
Distance from Cooperative in miles		0.65	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02072-0026	1-02068-0001	1-02079-0029
Address	507 WEST 140 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	22	18
Year Built	1920	1940	1930
Gross SqFt	13,195	12,200	14,828
Estimated Gross Income	\$211,120	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$714,000	\$865,000	\$830,000
Market Value per SqFt	\$54.00	\$71.00	\$56.00
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02072-0037	1-02068-0001	1-02079-0029
Address	502 WEST 141 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	22	18
Year Built	1910	1940	1930
Gross SqFt	12,270	12,200	14,828
Estimated Gross Income	\$196,320	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$664,000	\$865,000	\$830,000
Market Value per SqFt	\$54.00	\$71.00	\$56.00
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02072-0055	1-02067-0044	1-02063-0054
Address	552 WEST 141 STREET	853 ST NICHOLAS AVENUE	452 WEST 149 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	30
Year Built	1910	1920	1902
Gross SqFt	22,518	24,200	29,424
Estimated Gross Income	\$292,734	\$334,750	\$372,451
Gross Income per SqFt	\$13.00	\$13.83	\$12.66
Full Market Value	\$621,000	\$1,040,000	\$1,050,000
Market Value per SqFt	\$27.60	\$43.00	\$35.70
Distance from Cooperative in miles		0.60	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02073-0020	1-02087-0038	1-02080-0011
Address	90 HAMILTON PLACE	602 WEST 139 STREET	545 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	28	36
Year Built	1920	1920	1920
Gross SqFt	31,690	31,550	39,845
Estimated Gross Income	\$380,280	\$386,147	\$465,860
Gross Income per SqFt	\$12.00	\$12.24	\$11.69
Full Market Value	\$806,000	\$1,090,000	\$1,310,000
Market Value per SqFt	\$25.40	\$35.00	\$32.90
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02073-0028	1-02076-0046	1-02077-0053
Address	503 WEST 141 STREET	520 WEST 145 STREET	546 WEST 146 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	22	31
Year Built	1920	1915	1930
Gross SqFt	24,275	25,050	21,190
Estimated Gross Income	\$364,125	\$397,980	\$341,013
Gross Income per SqFt	\$15.00	\$15.89	\$16.09
Full Market Value	\$772,000	\$1,350,000	\$1,150,000
Market Value per SqFt	\$31.80	\$54.00	\$54.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02073-0042	1-02072-0059	1-02072-0057
Address	98 HAMILTON PLACE	572 WEST 141 STREET	556 WEST 141 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	24	31
Year Built	1900	1910	1920
Gross SqFt	19,400	20,616	20,365
Estimated Gross Income	\$271,600	\$327,888	\$354,791
Gross Income per SqFt	\$14.00	\$15.90	\$17.42
Full Market Value	\$576,000	\$1,110,000	\$1,330,000
Market Value per SqFt	\$29.70	\$54.00	\$65.00
Distance from Cooperative in miles		0.05	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02074-0021	1-02072-0059	1-02072-0057
Address	509 WEST 142 STREET	572 WEST 141 STREET	556 WEST 141 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	24	31
Year Built	1910	1910	1920
Gross SqFt	17,862	20,616	20,365
Estimated Gross Income	\$303,654	\$327,888	\$354,791
Gross Income per SqFt	\$17.00	\$15.90	\$17.42
Full Market Value	\$644,000	\$1,110,000	\$1,330,000
Market Value per SqFt	\$36.10	\$54.00	\$65.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02075-0008	1-02067-0044	1-02063-0054
Address	527 WEST 143 STREET	853 ST NICHOLAS AVENUE	452 WEST 149 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	30
Year Built	1910	1920	1902
Gross SqFt	29,520	24,200	29,424
Estimated Gross Income	\$383,760	\$334,750	\$372,451
Gross Income per SqFt	\$13.00	\$13.83	\$12.66
Full Market Value	\$814,000	\$1,040,000	\$1,050,000
Market Value per SqFt	\$27.60	\$43.00	\$35.70
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02075-0011	1-02067-0044	1-02063-0054
Address	523 WEST 143 STREET	853 ST NICHOLAS AVENUE	452 WEST 149 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	30
Year Built	1910	1920	1902
Gross SqFt	29,520	24,200	29,424
Estimated Gross Income	\$383,760	\$334,750	\$372,451
Gross Income per SqFt	\$13.00	\$13.83	\$12.66
Full Market Value	\$814,000	\$1,040,000	\$1,050,000
Market Value per SqFt	\$27.60	\$43.00	\$35.70
Distance from Cooperative in miles		0.45	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02075-0017	1-02067-0044	1-02063-0054
Address	515 WEST 143 STREET	853 ST NICHOLAS AVENUE	452 WEST 149 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	30
Year Built	1908	1920	1902
Gross SqFt	29,520	24,200	29,424
Estimated Gross Income	\$383,760	\$334,750	\$372,451
Gross Income per SqFt	\$13.00	\$13.83	\$12.66
Full Market Value	\$814,000	\$1,040,000	\$1,050,000
Market Value per SqFt	\$27.60	\$43.00	\$35.70
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02075-0023	1-02087-0038	1-02080-0011
Address	505 WEST 143 STREET	602 WEST 139 STREET	545 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	28	36
Year Built	1920	1920	1920
Gross SqFt	33,451	31,550	39,845
Estimated Gross Income	\$401,412	\$386,147	\$465,860
Gross Income per SqFt	\$12.00	\$12.24	\$11.69
Full Market Value	\$851,000	\$1,090,000	\$1,310,000
Market Value per SqFt	\$25.40	\$35.00	\$32.90
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02075-0026	1-02117-0061	1-02109-0041
Address	501 WEST 143 STREET	545 WEST 158 STREET	461 WEST 159 STREET
Neighborhood	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	36	48
Year Built	1920	1911	1912
Gross SqFt	50,986	42,338	42,438
Estimated Gross Income	\$713,804	\$377,700	\$591,481
Gross Income per SqFt	\$14.00	\$8.92	\$13.94
Full Market Value	\$1,510,000	\$801,000	\$1,840,000
Market Value per SqFt	\$29.60	\$19.00	\$43.40
Distance from Cooperative in miles		0.75	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02076-0023	1-02064-0054	1-02079-0055
Address	517 WEST 144 STREET	464 WEST 150 STREET	554 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	22
Year Built	1880	1926	1920
Gross SqFt	16,950	19,982	17,013
Estimated Gross Income	\$203,400	\$234,583	\$214,709
Gross Income per SqFt	\$12.00	\$11.74	\$12.62
Full Market Value	\$431,000	\$659,000	\$603,000
Market Value per SqFt	\$25.40	\$33.00	\$35.40
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02076-0039	1-02068-0001	1-02079-0029
Address	506 WEST 145 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	22	18
Year Built	1910	1940	1930
Gross SqFt	12,570	12,200	14,828
Estimated Gross Income	\$201,120	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$426,000	\$865,000	\$830,000
Market Value per SqFt	\$33.90	\$71.00	\$56.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02077-0010	1-02068-0001	1-02079-0029
Address	533 WEST 145 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	22	18
Year Built	1915	1940	1930
Gross SqFt	12,240	12,200	14,828
Estimated Gross Income	\$195,840	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$415,000	\$865,000	\$830,000
Market Value per SqFt	\$33.90	\$71.00	\$56.00
Distance from Cooperative in miles		0.40	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02077-0041	1-02081-0010	1-02072-0006
Address	518 WEST 146 STREET	551 WEST 149 STREET	563 WEST 140 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	38	26
Year Built	1910	1910	1920
Gross SqFt	16,686	19,426	17,205
Estimated Gross Income	\$333,720	\$341,750	\$288,807
Gross Income per SqFt	\$20.00	\$17.59	\$16.79
Full Market Value	\$1,250,000	\$1,280,000	\$1,080,000
Market Value per SqFt	\$75.00	\$66.00	\$63.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02077-0050	1-02087-0038	1-02080-0011
Address	540 WEST 146 STREET	602 WEST 139 STREET	545 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	28	36
Year Built	1920	1920	1920
Gross SqFt	31,430	31,550	39,845
Estimated Gross Income	\$377,160	\$386,147	\$465,860
Gross Income per SqFt	\$12.00	\$12.24	\$11.69
Full Market Value	\$800,000	\$1,090,000	\$1,310,000
Market Value per SqFt	\$25.50	\$35.00	\$32.90
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02079-0007	1-02075-0061	1-02088-0029
Address	547 WEST 147 STREET	3512 BROADWAY	3441 BROADWAY
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	30	45	37
Year Built	1940	1920	1910
Gross SqFt	42,528	54,000	42,860
Estimated Gross Income	\$595,392	\$775,416	\$640,764
Gross Income per SqFt	\$14.00	\$14.36	\$14.95
Full Market Value	\$1,260,000	\$2,620,000	\$2,170,000
Market Value per SqFt	\$29.60	\$49.00	\$51.00
Distance from Cooperative in miles		0.20	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02080-0056	1-02068-0001	1-02079-0029
Address	562 WEST 149 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	22	18
Year Built	1920	1940	1930
Gross SqFt	12,585	12,200	14,828
Estimated Gross Income	\$201,360	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$427,000	\$865,000	\$830,000
Market Value per SqFt	\$33.90	\$71.00	\$56.00
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02081-0014	1-02087-0038	1-02080-0011
Address	537 WEST 149 STREET	602 WEST 139 STREET	545 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	28	36
Year Built	1910	1920	1920
Gross SqFt	38,925	31,550	39,845
Estimated Gross Income	\$467,100	\$386,147	\$465,860
Gross Income per SqFt	\$12.00	\$12.24	\$11.69
Full Market Value	\$1,310,000	\$1,090,000	\$1,310,000
Market Value per SqFt	\$33.70	\$35.00	\$32.90
Distance from Cooperative in miles		0.55	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02082-0005	1-02076-0046	1-02077-0053
Address	563 WEST 150 STREET	520 WEST 145 STREET	546 WEST 146 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	22	31
Year Built	1930	1915	1930
Gross SqFt	20,787	25,050	21,190
Estimated Gross Income	\$311,805	\$397,980	\$341,013
Gross Income per SqFt	\$15.00	\$15.89	\$16.09
Full Market Value	\$661,000	\$1,350,000	\$1,150,000
Market Value per SqFt	\$31.80	\$54.00	\$54.00
Distance from Cooperative in miles		0.30	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02082-0007	1-02076-0046	1-02077-0053
Address	557 WEST 150 STREET	520 WEST 145 STREET	546 WEST 146 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	22	31
Year Built	1930	1915	1930
Gross SqFt	20,787	25,050	21,190
Estimated Gross Income	\$311,805	\$397,980	\$341,013
Gross Income per SqFt	\$15.00	\$15.89	\$16.09
Full Market Value	\$661,000	\$1,350,000	\$1,150,000
Market Value per SqFt	\$31.80	\$54.00	\$54.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02082-0042	1-02068-0001	1-02079-0029
Address	510 WEST 151 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	22	18
Year Built	1905	1940	1930
Gross SqFt	12,040	12,200	14,828
Estimated Gross Income	\$192,640	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$408,000	\$865,000	\$830,000
Market Value per SqFt	\$33.90	\$71.00	\$56.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02082-0049	1-02068-0001	1-02079-0029
Address	522 WEST 151 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	19	22	18
Year Built	1905	1940	1930
Gross SqFt	13,535	12,200	14,828
Estimated Gross Income	\$216,560	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$459,000	\$865,000	\$830,000
Market Value per SqFt	\$33.90	\$71.00	\$56.00
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02082-0050	1-02082-0039	1-02083-0011
Address	524 WEST 151 STREET	506 WEST 151 STREET	533 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	20
Year Built	1905	1900	1910
Gross SqFt	13,535	12,040	14,410
Estimated Gross Income	\$216,560	\$156,034	\$164,768
Gross Income per SqFt	\$16.00	\$12.96	\$11.43
Full Market Value	\$459,000	\$486,000	\$463,000
Market Value per SqFt	\$33.90	\$40.00	\$32.10
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02083-0008	1-02087-0038	1-02080-0011
Address	535 WEST 151 STREET	602 WEST 139 STREET	545 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	28	36
Year Built	1920	1920	1920
Gross SqFt	31,850	31,550	39,845
Estimated Gross Income	\$382,200	\$386,147	\$465,860
Gross Income per SqFt	\$12.00	\$12.24	\$11.69
Full Market Value	\$1,070,000	\$1,090,000	\$1,310,000
Market Value per SqFt	\$33.60	\$35.00	\$32.90
Distance from Cooperative in miles		0.65	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02083-0019	1-02064-0054	1-02079-0055
Address	523 WEST 151 STREET	464 WEST 150 STREET	554 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	30	22
Year Built	1900	1926	1920
Gross SqFt	17,350	19,982	17,013
Estimated Gross Income	\$208,200	\$234,583	\$214,709
Gross Income per SqFt	\$12.00	\$11.74	\$12.62
Full Market Value	\$441,000	\$659,000	\$603,000
Market Value per SqFt	\$25.40	\$33.00	\$35.40
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02083-0021	1-02068-0001	1-02079-0029
Address	521 WEST 151 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	22	18
Year Built	1900	1940	1930
Gross SqFt	12,510	12,200	14,828
Estimated Gross Income	\$200,160	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$424,000	\$865,000	\$830,000
Market Value per SqFt	\$33.90	\$71.00	\$56.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02083-0023	1-02076-0016	1-02068-0051
Address	517 WEST 151 STREET	541 WEST 144 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	12	22	20
Year Built	1910	1920	1915
Gross SqFt	14,500	14,190	14,485
Estimated Gross Income	\$232,000	\$144,303	\$159,335
Gross Income per SqFt	\$16.00	\$10.17	\$11.00
Full Market Value	\$492,000	\$343,000	\$413,000
Market Value per SqFt	\$33.90	\$24.00	\$28.50
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02083-0045	1-02064-0054	1-02079-0055
Address	522 WEST 152 STREET	464 WEST 150 STREET	554 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	30	22
Year Built	1900	1926	1920
Gross SqFt	16,476	19,982	17,013
Estimated Gross Income	\$197,712	\$234,583	\$214,709
Gross Income per SqFt	\$12.00	\$11.74	\$12.62
Full Market Value	\$419,000	\$659,000	\$603,000
Market Value per SqFt	\$25.40	\$33.00	\$35.40
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02083-0047	1-02064-0054	1-02079-0055
Address	524 WEST 152 STREET	464 WEST 150 STREET	554 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	30	22
Year Built	1900	1926	1920
Gross SqFt	15,084	19,982	17,013
Estimated Gross Income	\$181,008	\$234,583	\$214,709
Gross Income per SqFt	\$12.00	\$11.74	\$12.62
Full Market Value	\$384,000	\$659,000	\$603,000
Market Value per SqFt	\$25.50	\$33.00	\$35.40
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02083-0055	1-02087-0038	1-02080-0011
Address	534 WEST 152 STREET	602 WEST 139 STREET	545 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	28	36
Year Built	1920	1920	1920
Gross SqFt	32,022	31,550	39,845
Estimated Gross Income	\$384,264	\$386,147	\$465,860
Gross Income per SqFt	\$12.00	\$12.24	\$11.69
Full Market Value	\$815,000	\$1,090,000	\$1,310,000
Market Value per SqFt	\$25.50	\$35.00	\$32.90
Distance from Cooperative in miles		0.65	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	\$141,150	\$156,034	\$99,405
Gross Income per SqFt	\$15.00	\$12.96	\$8.26
Full Market Value	\$299,000	\$486,000	\$211,000
Market Value per SqFt	\$31.80	\$40.00	\$17.52
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02084-0018	1-02064-0054	1-02079-0055
Address	523 WEST 152 STREET	464 WEST 150 STREET	554 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	22
Year Built	1890	1926	1920
Gross SqFt	15,820	19,982	17,013
Estimated Gross Income	\$189,840	\$234,583	\$214,709
Gross Income per SqFt	\$12.00	\$11.74	\$12.62
Full Market Value	\$403,000	\$659,000	\$603,000
Market Value per SqFt	\$25.50	\$33.00	\$35.40
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02084-0050	1-02068-0001	1-02079-0029
Address	530 WEST 153 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	22	18
Year Built	1900	1940	1930
Gross SqFt	12,585	12,200	14,828
Estimated Gross Income	\$201,360	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$427,000	\$865,000	\$830,000
Market Value per SqFt	\$33.90	\$71.00	\$56.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02084-0052	1-02068-0001	1-02079-0029
Address	534 WEST 153 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	22	18
Year Built	1900	1940	1930
Gross SqFt	12,585	12,200	14,828
Estimated Gross Income	\$201,360	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$427,000	\$865,000	\$830,000
Market Value per SqFt	\$33.90	\$71.00	\$56.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02084-0061	1-02068-0001	1-02079-0029
Address	550 WEST 153 STREET	1881 AMSTERDAM AVENUE	1760 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	22	18
Year Built	1900	1940	1930
Gross SqFt	11,215	12,200	14,828
Estimated Gross Income	\$179,440	\$231,367	\$245,615
Gross Income per SqFt	\$16.00	\$18.96	\$16.56
Full Market Value	\$380,000	\$865,000	\$830,000
Market Value per SqFt	\$33.90	\$71.00	\$56.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02084-0064	1-02064-0054	1-02079-0055
Address	3692 BROADWAY	464 WEST 150 STREET	554 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	30	22
Year Built	1926	1926	1920
Gross SqFt	15,072	19,982	17,013
Estimated Gross Income	\$180,864	\$234,583	\$214,709
Gross Income per SqFt	\$12.00	\$11.74	\$12.62
Full Market Value	\$383,000	\$659,000	\$603,000
Market Value per SqFt	\$25.40	\$33.00	\$35.40
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02086-0054	1-02067-0044	1-02063-0054
Address	604 RIVERSIDE DRIVE	853 ST NICHOLAS AVENUE	452 WEST 149 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	24	30
Year Built	1904	1920	1902
Gross SqFt	29,750	24,200	29,424
Estimated Gross Income	\$381,097	\$334,750	\$372,451
Gross Income per SqFt	\$12.81	\$13.83	\$12.66
Full Market Value	\$1,070,000	\$1,040,000	\$1,050,000
Market Value per SqFt	\$36.00	\$43.00	\$35.70
Distance from Cooperative in miles		0.80	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02087-0031	1-02064-0054	1-02079-0055
Address	3405 BROADWAY	464 WEST 150 STREET	554 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	30	22
Year Built	1910	1926	1920
Gross SqFt	16,020	19,982	17,013
Estimated Gross Income	\$192,240	\$234,583	\$214,709
Gross Income per SqFt	\$12.00	\$11.74	\$12.62
Full Market Value	\$408,000	\$659,000	\$603,000
Market Value per SqFt	\$25.50	\$33.00	\$35.40
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02087-0050	1-02080-0005	1-02093-0029
Address	640 WEST 139 STREET	557 WEST 148 STREET	3565 BROADWAY
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	63	49	71
Year Built	1910	1920	1915
Gross SqFt	76,250	60,165	71,525
Estimated Gross Income	\$991,250	\$817,313	\$931,829
Gross Income per SqFt	\$13.00	\$13.58	\$13.03
Full Market Value	\$3,090,000	\$2,550,000	\$2,620,000
Market Value per SqFt	\$40.50	\$42.00	\$36.60
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02087-0078	1-02097-0034	1-02097-0027
Address	626 RIVERSIDE DRIVE	3653 BROADWAY	3643 BROADWAY
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	770	84	92
Year Built	1964	1917	1917
Gross SqFt	400,800	111,420	123,314
Estimated Gross Income	\$4,428,840	\$1,204,532	\$1,348,328
Gross Income per SqFt	\$11.05	\$10.81	\$10.93
Full Market Value	\$9,390,000	\$3,120,000	\$3,490,000
Market Value per SqFt	\$23.43	\$28.00	\$28.30
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02089-0031	1-02072-0059	1-02072-0057
Address	3485 BROADWAY	572 WEST 141 STREET	556 WEST 141 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	31
Year Built	1920	1910	1920
Gross SqFt	20,970	20,616	20,365
Estimated Gross Income	\$293,580	\$327,888	\$354,791
Gross Income per SqFt	\$14.00	\$15.90	\$17.42
Full Market Value	\$622,000	\$1,110,000	\$1,330,000
Market Value per SqFt	\$29.70	\$54.00	\$65.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02090-0019	1-02064-0054	1-02079-0055
Address	619 WEST 143 STREET	464 WEST 150 STREET	554 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	22
Year Built	1926	1926	1920
Gross SqFt	17,420	19,982	17,013
Estimated Gross Income	\$209,040	\$234,583	\$214,709
Gross Income per SqFt	\$12.00	\$11.74	\$12.62
Full Market Value	\$443,000	\$659,000	\$603,000
Market Value per SqFt	\$25.40	\$33.00	\$35.40
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02099-0036	1-02080-0005	1-02093-0029
Address	3681 BROADWAY	557 WEST 148 STREET	3565 BROADWAY
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	51	49	71
Year Built	1920	1920	1915
Gross SqFt	67,254	60,165	71,525
Estimated Gross Income	\$874,302	\$817,313	\$931,829
Gross Income per SqFt	\$13.00	\$13.58	\$13.03
Full Market Value	\$1,850,000	\$2,550,000	\$2,620,000
Market Value per SqFt	\$27.50	\$42.00	\$36.60
Distance from Cooperative in miles		0.25	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02107-0014	1-02114-0052	1-02122-0153
Address	930 ST NICHOLAS AVENUE	509 WEST 155 STREET	520 WEST 163 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	56	54	61
Year Built	1910	1922	1922
Gross SqFt	52,542	58,674	53,384
Estimated Gross Income	\$683,046	\$681,755	\$783,597
Gross Income per SqFt	\$13.00	\$11.62	\$14.68
Full Market Value	\$2,130,000	\$1,920,000	\$2,650,000
Market Value per SqFt	\$40.50	\$33.00	\$49.60
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02107-0020	1-02114-0052	1-02137-0052
Address	938 ST NICHOLAS AVENUE	509 WEST 155 STREET	56 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	54	42
Year Built	1909	1922	1915
Gross SqFt	68,160	58,674	55,302
Estimated Gross Income	\$783,840	\$681,755	\$622,344
Gross Income per SqFt	\$11.50	\$11.62	\$11.25
Full Market Value	\$1,660,000	\$1,920,000	\$1,610,000
Market Value per SqFt	\$24.35	\$33.00	\$29.10
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02108-0035	1-02111-0010	1-02123-0026
Address	474 WEST 158 STREET	476 WEST 165 STREET	1 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	72	54	59
Year Built	1910	1925	1910
Gross SqFt	34,230	36,295	40,122
Estimated Gross Income	\$513,450	\$502,873	\$612,742
Gross Income per SqFt	\$15.00	\$13.86	\$15.27
Full Market Value	\$1,740,000	\$1,570,000	\$2,070,000
Market Value per SqFt	\$51.00	\$43.00	\$52.00
Distance from Cooperative in miles		0.35	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02108-0039	1-02114-0015	1-02133-0013
Address	515 EDGECOMBE AVENUE	556 WEST 156 STREET	574 WEST 176 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	30	30
Year Built	1923	1911	1913
Gross SqFt	21,705	21,720	21,735
Estimated Gross Income	\$390,690	\$393,790	\$346,094
Gross Income per SqFt	\$18.00	\$18.13	\$15.92
Full Market Value	\$1,460,000	\$1,470,000	\$1,170,000
Market Value per SqFt	\$67.00	\$68.00	\$54.00
Distance from Cooperative in miles		0.20	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02108-0073	1-02108-0065	1-02114-0015
Address	499 WEST 158 STREET	945 ST NICHOLAS AVENUE	556 WEST 156 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	32	30
Year Built	1907	1915	1911
Gross SqFt	20,026	20,610	21,720
Estimated Gross Income	\$330,429	\$301,099	\$393,790
Gross Income per SqFt	\$16.50	\$14.61	\$18.13
Full Market Value	\$701,000	\$716,000	\$1,470,000
Market Value per SqFt	\$35.00	\$35.00	\$68.00
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02108-0077	1-02126-0036	1-02126-0038
Address	1987 AMSTERDAM AVENUE	510 WEST 170 STREET	506 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	24	20	20
Year Built	1910	1907	1907
Gross SqFt	17,466	16,350	16,350
Estimated Gross Income	\$244,524	\$226,882	\$206,715
Gross Income per SqFt	\$14.00	\$13.88	\$12.64
Full Market Value	\$518,000	\$707,000	\$581,000
Market Value per SqFt	\$29.70	\$43.00	\$35.50
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02108-0079	1-02126-0036	1-02126-0038
Address	1993 AMSTERDAM AVENUE	510 WEST 170 STREET	506 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	24	20	20
Year Built	1907	1907	1907
Gross SqFt	17,466	16,350	16,350
Estimated Gross Income	\$244,524	\$226,882	\$206,715
Gross Income per SqFt	\$14.00	\$13.88	\$12.64
Full Market Value	\$518,000	\$707,000	\$581,000
Market Value per SqFt	\$29.70	\$43.00	\$35.50
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02110-0063	1-02110-0073	1-02119-0054
Address	2087 AMSTERDAM AVENUE	446 WEST 164 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	15	20	21
Year Built	1915	1906	1910
Gross SqFt	15,200	14,625	15,370
Estimated Gross Income	\$228,000	\$225,661	\$228,557
Gross Income per SqFt	\$15.00	\$15.43	\$14.87
Full Market Value	\$483,000	\$763,000	\$773,000
Market Value per SqFt	\$31.80	\$52.00	\$50.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02110-0065	1-02110-0073	1-02119-0054
Address	2089 AMSTERDAM AVENUE	446 WEST 164 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	20	20	21
Year Built	1915	1906	1910
Gross SqFt	15,347	14,625	15,370
Estimated Gross Income	\$230,205	\$225,661	\$228,557
Gross Income per SqFt	\$15.00	\$15.43	\$14.87
Full Market Value	\$488,000	\$763,000	\$773,000
Market Value per SqFt	\$31.80	\$52.00	\$50.00
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02110-0066	1-02126-0036	1-02126-0038
Address	2091 AMSTERDAM AVENUE	510 WEST 170 STREET	506 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	20	20	20
Year Built	1905	1907	1907
Gross SqFt	16,795	16,350	16,350
Estimated Gross Income	\$235,130	\$226,882	\$206,715
Gross Income per SqFt	\$14.00	\$13.88	\$12.64
Full Market Value	\$499,000	\$707,000	\$581,000
Market Value per SqFt	\$29.70	\$43.00	\$35.50
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02110-0076	1-02108-0027	1-02118-0042
Address	438 WEST 164 STREET	535 EDGEcombe AVENUE	2002 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	23
Year Built	1920	1925	1910
Gross SqFt	19,270	17,545	19,208
Estimated Gross Income	\$260,145	\$245,944	\$259,595
Gross Income per SqFt	\$13.50	\$14.02	\$13.51
Full Market Value	\$552,000	\$766,000	\$808,000
Market Value per SqFt	\$28.60	\$44.00	\$42.10
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02114-0019	1-02114-0015	1-02116-0015
Address	546 WEST 156 STREET	556 WEST 156 STREET	540 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	30	30	30
Year Built	1900	1911	1925
Gross SqFt	20,316	21,720	21,150
Estimated Gross Income	\$314,898	\$393,790	\$293,301
Gross Income per SqFt	\$15.50	\$18.13	\$13.87
Full Market Value	\$668,000	\$1,470,000	\$913,000
Market Value per SqFt	\$32.90	\$68.00	\$43.20
Distance from Cooperative in miles		0.00	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02114-0030	1-02126-0036	1-02126-0038
Address	512 WEST 156 STREET	510 WEST 170 STREET	506 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	20	20	20
Year Built	1908	1907	1907
Gross SqFt	17,780	16,350	16,350
Estimated Gross Income	\$248,920	\$226,882	\$206,715
Gross Income per SqFt	\$14.00	\$13.88	\$12.64
Full Market Value	\$528,000	\$707,000	\$581,000
Market Value per SqFt	\$29.70	\$43.00	\$35.50
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02115-0011	1-02109-0041	1-02115-0021
Address	544 WEST 157 STREET	461 WEST 159 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	48	44
Year Built	1910	1912	1928
Gross SqFt	42,000	42,438	42,546
Estimated Gross Income	\$672,000	\$591,481	\$744,530
Gross Income per SqFt	\$16.00	\$13.94	\$17.50
Full Market Value	\$1,570,000	\$1,840,000	\$2,320,000
Market Value per SqFt	\$37.40	\$43.00	\$55.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02115-0040	1-02127-0046	1-02128-0051
Address	501 WEST 156 STREET	2228 AMSTERDAM AVENUE	2236 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	35	36	38
Year Built	1930	1910	1909
Gross SqFt	30,134	22,956	32,092
Estimated Gross Income	\$421,876	\$331,273	\$425,000
Gross Income per SqFt	\$14.00	\$14.43	\$13.24
Full Market Value	\$894,000	\$1,120,000	\$1,320,000
Market Value per SqFt	\$29.70	\$49.00	\$41.10
Distance from Cooperative in miles		0.70	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02115-0053	1-02119-0054	1-02127-0039
Address	535 WEST 156 STREET	523 WEST 160 STREET	508 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	20	21	20
Year Built	1907	1910	1911
Gross SqFt	13,280	15,370	14,810
Estimated Gross Income	\$185,920	\$228,557	\$207,540
Gross Income per SqFt	\$14.00	\$14.87	\$14.01
Full Market Value	\$394,000	\$773,000	\$646,000
Market Value per SqFt	\$29.70	\$50.00	\$43.60
Distance from Cooperative in miles		0.20	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02116-0019	1-02114-0015	1-02116-0015
Address	526 WEST 158 STREET	556 WEST 156 STREET	540 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	30	30	30
Year Built	1925	1911	1925
Gross SqFt	21,270	21,720	21,150
Estimated Gross Income	\$319,050	\$393,790	\$293,301
Gross Income per SqFt	\$15.00	\$18.13	\$13.87
Full Market Value	\$1,080,000	\$1,470,000	\$913,000
Market Value per SqFt	\$51.00	\$68.00	\$43.20
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02116-0023	1-02129-0037	1-02130-0029
Address	516 WEST 158 STREET	155 AUDUBON AVENUE	165 AUDUBON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	48	42
Year Built	1928	1909	1906
Gross SqFt	43,368	42,798	41,964
Estimated Gross Income	\$390,312	\$404,231	\$383,663
Gross Income per SqFt	\$9.00	\$9.45	\$9.14
Full Market Value	\$828,000	\$961,000	\$912,000
Market Value per SqFt	\$19.09	\$22.00	\$21.73
Distance from Cooperative in miles		0.75	0.80

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02117-0012	1-02109-0070	1-02132-0035
Address	566 WEST 159 STREET	2 JUMEL TERRACE	506 WEST 178 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	27	25
Year Built	1913	1910	1929
Gross SqFt	23,538	28,512	21,258
Estimated Gross Income	\$282,456	\$297,809	\$248,525
Gross Income per SqFt	\$12.00	\$10.45	\$11.69
Full Market Value	\$599,000	\$772,000	\$698,000
Market Value per SqFt	\$25.40	\$27.00	\$32.80
Distance from Cooperative in miles		0.15	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02118-0011	1-02108-0027	1-02133-0013
Address	560 WEST 160 STREET	535 EDGEcombe AVENUE	574 WEST 176 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	30
Year Built	1909	1925	1913
Gross SqFt	17,330	17,545	21,735
Estimated Gross Income	\$259,950	\$245,944	\$346,094
Gross Income per SqFt	\$15.00	\$14.02	\$15.92
Full Market Value	\$551,000	\$766,000	\$1,170,000
Market Value per SqFt	\$31.80	\$44.00	\$54.00
Distance from Cooperative in miles		0.15	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02119-0047	1-02110-0073	1-02119-0054
Address	509 WEST 160 STREET	446 WEST 164 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	20	20	21
Year Built	1909	1906	1910
Gross SqFt	15,370	14,625	15,370
Estimated Gross Income	\$230,550	\$225,661	\$228,557
Gross Income per SqFt	\$15.00	\$15.43	\$14.87
Full Market Value	\$489,000	\$763,000	\$773,000
Market Value per SqFt	\$31.80	\$52.00	\$50.00
Distance from Cooperative in miles		0.20	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02119-0052	1-02110-0073	1-02119-0054
Address	519 WEST 160 STREET	446 WEST 164 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	20	20	21
Year Built	1910	1906	1910
Gross SqFt	15,370	14,625	15,370
Estimated Gross Income	\$230,550	\$225,661	\$228,557
Gross Income per SqFt	\$15.00	\$15.43	\$14.87
Full Market Value	\$489,000	\$763,000	\$773,000
Market Value per SqFt	\$31.80	\$52.00	\$50.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02119-0056	1-02110-0073	1-02119-0054
Address	527 WEST 160 STREET	446 WEST 164 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	20	20	21
Year Built	1910	1906	1910
Gross SqFt	15,370	14,625	15,370
Estimated Gross Income	\$230,550	\$225,661	\$228,557
Gross Income per SqFt	\$15.00	\$15.43	\$14.87
Full Market Value	\$489,000	\$763,000	\$773,000
Market Value per SqFt	\$31.80	\$52.00	\$50.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02119-0060	1-02118-0043	1-02119-0054
Address	535 WEST 160 STREET	509 WEST 159 STREET	523 WEST 160 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	25	21
Year Built	1910	1916	1910
Gross SqFt	15,175	15,558	15,370
Estimated Gross Income	\$227,625	\$207,012	\$228,557
Gross Income per SqFt	\$15.00	\$13.31	\$14.87
Full Market Value	\$483,000	\$645,000	\$773,000
Market Value per SqFt	\$31.80	\$42.00	\$50.00
Distance from Cooperative in miles		0.05	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02119-0062	1-02110-0073	1-02119-0054
Address	539 WEST 160 STREET	446 WEST 164 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	20	20	21
Year Built	1910	1906	1910
Gross SqFt	15,175	14,625	15,370
Estimated Gross Income	\$227,625	\$225,661	\$228,557
Gross Income per SqFt	\$15.00	\$15.43	\$14.87
Full Market Value	\$483,000	\$763,000	\$773,000
Market Value per SqFt	\$31.80	\$52.00	\$50.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02119-0064	1-02110-0073	1-02119-0054
Address	543 WEST 160 STREET	446 WEST 164 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	20	20	21
Year Built	1910	1906	1910
Gross SqFt	15,175	14,625	15,370
Estimated Gross Income	\$227,625	\$225,661	\$228,557
Gross Income per SqFt	\$15.00	\$15.43	\$14.87
Full Market Value	\$483,000	\$763,000	\$773,000
Market Value per SqFt	\$31.80	\$52.00	\$50.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02119-0068	1-02110-0073	1-02119-0054
Address	551 WEST 160 STREET	446 WEST 164 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	20	20	21
Year Built	1907	1906	1910
Gross SqFt	15,175	14,625	15,370
Estimated Gross Income	\$227,625	\$225,661	\$228,557
Gross Income per SqFt	\$15.00	\$15.43	\$14.87
Full Market Value	\$483,000	\$763,000	\$773,000
Market Value per SqFt	\$31.80	\$52.00	\$50.00
Distance from Cooperative in miles		0.20	0.00

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02122-0127	1-02142-0034	1-02133-0013
Address	535 WEST 163 STREET	640 WEST 171 STREET	574 WEST 176 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	31	30
Year Built	1900	1916	1913
Gross SqFt	26,650	23,380	21,735
Estimated Gross Income	\$439,725	\$404,956	\$346,094
Gross Income per SqFt	\$16.50	\$17.32	\$15.92
Full Market Value	\$932,000	\$1,140,000	\$1,170,000
Market Value per SqFt	\$35.00	\$49.00	\$54.00
Distance from Cooperative in miles		0.40	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02122-0133	1-02116-0011	1-02118-0001
Address	549 WEST 163 STREET	544 WEST 158 STREET	3820 BROADWAY
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	38	42	43
Year Built	1910	1925	1907
Gross SqFt	48,210	43,104	43,748
Estimated Gross Income	\$602,625	\$495,906	\$578,013
Gross Income per SqFt	\$12.50	\$11.50	\$13.21
Full Market Value	\$1,410,000	\$1,390,000	\$1,800,000
Market Value per SqFt	\$29.20	\$32.00	\$41.10
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02126-0001	1-02107-0072	1-02112-0015
Address	4032 ST NICHOLAS AVENUE	929 ST NICHOLAS AVENUE	2201 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	64	65	84
Year Built	1910	1915	1929
Gross SqFt	84,102	74,826	84,651
Estimated Gross Income	\$1,114,351	\$950,266	\$1,093,936
Gross Income per SqFt	\$13.25	\$12.70	\$12.92
Full Market Value	\$3,470,000	\$2,960,000	\$3,410,000
Market Value per SqFt	\$41.30	\$40.00	\$40.30
Distance from Cooperative in miles		0.70	0.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02127-0052	1-02126-0036	1-02126-0038
Address	503 WEST 170 STREET	510 WEST 170 STREET	506 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	25	20	20
Year Built	1911	1907	1907
Gross SqFt	18,005	16,350	16,350
Estimated Gross Income	\$252,070	\$226,882	\$206,715
Gross Income per SqFt	\$14.00	\$13.88	\$12.64
Full Market Value	\$534,000	\$707,000	\$581,000
Market Value per SqFt	\$29.70	\$43.00	\$35.50
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02128-0038	1-02126-0036	1-02126-0038
Address	510 WEST 172 STREET	510 WEST 170 STREET	506 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	20	20	20
Year Built	1907	1907	1907
Gross SqFt	16,790	16,350	16,350
Estimated Gross Income	\$235,060	\$226,882	\$206,715
Gross Income per SqFt	\$14.00	\$13.88	\$12.64
Full Market Value	\$498,000	\$707,000	\$581,000
Market Value per SqFt	\$29.70	\$43.00	\$35.50
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02129-0045	1-02108-0027	1-02128-0029
Address	500 WEST 173 STREET	535 EDGECOMBE AVENUE	111 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	18	20	20
Year Built	1906	1925	1907
Gross SqFt	16,275	17,545	20,100
Estimated Gross Income	\$276,675	\$245,944	\$336,804
Gross Income per SqFt	\$17.00	\$14.02	\$16.76
Full Market Value	\$587,000	\$766,000	\$1,260,000
Market Value per SqFt	\$36.10	\$44.00	\$63.00
Distance from Cooperative in miles		0.70	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$386,793	\$346,094	\$404,956
Gross Income per SqFt	\$16.50	\$15.92	\$17.32
Full Market Value	\$820,000	\$1,170,000	\$1,140,000
Market Value per SqFt	\$35.00	\$54.00	\$48.80
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02133-0070	1-02133-0013	1-02142-0034
Address	592 WEST 178 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	24,625	21,735	23,380
Estimated Gross Income	\$406,312	\$346,094	\$404,956
Gross Income per SqFt	\$16.50	\$15.92	\$17.32
Full Market Value	\$861,000	\$1,170,000	\$1,140,000
Market Value per SqFt	\$35.00	\$54.00	\$48.80
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02134-0071	1-02139-0277	1-02134-0022
Address	790 RIVERSIDE DRIVE	200 HAVEN AVENUE	780 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	202	95	71
Year Built	1930	1941	1914
Gross SqFt	326,008	124,789	111,260
Estimated Gross Income	\$4,890,120	\$1,954,844	\$1,274,887
Gross Income per SqFt	\$15.00	\$15.67	\$11.46
Full Market Value	\$16,500,000	\$6,610,000	\$3,580,000
Market Value per SqFt	\$51.00	\$53.00	\$32.20
Distance from Cooperative in miles		0.90	0.04

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02134-0105	1-02144-0042	1-02145-0022
Address	611 WEST 156 STREET	1351 ST NICHOLAS AVENUE	4180 BROADWAY
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	29	38	43
Year Built	1910	1910	1910
Gross SqFt	44,742	44,818	45,666
Estimated Gross Income	\$581,646	\$607,173	\$817,201
Gross Income per SqFt	\$13.00	\$13.55	\$17.90
Full Market Value	\$1,230,000	\$1,890,000	\$3,060,000
Market Value per SqFt	\$27.50	\$42.00	\$67.00
Distance from Cooperative in miles		1.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02134-0195	1-02114-0035	1-02043-0029
Address	800 RIVERSIDE DRIVE	1930 AMSTERDAM AVENUE	2 BRADHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	80	182	177
Year Built	1920	1900	1980
Gross SqFt	167,821	181,111	198,624
Estimated Gross Income	\$2,517,315	\$3,280,717	\$3,457,109
Gross Income per SqFt	\$15.00	\$18.11	\$17.41
Full Market Value	\$5,340,000	\$12,300,000	\$7,330,000
Market Value per SqFt	\$31.80	\$68.00	\$36.90
Distance from Cooperative in miles		0.20	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02134-0206	1-02139-0277	1-02134-0022
Address	156-20 RIVERSIDE DRIVE WE	200 HAVEN AVENUE	780 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	434	95	71
Year Built	1963	1941	1914
Gross SqFt	646,044	124,789	111,260
Estimated Gross Income	\$9,690,660	\$1,954,844	\$1,274,887
Gross Income per SqFt	\$15.00	\$15.67	\$11.46
Full Market Value	\$20,500,000	\$6,610,000	\$3,580,000
Market Value per SqFt	\$31.70	\$53.00	\$32.20
Distance from Cooperative in miles		0.80	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02135-0060	1-02114-0035	1-02043-0029
Address	158-18 RIVERSIDE DRIVE WE	1930 AMSTERDAM AVENUE	2 BRADHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	244	182	177
Year Built	1941	1900	1980
Gross SqFt	318,505	181,111	198,624
Estimated Gross Income	\$4,777,575	\$3,280,717	\$3,457,109
Gross Income per SqFt	\$15.00	\$18.11	\$17.41
Full Market Value	\$16,200,000	\$12,300,000	\$7,330,000
Market Value per SqFt	\$51.00	\$68.00	\$36.90
Distance from Cooperative in miles		0.30	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02136-0018	1-02145-0031	1-02137-0029
Address	834 RIVERSIDE DRIVE	660 WEST 178 STREET	604 WEST 162 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	25	41
Year Built	1921	1929	1910
Gross SqFt	26,400	18,050	30,204
Estimated Gross Income	\$475,200	\$341,530	\$337,167
Gross Income per SqFt	\$18.00	\$18.92	\$11.16
Full Market Value	\$1,010,000	\$1,280,000	\$874,000
Market Value per SqFt	\$38.30	\$71.00	\$28.90
Distance from Cooperative in miles		0.95	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02136-0036	1-02134-0095	1-02137-0168
Address	870 RIVERSIDE DRIVE	3761 BROADWAY	130 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	37	76	78
Year Built	1920	1920	1924
Gross SqFt	74,879	70,356	80,886
Estimated Gross Income	\$898,548	\$870,514	\$1,012,878
Gross Income per SqFt	\$12.00	\$12.37	\$12.52
Full Market Value	\$1,900,000	\$2,260,000	\$2,850,000
Market Value per SqFt	\$25.40	\$32.00	\$35.20
Distance from Cooperative in miles		0.15	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02136-0050	1-02144-0042	1-02145-0022
Address	15 FT WASHINGTON AVENUE	1351 ST NICHOLAS AVENUE	4180 BROADWAY
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	36	38	43
Year Built	1912	1910	1910
Gross SqFt	40,778	44,818	45,666
Estimated Gross Income	\$530,114	\$607,173	\$817,201
Gross Income per SqFt	\$13.00	\$13.55	\$17.90
Full Market Value	\$1,120,000	\$1,890,000	\$3,060,000
Market Value per SqFt	\$27.50	\$42.00	\$67.00
Distance from Cooperative in miles		0.95	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02136-0086	1-02134-0095	1-02137-0168
Address	47 FT WASHINGTON AVENUE	3761 BROADWAY	130 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	41	76	78
Year Built	1914	1920	1924
Gross SqFt	63,084	70,356	80,886
Estimated Gross Income	\$757,008	\$870,514	\$1,012,878
Gross Income per SqFt	\$12.00	\$12.37	\$12.52
Full Market Value	\$1,600,000	\$2,260,000	\$2,850,000
Market Value per SqFt	\$25.40	\$32.00	\$35.20
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02136-0124	1-02139-0193	1-02139-0200
Address	664 WEST 161 STREET	711 WEST 171 STREET	271 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	42	48	43
Year Built	1916	1929	1917
Gross SqFt	52,950	44,820	41,757
Estimated Gross Income	\$847,200	\$569,692	\$469,812
Gross Income per SqFt	\$16.00	\$12.71	\$11.25
Full Market Value	\$1,800,000	\$1,600,000	\$1,220,000
Market Value per SqFt	\$34.00	\$36.00	\$29.20
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02136-0128	1-02134-0095	1-02137-0168
Address	654 WEST 161 STREET	3761 BROADWAY	130 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	48	76	78
Year Built	1915	1920	1924
Gross SqFt	61,902	70,356	80,886
Estimated Gross Income	\$742,824	\$870,514	\$1,012,878
Gross Income per SqFt	\$12.00	\$12.37	\$12.52
Full Market Value	\$2,090,000	\$2,260,000	\$2,850,000
Market Value per SqFt	\$33.80	\$32.00	\$35.20
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02136-0145	1-02134-0095	1-02137-0168
Address	65 FT WASHINGTON AVENUE	3761 BROADWAY	130 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	41	76	78
Year Built	1920	1920	1924
Gross SqFt	60,072	70,356	80,886
Estimated Gross Income	\$621,745	\$870,514	\$1,012,878
Gross Income per SqFt	\$10.35	\$12.37	\$12.52
Full Market Value	\$1,610,000	\$2,260,000	\$2,850,000
Market Value per SqFt	\$26.80	\$32.00	\$35.20
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02139-0175	1-02144-0042	1-02145-0022
Address	255 FT WASHINGTON AVENUE	1351 ST NICHOLAS AVENUE	4180 BROADWAY
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	36	38	43
Year Built	1946	1910	1910
Gross SqFt	44,574	44,818	45,666
Estimated Gross Income	\$579,462	\$607,173	\$817,201
Gross Income per SqFt	\$13.00	\$13.55	\$17.90
Full Market Value	\$1,800,000	\$1,890,000	\$3,060,000
Market Value per SqFt	\$40.40	\$42.00	\$67.00
Distance from Cooperative in miles		0.40	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02139-0214	1-02134-0095	1-02137-0168
Address	70 HAVEN AVENUE	3761 BROADWAY	130 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	54	76	78
Year Built	1925	1920	1924
Gross SqFt	61,356	70,356	80,886
Estimated Gross Income	\$736,272	\$870,514	\$1,012,878
Gross Income per SqFt	\$12.00	\$12.37	\$12.52
Full Market Value	\$2,070,000	\$2,260,000	\$2,850,000
Market Value per SqFt	\$33.70	\$32.00	\$35.20
Distance from Cooperative in miles		0.65	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02139-0316	1-02139-0196	1-02139-0343
Address	720 WEST 173 STREET	707 WEST 171 STREET	285 FT WASHINGTON 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	42	62
Year Built	1922	1926	1920
Gross SqFt	40,720	34,338	37,170
Estimated Gross Income	\$488,640	\$414,334	\$458,967
Gross Income per SqFt	\$12.00	\$12.07	\$12.35
Full Market Value	\$1,370,000	\$1,160,000	\$1,290,000
Market Value per SqFt	\$33.60	\$34.00	\$34.70
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02139-0517	1-02137-0110	1-02142-0227
Address	4 SOUTH PINEHURST AVENUE	3901 BROADWAY	715 WEST 175 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	43	71	47
Year Built	1925	1930	1930
Gross SqFt	59,805	58,269	42,177
Estimated Gross Income	\$956,880	\$1,048,348	\$601,395
Gross Income per SqFt	\$16.00	\$17.99	\$14.26
Full Market Value	\$3,240,000	\$3,920,000	\$2,030,000
Market Value per SqFt	\$54.00	\$67.00	\$48.10
Distance from Cooperative in miles		0.65	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02139-0523	1-02134-0095	1-02137-0168
Address	371 FT WASHINGTON AVENUE	3761 BROADWAY	130 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	54	76	78
Year Built	1923	1920	1924
Gross SqFt	81,804	70,356	80,886
Estimated Gross Income	\$981,648	\$870,514	\$1,012,878
Gross Income per SqFt	\$12.00	\$12.37	\$12.52
Full Market Value	\$2,760,000	\$2,260,000	\$2,850,000
Market Value per SqFt	\$33.70	\$32.00	\$35.20
Distance from Cooperative in miles		1.00	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02139-0530	1-02134-0095	1-02137-0168
Address	359 FT WASHINGTON AVENUE	3761 BROADWAY	130 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	54	76	78
Year Built	1923	1920	1924
Gross SqFt	81,804	70,356	80,886
Estimated Gross Income	\$981,648	\$870,514	\$1,012,878
Gross Income per SqFt	\$12.00	\$12.37	\$12.52
Full Market Value	\$2,760,000	\$2,260,000	\$2,850,000
Market Value per SqFt	\$33.70	\$32.00	\$35.20
Distance from Cooperative in miles		1.00	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02142-0050	1-02137-0110	1-02142-0001
Address	270 FT WASHINGTON AVENUE	3901 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	36	71	48
Year Built	1920	1930	1921
Gross SqFt	48,298	58,269	51,600
Estimated Gross Income	\$772,768	\$1,048,348	\$746,319
Gross Income per SqFt	\$16.00	\$17.99	\$14.46
Full Market Value	\$2,610,000	\$3,920,000	\$2,520,000
Market Value per SqFt	\$54.00	\$67.00	\$48.80
Distance from Cooperative in miles		0.40	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02142-0089	1-02137-0110	1-02142-0227
Address	280 FT WASHINGTON AVENUE	3901 BROADWAY	715 WEST 175 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	37	71	47
Year Built	1915	1930	1930
Gross SqFt	50,412	58,269	42,177
Estimated Gross Income	\$806,592	\$1,048,348	\$601,395
Gross Income per SqFt	\$16.00	\$17.99	\$14.26
Full Market Value	\$2,730,000	\$3,920,000	\$2,030,000
Market Value per SqFt	\$54.00	\$67.00	\$48.10
Distance from Cooperative in miles		0.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02142-0130	1-02134-0095	1-02137-0168
Address	4101 BROADWAY	3761 BROADWAY	130 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	78	76	78
Year Built	1926	1920	1924
Gross SqFt	78,425	70,356	80,886
Estimated Gross Income	\$941,100	\$870,514	\$1,012,878
Gross Income per SqFt	\$12.00	\$12.37	\$12.52
Full Market Value	\$2,640,000	\$2,260,000	\$2,850,000
Market Value per SqFt	\$33.70	\$32.00	\$35.20
Distance from Cooperative in miles		0.85	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02142-0136	1-02137-0110	1-02142-0227
Address	4113 BROADWAY	3901 BROADWAY	715 WEST 175 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	50	71	47
Year Built	1926	1930	1930
Gross SqFt	47,580	58,269	42,177
Estimated Gross Income	\$761,280	\$1,048,348	\$601,395
Gross Income per SqFt	\$16.00	\$17.99	\$14.26
Full Market Value	\$2,570,000	\$3,920,000	\$2,030,000
Market Value per SqFt	\$54.00	\$67.00	\$48.10
Distance from Cooperative in miles		0.50	0.10

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02142-0161	1-02134-0095	1-02137-0168
Address	326 FT WASHINGTON AVENUE	3761 BROADWAY	130 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	79	76	78
Year Built	1924	1920	1924
Gross SqFt	76,536	70,356	80,886
Estimated Gross Income	\$918,432	\$870,514	\$1,012,878
Gross Income per SqFt	\$12.00	\$12.37	\$12.52
Full Market Value	\$2,580,000	\$2,260,000	\$2,850,000
Market Value per SqFt	\$33.70	\$32.00	\$35.20
Distance from Cooperative in miles		0.90	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02142-0231	1-02139-0196	1-02139-0343
Address	712 WEST 175 STREET	707 WEST 171 STREET	285 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	40	42	62
Year Built	1925	1926	1920
Gross SqFt	32,540	34,338	37,170
Estimated Gross Income	\$390,480	\$414,334	\$458,967
Gross Income per SqFt	\$12.00	\$12.07	\$12.35
Full Market Value	\$1,100,000	\$1,160,000	\$1,290,000
Market Value per SqFt	\$33.80	\$34.00	\$34.70
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02145-0036	1-02139-0196	1-02139-0343
Address	92 WADSWORTH AVENUE	707 WEST 171 STREET	285 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	42	62
Year Built	1910	1926	1920
Gross SqFt	14,025	34,338	37,170
Estimated Gross Income	\$185,130	\$414,334	\$458,967
Gross Income per SqFt	\$13.20	\$12.07	\$12.35
Full Market Value	\$393,000	\$1,160,000	\$1,290,000
Market Value per SqFt	\$28.00	\$34.00	\$34.70
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02145-0038	1-02139-0196	1-02139-0343
Address	90 WADSWORTH AVENUE	707 WEST 171 STREET	285 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	28	42	62
Year Built	1906	1926	1920
Gross SqFt	13,700	34,338	37,170
Estimated Gross Income	\$180,292	\$414,334	\$458,967
Gross Income per SqFt	\$13.16	\$12.07	\$12.35
Full Market Value	\$382,000	\$1,160,000	\$1,290,000
Market Value per SqFt	\$27.90	\$34.00	\$34.70
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02149-0265	1-02167-0063	1-02174-0115
Address	121 FT GEORGE AVENUE	258 WADSWORTH AVENUE	87 ELLWOOD STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	49	51
Year Built	1960	1923	1929
Gross SqFt	40,304	43,575	41,045
Estimated Gross Income	\$463,496	\$500,730	\$481,403
Gross Income per SqFt	\$11.50	\$11.49	\$11.73
Full Market Value	\$1,300,000	\$1,410,000	\$1,350,000
Market Value per SqFt	\$32.30	\$32.00	\$32.90
Distance from Cooperative in miles		0.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02155-0019	1-02169-0053	1-02170-0096
Address	2440 AMSTERDAM AVENUE	1601 ST NICHOLAS AVENUE	4530 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	78	45	76
Year Built	1923	1913	1920
Gross SqFt	71,305	54,288	62,514
Estimated Gross Income	\$1,069,575	\$927,534	\$949,154
Gross Income per SqFt	\$15.00	\$17.09	\$15.18
Full Market Value	\$2,270,000	\$3,470,000	\$3,210,000
Market Value per SqFt	\$31.80	\$64.00	\$51.00
Distance from Cooperative in miles		0.50	0.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02156-0029	1-02174-0086	1-02139-0164
Address	517 WEST 184 STREET	114 NAGLE AVENUE	79 HAVEN AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	27	26
Year Built	1913	1914	1920
Gross SqFt	17,615	15,960	19,180
Estimated Gross Income	\$246,610	\$218,360	\$278,210
Gross Income per SqFt	\$14.00	\$13.68	\$14.51
Full Market Value	\$523,000	\$680,000	\$866,000
Market Value per SqFt	\$29.70	\$43.00	\$45.20
Distance from Cooperative in miles		0.80	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02157-0042	1-02157-0003	1-02170-0356
Address	560 WEST 186 STREET	1484 ST NICHOLAS AVENUE	96 WADSWORTH TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	36	31	42
Year Built	1923	1911	1922
Gross SqFt	28,705	22,246	35,470
Estimated Gross Income	\$401,870	\$303,409	\$486,244
Gross Income per SqFt	\$14.00	\$13.64	\$13.71
Full Market Value	\$852,000	\$945,000	\$1,160,000
Market Value per SqFt	\$29.70	\$43.00	\$32.70
Distance from Cooperative in miles		0.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02162-0051	1-02174-0086	1-02139-0164
Address	143 WADSWORTH AVENUE	114 NAGLE AVENUE	79 HAVEN AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	15	27	26
Year Built	1907	1914	1920
Gross SqFt	13,035	15,960	19,180
Estimated Gross Income	\$182,490	\$218,360	\$278,210
Gross Income per SqFt	\$14.00	\$13.68	\$14.51
Full Market Value	\$387,000	\$680,000	\$866,000
Market Value per SqFt	\$29.70	\$43.00	\$45.20
Distance from Cooperative in miles		0.95	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02162-0052	1-02174-0086	1-02139-0164
Address	145 WADSWORTH AVENUE	114 NAGLE AVENUE	79 HAVEN AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	15	27	26
Year Built	1907	1914	1920
Gross SqFt	13,035	15,960	19,180
Estimated Gross Income	\$182,490	\$218,360	\$278,210
Gross Income per SqFt	\$14.00	\$13.68	\$14.51
Full Market Value	\$387,000	\$680,000	\$866,000
Market Value per SqFt	\$29.70	\$43.00	\$45.20
Distance from Cooperative in miles		0.95	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02170-0129	1-02180-0036	1-02170-0112
Address	11 FT GEORGE HILL	570 FT WASHINGTON AVENUE	25 HILLSIDE AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	169	91	142
Year Built	1963	1939	1920
Gross SqFt	201,206	114,541	113,125
Estimated Gross Income	\$3,018,090	\$1,735,751	\$1,435,208
Gross Income per SqFt	\$15.00	\$15.15	\$12.69
Full Market Value	\$6,400,000	\$5,870,000	\$4,470,000
Market Value per SqFt	\$31.80	\$51.00	\$39.50
Distance from Cooperative in miles		0.65	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02170-0131	1-02180-0340	1-02153-0001
Address	1705 FT GEORGE HILL	150 BENNETT AVENUE	1360 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	204	153	485
Year Built	1961	1941	1964
Gross SqFt	222,714	179,130	517,910
Estimated Gross Income	\$2,895,282	\$2,286,451	\$6,617,445
Gross Income per SqFt	\$13.00	\$12.76	\$12.78
Full Market Value	\$6,140,000	\$7,120,000	\$20,600,000
Market Value per SqFt	\$27.60	\$40.00	\$39.80
Distance from Cooperative in miles		0.45	0.90

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02170-0140	1-02180-0340	1-02153-0001
Address	99 HILLSIDE AVENUE	150 BENNETT AVENUE	1360 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	205	153	485
Year Built	1959	1941	1964
Gross SqFt	223,200	179,130	517,910
Estimated Gross Income	\$2,901,600	\$2,286,451	\$6,617,445
Gross Income per SqFt	\$13.00	\$12.76	\$12.78
Full Market Value	\$6,150,000	\$7,120,000	\$20,600,000
Market Value per SqFt	\$27.60	\$40.00	\$39.80
Distance from Cooperative in miles		0.45	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02170-0520	1-02180-0340	1-02153-0001
Address	45 FAIRVIEW AVENUE	150 BENNETT AVENUE	1360 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	218	153	485
Year Built	1963	1941	1964
Gross SqFt	271,388	179,130	517,910
Estimated Gross Income	\$3,528,044	\$2,286,451	\$6,617,445
Gross Income per SqFt	\$13.00	\$12.76	\$12.78
Full Market Value	\$7,480,000	\$7,120,000	\$20,600,000
Market Value per SqFt	\$27.60	\$40.00	\$39.80
Distance from Cooperative in miles		0.45	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02171-0012	1-02176-0070	1-02179-0185
Address	31 NAGLE AVENUE	700 WEST 178 STREET	106 PINEHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	114	54	96
Year Built	1951	1920	1928
Gross SqFt	89,300	84,318	93,180
Estimated Gross Income	\$1,339,500	\$1,250,720	\$1,496,368
Gross Income per SqFt	\$15.00	\$14.83	\$16.06
Full Market Value	\$4,530,000	\$4,230,000	\$5,060,000
Market Value per SqFt	\$51.00	\$50.00	\$54.00
Distance from Cooperative in miles		0.90	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02171-0105	1-02165-0065	1-02149-0056
Address	30 BOGARDUS PLACE	1469 ST NICHOLAS AVENUE	24 LAUREL HILL TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	50	25	48
Year Built	1941	1905	1930
Gross SqFt	43,737	22,008	42,864
Estimated Gross Income	\$656,055	\$372,288	\$636,709
Gross Income per SqFt	\$15.00	\$16.92	\$14.85
Full Market Value	\$2,220,000	\$1,390,000	\$2,150,000
Market Value per SqFt	\$51.00	\$63.00	\$50.00
Distance from Cooperative in miles		0.60	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02171-0120	1-02165-0065	1-02149-0056
Address	4 BOGARDUS PLACE	1469 ST NICHOLAS AVENUE	24 LAUREL HILL TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	35	25	48
Year Built	1920	1905	1930
Gross SqFt	34,108	22,008	42,864
Estimated Gross Income	\$511,620	\$372,288	\$636,709
Gross Income per SqFt	\$15.00	\$16.92	\$14.85
Full Market Value	\$1,730,000	\$1,390,000	\$2,150,000
Market Value per SqFt	\$51.00	\$63.00	\$50.00
Distance from Cooperative in miles		0.60	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02175-0032	1-02170-0096	1-02169-0053
Address	96 ARDEN STREET	4530 BROADWAY	1601 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	60	76	45
Year Built	1925	1920	1913
Gross SqFt	58,904	62,514	54,288
Estimated Gross Income	\$883,560	\$949,154	\$927,534
Gross Income per SqFt	\$15.00	\$15.18	\$17.09
Full Market Value	\$2,990,000	\$3,210,000	\$3,470,000
Market Value per SqFt	\$51.00	\$51.00	\$64.00
Distance from Cooperative in miles		0.35	0.60

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02175-0175	1-02167-0063	1-02174-0115
Address	76 THAYER STREET	258 WADSWORTH AVENUE	87 ELLWOOD STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	62	49	51
Year Built	1928	1923	1929
Gross SqFt	47,825	43,575	41,045
Estimated Gross Income	\$549,987	\$500,730	\$481,403
Gross Income per SqFt	\$11.50	\$11.49	\$11.73
Full Market Value	\$1,550,000	\$1,410,000	\$1,350,000
Market Value per SqFt	\$32.40	\$32.00	\$32.90
Distance from Cooperative in miles		0.80	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02176-0044	1-02174-0086	
Address	706 WEST 180 STREET	114 NAGLE AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	21	27	
Year Built	1924	1914	
Gross SqFt	18,340	15,960	
Estimated Gross Income	\$256,760	\$218,360	
Gross Income per SqFt	\$14.00	\$13.68	
Full Market Value	\$800,000	\$680,000	
Market Value per SqFt	\$43.60	\$43.00	
Distance from Cooperative in miles		1.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02176-0150	1-02157-0003	1-02170-0356
Address	715 WEST 180 STREET	1484 ST NICHOLAS AVENUE	96 WADSWORTH TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	31	42
Year Built	1909	1911	1922
Gross SqFt	20,720	22,246	35,470
Estimated Gross Income	\$290,080	\$303,409	\$486,244
Gross Income per SqFt	\$14.00	\$13.64	\$13.71
Full Market Value	\$903,000	\$945,000	\$1,160,000
Market Value per SqFt	\$43.60	\$43.00	\$32.70
Distance from Cooperative in miles		0.30	0.55

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0028	1-02167-0063	1-02174-0115
Address	5 PINEHURST AVENUE	258 WADSWORTH AVENUE	87 ELLWOOD STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	38	49	51
Year Built	1950	1923	1929
Gross SqFt	47,550	43,575	41,045
Estimated Gross Income	\$546,825	\$500,730	\$481,403
Gross Income per SqFt	\$11.50	\$11.49	\$11.73
Full Market Value	\$1,540,000	\$1,410,000	\$1,350,000
Market Value per SqFt	\$32.40	\$32.00	\$32.90
Distance from Cooperative in miles		0.50	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0087	1-02169-0053	1-02170-0096
Address	447 FT WASHINGTON AVENUE	1601 ST NICHOLAS AVENUE	4530 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	44	45	76
Year Built	1910	1913	1920
Gross SqFt	52,782	54,288	62,514
Estimated Gross Income	\$791,730	\$927,534	\$949,154
Gross Income per SqFt	\$15.00	\$17.09	\$15.18
Full Market Value	\$2,680,000	\$3,470,000	\$3,210,000
Market Value per SqFt	\$51.00	\$64.00	\$51.00
Distance from Cooperative in miles		0.60	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0118	1-02175-0170	1-02176-0119
Address	854 WEST 181 STREET	98 THAYER STREET	728 WEST 181 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	59	64
Year Built	1909	1929	1920
Gross SqFt	56,814	54,732	55,764
Estimated Gross Income	\$852,210	\$766,838	\$1,059,516
Gross Income per SqFt	\$15.00	\$14.01	\$19.00
Full Market Value	\$2,880,000	\$2,390,000	\$3,960,000
Market Value per SqFt	\$51.00	\$44.00	\$71.00
Distance from Cooperative in miles		1.10	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0154	1-02165-0065	1-02149-0056
Address	49 PINEHURST AVENUE	1469 ST NICHOLAS AVENUE	24 LAUREL HILL TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	44	25	48
Year Built	1910	1905	1930
Gross SqFt	46,818	22,008	42,864
Estimated Gross Income	\$702,270	\$372,288	\$636,709
Gross Income per SqFt	\$15.00	\$16.92	\$14.85
Full Market Value	\$2,370,000	\$1,390,000	\$2,150,000
Market Value per SqFt	\$51.00	\$63.00	\$50.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0166	1-02165-0065	1-02149-0056
Address	825 WEST 179 STREET	1469 ST NICHOLAS AVENUE	24 LAUREL HILL TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	42	25	48
Year Built	1920	1905	1930
Gross SqFt	43,536	22,008	42,864
Estimated Gross Income	\$653,040	\$372,288	\$636,709
Gross Income per SqFt	\$15.00	\$16.92	\$14.85
Full Market Value	\$2,210,000	\$1,390,000	\$2,150,000
Market Value per SqFt	\$51.00	\$63.00	\$50.00
Distance from Cooperative in miles		0.35	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0170	1-02169-0053	1-02170-0096
Address	870 WEST 181 STREET	1601 ST NICHOLAS AVENUE	4530 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	61	45	76
Year Built	1923	1913	1920
Gross SqFt	63,600	54,288	62,514
Estimated Gross Income	\$954,000	\$927,534	\$949,154
Gross Income per SqFt	\$15.00	\$17.09	\$15.18
Full Market Value	\$3,230,000	\$3,470,000	\$3,210,000
Market Value per SqFt	\$51.00	\$64.00	\$51.00
Distance from Cooperative in miles		0.65	0.95

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0175	1-02170-0096	1-02169-0053
Address	860 WEST 181 STREET	4530 BROADWAY	1601 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	66	76	45
Year Built	1923	1920	1913
Gross SqFt	60,780	62,514	54,288
Estimated Gross Income	\$911,700	\$949,154	\$927,534
Gross Income per SqFt	\$15.00	\$15.18	\$17.09
Full Market Value	\$3,080,000	\$3,210,000	\$3,470,000
Market Value per SqFt	\$51.00	\$51.00	\$64.00
Distance from Cooperative in miles		0.95	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0234	1-02180-0340	1-02153-0001
Address	330 HAVEN AVENUE	150 BENNETT AVENUE	1360 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	192	153	485
Year Built	1951	1941	1964
Gross SqFt	210,468	179,130	517,910
Estimated Gross Income	\$2,760,084	\$2,286,451	\$6,617,445
Gross Income per SqFt	\$13.11	\$12.76	\$12.78
Full Market Value	\$8,590,000	\$7,120,000	\$20,600,000
Market Value per SqFt	\$40.80	\$40.00	\$39.80
Distance from Cooperative in miles		0.65	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0242	1-02169-0053	1-02170-0096
Address	880 WEST 181 STREET	1601 ST NICHOLAS AVENUE	4530 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	61	45	76
Year Built	1916	1913	1920
Gross SqFt	56,418	54,288	62,514
Estimated Gross Income	\$870,270	\$927,534	\$949,154
Gross Income per SqFt	\$15.43	\$17.09	\$15.18
Full Market Value	\$2,940,000	\$3,470,000	\$3,210,000
Market Value per SqFt	\$52.00	\$64.00	\$51.00
Distance from Cooperative in miles		0.80	1.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0001	1-02169-0053	1-02170-0096
Address	875 WEST 181 STREET	1601 ST NICHOLAS AVENUE	4530 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	86	45	76
Year Built	1917	1913	1920
Gross SqFt	60,355	54,288	62,514
Estimated Gross Income	\$905,325	\$927,534	\$949,154
Gross Income per SqFt	\$15.00	\$17.09	\$15.18
Full Market Value	\$3,060,000	\$3,470,000	\$3,210,000
Market Value per SqFt	\$51.00	\$64.00	\$51.00
Distance from Cooperative in miles		0.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0010	1-02153-0001	1-02180-0340
Address	120 CABRINI BOULEVARD	1360 ST NICHOLAS AVENUE	150 BENNETT AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	594	485	153
Year Built	1939	1964	1941
Gross SqFt	890,134	517,910	179,130
Estimated Gross Income	\$11,571,742	\$6,617,445	\$2,286,451
Gross Income per SqFt	\$13.00	\$12.78	\$12.76
Full Market Value	\$36,000,000	\$20,600,000	\$7,120,000
Market Value per SqFt	\$40.40	\$40.00	\$39.70
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0080	1-02169-0053	1-02170-0096
Address	867 WEST 181 STREET	1601 ST NICHOLAS AVENUE	4530 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	72	45	76
Year Built	1920	1913	1920
Gross SqFt	73,272	54,288	62,514
Estimated Gross Income	\$1,099,080	\$927,534	\$949,154
Gross Income per SqFt	\$15.00	\$17.09	\$15.18
Full Market Value	\$3,720,000	\$3,470,000	\$3,210,000
Market Value per SqFt	\$51.00	\$64.00	\$51.00
Distance from Cooperative in miles		0.50	0.70

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0112	1-02165-0065	1-02149-0056
Address	115 CABRINI BOULEVARD	1469 ST NICHOLAS AVENUE	24 LAUREL HILL TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	39	25	48
Year Built	1927	1905	1930
Gross SqFt	39,708	22,008	42,864
Estimated Gross Income	\$595,620	\$372,288	\$636,709
Gross Income per SqFt	\$15.00	\$16.92	\$14.85
Full Market Value	\$2,010,000	\$1,390,000	\$2,150,000
Market Value per SqFt	\$51.00	\$63.00	\$50.00
Distance from Cooperative in miles		0.35	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0158	1-02169-0053	1-02170-0096
Address	198 PINEHURST AVENUE	1601 ST NICHOLAS AVENUE	4530 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	60	45	76
Year Built	1920	1913	1920
Gross SqFt	52,616	54,288	62,514
Estimated Gross Income	\$789,240	\$927,534	\$949,154
Gross Income per SqFt	\$15.00	\$17.09	\$15.18
Full Market Value	\$2,670,000	\$3,470,000	\$3,210,000
Market Value per SqFt	\$51.00	\$64.00	\$51.00
Distance from Cooperative in miles		0.50	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0170	1-02180-0340	1-02153-0001
Address	116 PINEHURST AVENUE	150 BENNETT AVENUE	1360 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	353	153	485
Year Built	1925	1941	1964
Gross SqFt	540,000	179,130	517,910
Estimated Gross Income	\$8,100,000	\$2,286,451	\$6,617,445
Gross Income per SqFt	\$15.00	\$12.76	\$12.78
Full Market Value	\$27,400,000	\$7,120,000	\$20,600,000
Market Value per SqFt	\$51.00	\$40.00	\$39.80
Distance from Cooperative in miles		0.30	0.50

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0205	1-02157-0003	1-02170-0356
Address	187 PINEHURST AVENUE	1484 ST NICHOLAS AVENUE	96 WADSWORTH TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	49	31	42
Year Built	1925	1911	1922
Gross SqFt	34,200	22,246	35,470
Estimated Gross Income	\$478,800	\$303,409	\$486,244
Gross Income per SqFt	\$14.00	\$13.64	\$13.71
Full Market Value	\$1,490,000	\$945,000	\$1,160,000
Market Value per SqFt	\$43.60	\$43.00	\$32.70
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0258	1-02165-0065	1-02149-0056
Address	17 CHITTENDEN AVENUE	1469 ST NICHOLAS AVENUE	24 LAUREL HILL TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	33	25	48
Year Built	1939	1905	1930
Gross SqFt	29,322	22,008	42,864
Estimated Gross Income	\$439,830	\$372,288	\$636,709
Gross Income per SqFt	\$15.00	\$16.92	\$14.85
Full Market Value	\$1,490,000	\$1,390,000	\$2,150,000
Market Value per SqFt	\$51.00	\$63.00	\$50.00
Distance from Cooperative in miles		0.40	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0261	1-02165-0065	1-02149-0056
Address	23 CHITTENDEN AVENUE	1469 ST NICHOLAS AVENUE	24 LAUREL HILL TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	18	25	48
Year Built	1937	1905	1930
Gross SqFt	17,436	22,008	42,864
Estimated Gross Income	\$261,540	\$372,288	\$636,709
Gross Income per SqFt	\$15.00	\$16.92	\$14.85
Full Market Value	\$884,000	\$1,390,000	\$2,150,000
Market Value per SqFt	\$51.00	\$63.00	\$50.00
Distance from Cooperative in miles		0.40	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0274	1-02176-0115	1-02170-0096
Address	220 CABRINI BOULEVARD	736 WEST 181 STREET	4530 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	62	75	76
Year Built	1930	1920	1920
Gross SqFt	58,008	59,208	62,514
Estimated Gross Income	\$870,120	\$915,783	\$949,154
Gross Income per SqFt	\$15.00	\$15.47	\$15.18
Full Market Value	\$2,940,000	\$3,100,000	\$3,210,000
Market Value per SqFt	\$51.00	\$52.00	\$51.00
Distance from Cooperative in miles		0.35	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0373	1-02180-0340	1-02153-0001
Address	900 WEST 190 STREET	150 BENNETT AVENUE	1360 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	217	153	485
Year Built	1954	1941	1964
Gross SqFt	218,536	179,130	517,910
Estimated Gross Income	\$2,840,968	\$2,286,451	\$6,617,445
Gross Income per SqFt	\$13.00	\$12.76	\$12.78
Full Market Value	\$8,850,000	\$7,120,000	\$20,600,000
Market Value per SqFt	\$40.50	\$40.00	\$39.80
Distance from Cooperative in miles		0.10	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0440	1-02176-0070	1-02179-0185
Address	350 CABRINI BOULEVARD	700 WEST 178 STREET	106 PINEHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	76	54	96
Year Built	1935	1920	1928
Gross SqFt	91,968	84,318	93,180
Estimated Gross Income	\$1,379,520	\$1,250,720	\$1,496,368
Gross Income per SqFt	\$15.00	\$14.83	\$16.06
Full Market Value	\$4,660,000	\$4,230,000	\$5,060,000
Market Value per SqFt	\$51.00	\$50.00	\$54.00
Distance from Cooperative in miles		0.95	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0466	1-02176-0070	1-02179-0185
Address	250 CABRINI BOULEVARD	700 WEST 178 STREET	106 PINEHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	77	54	96
Year Built	1936	1920	1928
Gross SqFt	81,781	84,318	93,180
Estimated Gross Income	\$1,226,715	\$1,250,720	\$1,496,368
Gross Income per SqFt	\$15.00	\$14.83	\$16.06
Full Market Value	\$4,150,000	\$4,230,000	\$5,060,000
Market Value per SqFt	\$51.00	\$50.00	\$54.00
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0489	1-02180-0036	1-02170-0112
Address	360 CABRINI BOULEVARD	570 FT WASHINGTON AVENUE	25 HILLSIDE AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	112	91	142
Year Built	1942	1939	1920
Gross SqFt	117,678	114,541	113,125
Estimated Gross Income	\$1,765,170	\$1,735,751	\$1,435,208
Gross Income per SqFt	\$15.00	\$15.15	\$12.69
Full Market Value	\$5,970,000	\$5,870,000	\$4,470,000
Market Value per SqFt	\$51.00	\$51.00	\$39.50
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0500	1-02169-0053	1-02170-0096
Address	689 FT WASHINGTON AVENUE	1601 ST NICHOLAS AVENUE	4530 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	84	45	76
Year Built	1928	1913	1920
Gross SqFt	56,686	54,288	62,514
Estimated Gross Income	\$850,290	\$927,534	\$949,154
Gross Income per SqFt	\$15.00	\$17.09	\$15.18
Full Market Value	\$2,870,000	\$3,470,000	\$3,210,000
Market Value per SqFt	\$51.00	\$64.00	\$51.00
Distance from Cooperative in miles		0.35	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0032	1-02157-0003	1-02170-0356
Address	550 FT WASHINGTON AVENUE	1484 ST NICHOLAS AVENUE	96 WADSWORTH TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	29	31	42
Year Built	1922	1911	1922
Gross SqFt	28,775	22,246	35,470
Estimated Gross Income	\$402,850	\$303,409	\$486,244
Gross Income per SqFt	\$14.00	\$13.64	\$13.71
Full Market Value	\$854,000	\$945,000	\$1,160,000
Market Value per SqFt	\$29.70	\$43.00	\$32.70
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0039	1-02176-0070	1-02179-0185
Address	590 FT WASHINGTON AVENUE	700 WEST 178 STREET	106 PINEHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	79	54	96
Year Built	1920	1920	1928
Gross SqFt	92,430	84,318	93,180
Estimated Gross Income	\$1,386,450	\$1,250,720	\$1,496,368
Gross Income per SqFt	\$15.00	\$14.83	\$16.06
Full Market Value	\$4,690,000	\$4,230,000	\$5,060,000
Market Value per SqFt	\$51.00	\$50.00	\$54.00
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0057	1-02169-0053	1-02170-0096
Address	41 OVERLOOK TERRACE	1601 ST NICHOLAS AVENUE	4530 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	51	45	76
Year Built	1968	1913	1920
Gross SqFt	43,196	54,288	62,514
Estimated Gross Income	\$647,940	\$927,534	\$949,154
Gross Income per SqFt	\$15.00	\$17.09	\$15.18
Full Market Value	\$2,190,000	\$3,470,000	\$3,210,000
Market Value per SqFt	\$51.00	\$64.00	\$51.00
Distance from Cooperative in miles		0.40	0.65

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0067	1-02176-0070	1-02170-0302
Address	56 BENNETT AVENUE	700 WEST 178 STREET	652 WEST 189 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	75	54	95
Year Built	1920	1920	1915
Gross SqFt	81,909	84,318	80,263
Estimated Gross Income	\$1,214,710	\$1,250,720	\$625,840
Gross Income per SqFt	\$14.83	\$14.83	\$7.80
Full Market Value	\$4,110,000	\$4,230,000	\$1,330,000
Market Value per SqFt	\$50.00	\$50.00	\$16.57
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0070	1-02169-0053	1-02170-0096
Address	24 BENNETT AVENUE	1601 ST NICHOLAS AVENUE	4530 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	58	45	76
Year Built	1920	1913	1920
Gross SqFt	75,522	54,288	62,514
Estimated Gross Income	\$1,132,830	\$927,534	\$949,154
Gross Income per SqFt	\$15.00	\$17.09	\$15.18
Full Market Value	\$3,830,000	\$3,470,000	\$3,210,000
Market Value per SqFt	\$51.00	\$64.00	\$51.00
Distance from Cooperative in miles		0.40	0.65

	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	\$783,825	\$808,311	\$650,758
Gross Income per SqFt	\$15.47	\$15.83	\$15.75
Full Market Value	\$2,650,000	\$2,730,000	\$2,200,000
Market Value per SqFt	\$52.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.85	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0082	1-02165-0065	1-02149-0056
Address	20 MAGAW PLACE	1469 ST NICHOLAS AVENUE	24 LAUREL HILL TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	43	25	48
Year Built	1924	1905	1930
Gross SqFt	45,222	22,008	42,864
Estimated Gross Income	\$678,330	\$372,288	\$636,709
Gross Income per SqFt	\$15.00	\$16.92	\$14.85
Full Market Value	\$2,290,000	\$1,390,000	\$2,150,000
Market Value per SqFt	\$51.00	\$63.00	\$50.00
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0166	1-02169-0053	1-02170-0096
Address	736 WEST 186 STREET	1601 ST NICHOLAS AVENUE	4530 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	56	45	76
Year Built	1939	1913	1920
Gross SqFt	55,776	54,288	62,514
Estimated Gross Income	\$836,640	\$927,534	\$949,154
Gross Income per SqFt	\$15.00	\$17.09	\$15.18
Full Market Value	\$2,830,000	\$3,470,000	\$3,210,000
Market Value per SqFt	\$51.00	\$64.00	\$51.00
Distance from Cooperative in miles		0.35	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0169	1-02170-0096	1-02169-0053
Address	100 BENNETT AVENUE	4530 BROADWAY	1601 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	62	76	45
Year Built	1939	1920	1913
Gross SqFt	66,990	62,514	54,288
Estimated Gross Income	\$1,004,850	\$949,154	\$927,534
Gross Income per SqFt	\$15.00	\$15.18	\$17.09
Full Market Value	\$3,400,000	\$3,210,000	\$3,470,000
Market Value per SqFt	\$51.00	\$51.00	\$64.00
Distance from Cooperative in miles		0.65	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0192	1-02176-0070	1-02179-0185
Address	120 BENNETT AVENUE	700 WEST 178 STREET	106 PINEHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	84	54	96
Year Built	1939	1920	1928
Gross SqFt	80,600	84,318	93,180
Estimated Gross Income	\$1,209,000	\$1,250,720	\$1,496,368
Gross Income per SqFt	\$15.00	\$14.83	\$16.06
Full Market Value	\$4,090,000	\$4,230,000	\$5,060,000
Market Value per SqFt	\$51.00	\$50.00	\$54.00
Distance from Cooperative in miles		0.45	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0315	1-02169-0053	1-02170-0096
Address	4395 BROADWAY	1601 ST NICHOLAS AVENUE	4530 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	60	45	76
Year Built	1940	1913	1920
Gross SqFt	58,242	54,288	62,514
Estimated Gross Income	\$873,630	\$927,534	\$949,154
Gross Income per SqFt	\$15.00	\$17.09	\$15.18
Full Market Value	\$2,950,000	\$3,470,000	\$3,210,000
Market Value per SqFt	\$51.00	\$64.00	\$51.00
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0326	1-02176-0070	1-02179-0185
Address	143 BENNETT AVENUE	700 WEST 178 STREET	106 PINEHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	105	54	96
Year Built	1951	1920	1928
Gross SqFt	101,108	84,318	93,180
Estimated Gross Income	\$1,516,620	\$1,250,720	\$1,496,368
Gross Income per SqFt	\$15.00	\$14.83	\$16.06
Full Market Value	\$5,130,000	\$4,230,000	\$5,060,000
Market Value per SqFt	\$51.00	\$50.00	\$54.00
Distance from Cooperative in miles		0.55	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0371	1-02180-0036	1-02170-0112
Address	66 OVERLOOK TERRACE	570 FT WASHINGTON AVENUE	25 HILLSIDE AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	118	91	142
Year Built	1959	1939	1920
Gross SqFt	133,920	114,541	113,125
Estimated Gross Income	\$2,008,800	\$1,735,751	\$1,435,208
Gross Income per SqFt	\$15.00	\$15.15	\$12.69
Full Market Value	\$6,790,000	\$5,870,000	\$4,470,000
Market Value per SqFt	\$51.00	\$51.00	\$39.50
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0450	1-02180-0036	1-02170-0112
Address	100 OVERLOOK TERRACE	570 FT WASHINGTON AVENUE	25 HILLSIDE AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	172	91	142
Year Built	1963	1939	1920
Gross SqFt	142,470	114,541	113,125
Estimated Gross Income	\$2,137,050	\$1,735,751	\$1,435,208
Gross Income per SqFt	\$15.00	\$15.15	\$12.69
Full Market Value	\$7,230,000	\$5,870,000	\$4,470,000
Market Value per SqFt	\$51.00	\$51.00	\$39.50
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0522	1-02176-0070	1-02179-0185
Address	225 BENNETT AVENUE	700 WEST 178 STREET	106 PINEHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	106	54	96
Year Built	1940	1920	1928
Gross SqFt	82,536	84,318	93,180
Estimated Gross Income	\$1,238,040	\$1,250,720	\$1,496,368
Gross Income per SqFt	\$15.00	\$14.83	\$16.06
Full Market Value	\$4,190,000	\$4,230,000	\$5,060,000
Market Value per SqFt	\$51.00	\$50.00	\$54.00
Distance from Cooperative in miles		0.70	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0536	1-02165-0065	1-02149-0056
Address	209 BENNETT AVENUE	1469 ST NICHOLAS AVENUE	24 LAUREL HILL TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	30	25	48
Year Built	1940	1905	1930
Gross SqFt	21,456	22,008	42,864
Estimated Gross Income	\$321,840	\$372,288	\$636,709
Gross Income per SqFt	\$15.00	\$16.92	\$14.85
Full Market Value	\$1,090,000	\$1,390,000	\$2,150,000
Market Value per SqFt	\$51.00	\$63.00	\$50.00
Distance from Cooperative in miles		0.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0614	1-02180-0036	1-02170-0112
Address	720 FT WASHINGTON AVENUE	570 FT WASHINGTON AVENUE	25 HILLSIDE AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	91	142
Year Built	1939	1939	1920
Gross SqFt	179,130	114,541	113,125
Estimated Gross Income	\$2,686,950	\$1,735,751	\$1,435,208
Gross Income per SqFt	\$15.00	\$15.15	\$12.69
Full Market Value	\$9,080,000	\$5,870,000	\$4,470,000
Market Value per SqFt	\$51.00	\$51.00	\$39.50
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0628	1-02180-0036	1-02170-0112
Address	730 FT WASHINGTON AVENUE	570 FT WASHINGTON AVENUE	25 HILLSIDE AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	91	142
Year Built	1939	1939	1920
Gross SqFt	102,150	114,541	113,125
Estimated Gross Income	\$1,532,250	\$1,735,751	\$1,435,208
Gross Income per SqFt	\$15.00	\$15.15	\$12.69
Full Market Value	\$5,180,000	\$5,870,000	\$4,470,000
Market Value per SqFt	\$51.00	\$51.00	\$39.50
Distance from Cooperative in miles		0.30	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0633	1-02180-0340	1-02153-0001
Address	4523 BROADWAY	150 BENNETT AVENUE	1360 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	350	153	485
Year Built	1951	1941	1964
Gross SqFt	316,007	179,130	517,910
Estimated Gross Income	\$4,108,091	\$2,286,451	\$6,617,445
Gross Income per SqFt	\$13.00	\$12.76	\$12.78
Full Market Value	\$12,800,000	\$7,120,000	\$20,600,000
Market Value per SqFt	\$40.50	\$40.00	\$39.80
Distance from Cooperative in miles		0.20	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02202-0009	1-02250-0050	1-02222-0017
Address	416 WEST 206 STREET	583 WEST 215 STREET	530 WEST 207 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	74	67	89
Year Built	1946	1930	1920
Gross SqFt	77,967	68,592	72,643
Estimated Gross Income	\$1,193,505	\$993,685	\$1,273,933
Gross Income per SqFt	\$15.31	\$14.49	\$17.54
Full Market Value	\$4,040,000	\$3,360,000	\$4,310,000
Market Value per SqFt	\$52.00	\$49.00	\$59.00
Distance from Cooperative in miles		0.60	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02215-0042	1-02162-0001	1-02180-0340
Address	150 WEST 225 STREET	101 WADSWORTH AVENUE	150 BENNETT AVENUE
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	318	484	153
Year Built	1972	1962	1941
Gross SqFt	461,475	503,310	179,130
Estimated Gross Income	\$4,900,864	\$6,593,445	\$2,286,451
Gross Income per SqFt	\$10.62	\$13.10	\$12.76
Full Market Value	\$10,400,000	\$20,500,000	\$7,120,000
Market Value per SqFt	\$22.54	\$41.00	\$39.70
Distance from Cooperative in miles		2.25	1.75

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02218-0025	1-02237-0001	1-02250-0058
Address	250 NAGLE AVENUE	4761 BROADWAY	600 WEST 218 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	180	130	110
Year Built	1964	1928	1936
Gross SqFt	208,415	136,060	124,173
Estimated Gross Income	\$3,126,225	\$2,158,454	\$1,791,960
Gross Income per SqFt	\$15.00	\$15.86	\$14.43
Full Market Value	\$6,630,000	\$7,300,000	\$6,060,000
Market Value per SqFt	\$31.80	\$54.00	\$48.80
Distance from Cooperative in miles		0.35	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02218-0035	1-02250-0050	1-02222-0017
Address	228 NAGLE AVENUE	583 WEST 215 STREET	530 WEST 207 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	102	67	89
Year Built	2005	1930	1920
Gross SqFt	104,180	68,592	72,643
Estimated Gross Income	\$1,507,484	\$993,685	\$1,273,933
Gross Income per SqFt	\$14.47	\$14.49	\$17.54
Full Market Value	\$5,100,000	\$3,360,000	\$4,310,000
Market Value per SqFt	\$49.00	\$49.00	\$59.00
Distance from Cooperative in miles		0.65	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02230-0001	1-02250-0050	1-02222-0017
Address	5000 BROADWAY	583 WEST 215 STREET	530 WEST 207 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	88	67	89
Year Built	1925	1930	1920
Gross SqFt	74,934	68,592	72,643
Estimated Gross Income	\$1,049,076	\$993,685	\$1,273,933
Gross Income per SqFt	\$14.00	\$14.49	\$17.54
Full Market Value	\$3,270,000	\$3,360,000	\$4,310,000
Market Value per SqFt	\$43.60	\$49.00	\$59.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02238-0001	1-02250-0050	1-02222-0017
Address	675 ACADEMY STREET	583 WEST 215 STREET	530 WEST 207 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	63	67	89
Year Built	1952	1930	1920
Gross SqFt	62,964	68,592	72,643
Estimated Gross Income	\$881,496	\$993,685	\$1,273,933
Gross Income per SqFt	\$14.00	\$14.49	\$17.54
Full Market Value	\$2,750,000	\$3,360,000	\$4,310,000
Market Value per SqFt	\$43.70	\$49.00	\$59.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02238-0011	1-02250-0018	1-02241-0002
Address	25 COOPER STREET	580 WEST 215 STREET	55 COOPER STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	52	43
Year Built	1937	1953	1936
Gross SqFt	44,644	42,933	42,874
Estimated Gross Income	\$669,660	\$722,668	\$682,892
Gross Income per SqFt	\$15.00	\$16.83	\$15.93
Full Market Value	\$2,260,000	\$2,700,000	\$2,310,000
Market Value per SqFt	\$51.00	\$63.00	\$54.00
Distance from Cooperative in miles		0.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02238-0017	1-02241-0002	1-02250-0018
Address	33 COOPER STREET	55 COOPER STREET	580 WEST 215 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	43	52
Year Built	1925	1936	1953
Gross SqFt	52,332	42,874	42,933
Estimated Gross Income	\$784,980	\$682,892	\$722,668
Gross Income per SqFt	\$15.00	\$15.93	\$16.83
Full Market Value	\$2,650,000	\$2,310,000	\$2,700,000
Market Value per SqFt	\$51.00	\$54.00	\$63.00
Distance from Cooperative in miles		0.10	0.40

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02239-0029	1-02233-0050	1-02239-0007
Address	24 COOPER STREET	8 VERMILYEA AVENUE	77 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	21	22
Year Built	1925	1930	1920
Gross SqFt	17,410	19,290	18,200
Estimated Gross Income	\$226,330	\$252,780	\$235,697
Gross Income per SqFt	\$13.00	\$13.10	\$12.95
Full Market Value	\$480,000	\$655,000	\$662,000
Market Value per SqFt	\$27.60	\$34.00	\$36.40
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02240-0001	1-02219-0037	1-02221-0017
Address	109 SEAMAN AVENUE	270 NAGLE AVENUE	590 WEST 204 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	41	70	56
Year Built	1918	1927	1928
Gross SqFt	43,195	42,520	44,795
Estimated Gross Income	\$561,535	\$587,764	\$570,961
Gross Income per SqFt	\$13.00	\$13.82	\$12.75
Full Market Value	\$1,750,000	\$1,830,000	\$1,360,000
Market Value per SqFt	\$40.50	\$43.00	\$30.40
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02240-0029	1-02250-0050	1-02222-0017
Address	60 COOPER STREET	583 WEST 215 STREET	530 WEST 207 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	61	67	89
Year Built	1925	1930	1920
Gross SqFt	63,527	68,592	72,643
Estimated Gross Income	\$889,378	\$993,685	\$1,273,933
Gross Income per SqFt	\$14.00	\$14.49	\$17.54
Full Market Value	\$2,770,000	\$3,360,000	\$4,310,000
Market Value per SqFt	\$43.60	\$49.00	\$59.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02240-0037	1-02222-0017	1-02250-0050
Address	46 COOPER STREET	530 WEST 207 STREET	583 WEST 215 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	55	89	67
Year Built	1925	1920	1930
Gross SqFt	62,263	72,643	68,592
Estimated Gross Income	\$871,682	\$1,273,933	\$993,685
Gross Income per SqFt	\$14.00	\$17.54	\$14.49
Full Market Value	\$2,710,000	\$4,310,000	\$3,360,000
Market Value per SqFt	\$43.50	\$59.00	\$49.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02241-0018	1-02233-0050	1-02239-0007
Address	624 WEST 207 STREET	8 VERMILYEA AVENUE	77 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	21	22
Year Built	1916	1930	1920
Gross SqFt	18,520	19,290	18,200
Estimated Gross Income	\$240,760	\$252,780	\$235,697
Gross Income per SqFt	\$13.00	\$13.10	\$12.95
Full Market Value	\$750,000	\$655,000	\$662,000
Market Value per SqFt	\$40.50	\$34.00	\$36.40
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0210	1-02250-0050	1-02222-0017
Address	55 PARK TERRACE EAST	583 WEST 215 STREET	530 WEST 207 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	78	67	89
Year Built	1939	1930	1920
Gross SqFt	87,400	68,592	72,643
Estimated Gross Income	\$1,223,600	\$993,685	\$1,273,933
Gross Income per SqFt	\$14.00	\$14.49	\$17.54
Full Market Value	\$3,810,000	\$3,360,000	\$4,310,000
Market Value per SqFt	\$43.60	\$49.00	\$59.00
Distance from Cooperative in miles		0.10	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0220	1-02250-0050	1-02222-0017
Address	65 PARK TERRACE EAST	583 WEST 215 STREET	530 WEST 207 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	78	67	89
Year Built	1939	1930	1920
Gross SqFt	87,400	68,592	72,643
Estimated Gross Income	\$1,223,600	\$993,685	\$1,273,933
Gross Income per SqFt	\$14.00	\$14.49	\$17.54
Full Market Value	\$3,810,000	\$3,360,000	\$4,310,000
Market Value per SqFt	\$43.60	\$49.00	\$59.00
Distance from Cooperative in miles		0.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0230	1-02250-0050	1-02222-0017
Address	75 PARK TERRACE EAST	583 WEST 215 STREET	530 WEST 207 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	78	67	89
Year Built	1939	1930	1920
Gross SqFt	87,400	68,592	72,643
Estimated Gross Income	\$1,223,600	\$993,685	\$1,273,933
Gross Income per SqFt	\$14.00	\$14.49	\$17.54
Full Market Value	\$3,810,000	\$3,360,000	\$4,310,000
Market Value per SqFt	\$43.60	\$49.00	\$59.00
Distance from Cooperative in miles		0.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0236	1-02250-0050	1-02222-0017
Address	70 PARK TERRACE WEST	583 WEST 215 STREET	530 WEST 207 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	85	67	89
Year Built	1939	1930	1920
Gross SqFt	85,740	68,592	72,643
Estimated Gross Income	\$1,200,360	\$993,685	\$1,273,933
Gross Income per SqFt	\$14.00	\$14.49	\$17.54
Full Market Value	\$3,740,000	\$3,360,000	\$4,310,000
Market Value per SqFt	\$43.60	\$49.00	\$59.00
Distance from Cooperative in miles		0.10	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0240	1-02250-0050	1-02222-0017
Address	60 PARK TERRACE WEST	583 WEST 215 STREET	530 WEST 207 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	78	67	89
Year Built	1939	1930	1920
Gross SqFt	87,400	68,592	72,643
Estimated Gross Income	\$1,223,600	\$993,685	\$1,273,933
Gross Income per SqFt	\$14.00	\$14.49	\$17.54
Full Market Value	\$3,810,000	\$3,360,000	\$4,310,000
Market Value per SqFt	\$43.60	\$49.00	\$59.00
Distance from Cooperative in miles		0.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0289	1-02250-0050	1-02222-0017
Address	532 WEST 218 STREET	583 WEST 215 STREET	530 WEST 207 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	69	67	89
Year Built	1951	1930	1920
Gross SqFt	62,110	68,592	72,643
Estimated Gross Income	\$869,540	\$993,685	\$1,273,933
Gross Income per SqFt	\$14.00	\$14.49	\$17.54
Full Market Value	\$2,710,000	\$3,360,000	\$4,310,000
Market Value per SqFt	\$43.60	\$49.00	\$59.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0306	1-02241-0002	1-02250-0018
Address	95 PARK TERRACE EAST	55 COOPER STREET	580 WEST 215 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	46	43	52
Year Built	1925	1936	1953
Gross SqFt	41,176	42,874	42,933
Estimated Gross Income	\$617,640	\$682,892	\$722,668
Gross Income per SqFt	\$15.00	\$15.93	\$16.83
Full Market Value	\$2,090,000	\$2,310,000	\$2,700,000
Market Value per SqFt	\$51.00	\$54.00	\$63.00
Distance from Cooperative in miles		0.40	0.15

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0309	1-02241-0002	1-02250-0018
Address	98 PARK TERRACE EAST	55 COOPER STREET	580 WEST 215 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	43	52
Year Built	1949	1936	1953
Gross SqFt	42,763	42,874	42,933
Estimated Gross Income	\$641,445	\$682,892	\$722,668
Gross Income per SqFt	\$15.00	\$15.93	\$16.83
Full Market Value	\$2,170,000	\$2,310,000	\$2,700,000
Market Value per SqFt	\$51.00	\$54.00	\$63.00
Distance from Cooperative in miles		0.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0313	1-02241-0002	1-02250-0018
Address	90 PARK TERRACE EAST	55 COOPER STREET	580 WEST 215 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	43	52
Year Built	1949	1936	1953
Gross SqFt	44,283	42,874	42,933
Estimated Gross Income	\$664,245	\$682,892	\$722,668
Gross Income per SqFt	\$15.00	\$15.93	\$16.83
Full Market Value	\$2,250,000	\$2,310,000	\$2,700,000
Market Value per SqFt	\$51.00	\$54.00	\$63.00
Distance from Cooperative in miles		0.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0317	1-02250-0050	1-02222-0017
Address	60 PARK TERRACE EAST	583 WEST 215 STREET	530 WEST 207 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	75	67	89
Year Built	1956	1930	1920
Gross SqFt	70,245	68,592	72,643
Estimated Gross Income	\$983,430	\$993,685	\$1,273,933
Gross Income per SqFt	\$14.00	\$14.49	\$17.54
Full Market Value	\$3,060,000	\$3,360,000	\$4,310,000
Market Value per SqFt	\$43.60	\$49.00	\$59.00
Distance from Cooperative in miles		0.20	0.45

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0332	1-02237-0001	1-02250-0058
Address	48 PARK TERRACE EAST	4761 BROADWAY	600 WEST 218 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	72	130	110
Year Built	1941	1928	1936
Gross SqFt	106,983	136,060	124,173
Estimated Gross Income	\$1,628,745	\$2,158,454	\$1,791,960
Gross Income per SqFt	\$15.22	\$15.86	\$14.43
Full Market Value	\$5,510,000	\$7,300,000	\$6,060,000
Market Value per SqFt	\$52.00	\$54.00	\$48.80
Distance from Cooperative in miles		0.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0347	1-02241-0002	1-02250-0018
Address	50 PARK TERRACE WEST	55 COOPER STREET	580 WEST 215 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	43	52
Year Built	1925	1936	1953
Gross SqFt	47,477	42,874	42,933
Estimated Gross Income	\$712,155	\$682,892	\$722,668
Gross Income per SqFt	\$15.00	\$15.93	\$16.83
Full Market Value	\$2,410,000	\$2,310,000	\$2,700,000
Market Value per SqFt	\$51.00	\$54.00	\$63.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0354	1-02241-0002	1-02250-0018
Address	45 PARK TERRACE WEST	55 COOPER STREET	580 WEST 215 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	43	52
Year Built	1940	1936	1953
Gross SqFt	47,180	42,874	42,933
Estimated Gross Income	\$707,700	\$682,892	\$722,668
Gross Income per SqFt	\$15.00	\$15.93	\$16.83
Full Market Value	\$2,390,000	\$2,310,000	\$2,700,000
Market Value per SqFt	\$51.00	\$54.00	\$63.00
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0366	1-02250-0050	1-02222-0017
Address	251 SEAMAN AVENUE	583 WEST 215 STREET	530 WEST 207 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	67	67	89
Year Built	1939	1930	1920
Gross SqFt	63,804	68,592	72,643
Estimated Gross Income	\$893,256	\$993,685	\$1,273,933
Gross Income per SqFt	\$14.00	\$14.49	\$17.54
Full Market Value	\$2,780,000	\$3,360,000	\$4,310,000
Market Value per SqFt	\$43.60	\$49.00	\$59.00
Distance from Cooperative in miles		0.05	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0399	1-02241-0002	1-02250-0018
Address	57 PARK TERRACE WEST	55 COOPER STREET	580 WEST 215 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	43	52
Year Built	1937	1936	1953
Gross SqFt	50,117	42,874	42,933
Estimated Gross Income	\$751,755	\$682,892	\$722,668
Gross Income per SqFt	\$15.00	\$15.93	\$16.83
Full Market Value	\$2,540,000	\$2,310,000	\$2,700,000
Market Value per SqFt	\$51.00	\$54.00	\$63.00
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02246-0110	1-02175-0170	1-02176-0119
Address	1825 RIVERSIDE DRIVE	98 THAYER STREET	728 WEST 181 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	42	59	64
Year Built	1926	1929	1920
Gross SqFt	57,796	54,732	55,764
Estimated Gross Income	\$866,940	\$766,838	\$1,059,516
Gross Income per SqFt	\$15.00	\$14.01	\$19.00
Full Market Value	\$2,930,000	\$2,390,000	\$3,960,000
Market Value per SqFt	\$51.00	\$44.00	\$71.00
Distance from Cooperative in miles		0.15	1.20

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02246-0120	1-02169-0053	1-02179-0185
Address	1803 RIVERSIDE DRIVE	1601 ST NICHOLAS AVENUE	106 PINEHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	74	45	96
Year Built	1920	1913	1928
Gross SqFt	86,352	54,288	93,180
Estimated Gross Income	\$1,295,280	\$927,534	\$1,496,368
Gross Income per SqFt	\$15.00	\$17.09	\$16.06
Full Market Value	\$4,380,000	\$3,470,000	\$5,060,000
Market Value per SqFt	\$51.00	\$64.00	\$54.00
Distance from Cooperative in miles		0.75	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02246-0130	1-02175-0080	1-02174-0077
Address	1793 RIVERSIDE DRIVE	60 SHERMAN AVENUE	126 NAGLE AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	62	85	95
Year Built	1926	1920	1913
Gross SqFt	66,456	62,847	66,056
Estimated Gross Income	\$1,063,296	\$1,187,015	\$1,301,780
Gross Income per SqFt	\$16.00	\$18.89	\$19.71
Full Market Value	\$3,600,000	\$4,440,000	\$4,870,000
Market Value per SqFt	\$54.00	\$71.00	\$74.00
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02248-0001	1-02250-0050	1-02222-0017
Address	91 PAYSON AVENUE	583 WEST 215 STREET	530 WEST 207 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	72	67	89
Year Built	1935	1930	1920
Gross SqFt	82,272	68,592	72,643
Estimated Gross Income	\$1,151,808	\$993,685	\$1,273,933
Gross Income per SqFt	\$14.00	\$14.49	\$17.54
Full Market Value	\$3,590,000	\$3,360,000	\$4,310,000
Market Value per SqFt	\$43.60	\$49.00	\$59.00
Distance from Cooperative in miles		0.45	0.35

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02248-0009	1-02241-0002	1-02250-0018
Address	115 PAYSON AVENUE	55 COOPER STREET	580 WEST 215 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	43	52
Year Built	1937	1936	1953
Gross SqFt	31,140	42,874	42,933
Estimated Gross Income	\$467,100	\$682,892	\$722,668
Gross Income per SqFt	\$15.00	\$15.93	\$16.83
Full Market Value	\$1,580,000	\$2,310,000	\$2,700,000
Market Value per SqFt	\$51.00	\$54.00	\$63.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02250-0014	1-02241-0002	1-02250-0018
Address	586 WEST 215 STREET	55 COOPER STREET	580 WEST 215 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	43	52
Year Built	1937	1936	1953
Gross SqFt	38,505	42,874	42,933
Estimated Gross Income	\$577,575	\$682,892	\$722,668
Gross Income per SqFt	\$15.00	\$15.93	\$16.83
Full Market Value	\$1,950,000	\$2,310,000	\$2,700,000
Market Value per SqFt	\$51.00	\$54.00	\$63.00
Distance from Cooperative in miles		0.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02250-0054	1-02241-0002	1-02250-0018
Address	25 INDIAN ROAD	55 COOPER STREET	580 WEST 215 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	43	52
Year Built	1953	1936	1953
Gross SqFt	55,296	42,874	42,933
Estimated Gross Income	\$829,440	\$682,892	\$722,668
Gross Income per SqFt	\$15.00	\$15.93	\$16.83
Full Market Value	\$2,800,000	\$2,310,000	\$2,700,000
Market Value per SqFt	\$51.00	\$54.00	\$63.00
Distance from Cooperative in miles		0.35	0.05

BOROUGH OF MANHATTAN - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02250-0072	1-02241-0002	1-02250-0018
Address	270 SEAMAN AVENUE	55 COOPER STREET	580 WEST 215 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	43	52
Year Built	1926	1936	1953
Gross SqFt	50,066	42,874	42,933
Estimated Gross Income	\$750,990	\$682,892	\$722,668
Gross Income per SqFt	\$15.00	\$15.93	\$16.83
Full Market Value	\$2,540,000	\$2,310,000	\$2,700,000
Market Value per SqFt	\$51.00	\$54.00	\$63.00
Distance from Cooperative in miles		0.35	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02250-0084	1-02250-0050	1-02222-0017
Address	244 SEAMAN AVENUE	583 WEST 215 STREET	530 WEST 207 STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	76	67	89
Year Built	1966	1930	1920
Gross SqFt	78,130	68,592	72,643
Estimated Gross Income	\$1,093,820	\$993,685	\$1,273,933
Gross Income per SqFt	\$14.00	\$14.49	\$17.54
Full Market Value	\$3,410,000	\$3,360,000	\$4,310,000
Market Value per SqFt	\$43.60	\$49.00	\$59.00
Distance from Cooperative in miles		0.00	0.50