

FY' 2016 Guidelines for Properties Valued Based on the Income Approach,  
Including Office Buildings, Retail, Hotels, and Residential Properties

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**Including Office Buildings, Retail, Garages, Hotels, and Residential Properties**

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Trophy Office Buildings					
Midtown Trophy Buildings					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$56.71	\$72.65	\$105.33		
Expense	\$18.34	\$21.93	\$28.65		
<b>Expense Ratio</b>	<b>32%</b>	<b>30%</b>	<b>27%</b>		
Cap Rate	7.40%	7.38%	7.35%		
Approximate Market Value Range	\$314	\$416	\$631	12.10%	4.808%
Bcat/Subcat	0031				

Downtown Trophy Buildings					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$37.32	\$42.43	\$54.36		
Expense	\$14.38	\$15.81	\$18.97		
<b>Expense Ratio</b>	<b>39%</b>	<b>37%</b>	<b>35%</b>		
Cap Rate	8.69%	8.62%	8.47%		
Approximate Market Value Range	\$170	\$198	\$267	16.40%	4.808%
Bcat/Subcat	0030				

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Class "A" Office Buildings					
Plaza "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$56.30	\$76.65	\$100.45		
Expense	\$18.37	\$22.96	\$27.91		
<b>Expense Ratio</b>	<b>33%</b>	<b>30%</b>	<b>28%</b>		
Cap Rate	7.61%	7.59%	7.58%		
Approximate Market Value Range	\$305	\$433	\$586	12.10%	4.808%
Bcat/Subcat					0006

Grand Central "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$47.12	\$61.39	\$69.17		
Expense	\$17.11	\$20.80	\$22.72		
<b>Expense Ratio</b>	<b>36%</b>	<b>34%</b>	<b>33%</b>		
Cap Rate	7.98%	7.82%	7.74%		
Approximate Market Value Range	\$235	\$321	\$370	12.10%	4.808%
Bcat/Subcat					0004

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Class "A" Office Buildings					
Midtown West "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$53.77	\$55.15	\$70.14		
Expense	\$17.42	\$17.74	\$21.08		
<b>Expense Ratio</b>	<b>32%</b>	<b>32%</b>	<b>30%</b>		
Cap Rate	7.65%	7.65%	7.59%		
Approximate Market Value Range	\$292	\$300	\$396	12.10%	4.808%
Bcat/Subcat					0005

Midtown South "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$38.40	\$48.03	\$63.76		
Expense	\$13.69	\$16.08	\$19.70		
<b>Expense Ratio</b>	<b>36%</b>	<b>33%</b>	<b>31%</b>		
Cap Rate	8.83%	8.78%	8.71%		
Approximate Market Value Range	\$181	\$235	\$326	10.30%	4.808%
Bcat/Subcat					0003

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Class "A" Office Buildings					
Downtown Financial/WTC "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$37.32	\$42.43	\$54.36		
Expense	\$14.38	\$15.81	\$18.97		
<b>Expense Ratio</b>	<b>39%</b>	<b>37%</b>	<b>35%</b>		
Cap Rate	8.78%	8.70%	8.57%		
Approximate Market Value Range	\$169	\$197	\$265	16.40%	4.808%
Bcat/Subcat					0001

Downtown Insurance/Civic Center "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$37.32	\$42.43	\$54.36		
Expense	\$14.38	\$15.81	\$18.97		
<b>Expense Ratio</b>	<b>39%</b>	<b>37%</b>	<b>35%</b>		
Cap Rate	8.96%	8.94%	8.91%		
Approximate Market Value Range	\$167	\$194	\$258	16.40%	4.808%
Bcat/Subcat					0002

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Class "B" Office Buildings					
Plaza "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$44.62	\$52.74	\$57.21		
Expense	\$14.30	\$16.08	\$17.01		
<b>Expense Ratio</b>	<b>32%</b>	<b>30%</b>	<b>30%</b>		
Cap Rate	8.52%	8.35%	8.27%		
Approximate Market Value Range	\$227	\$279	\$307	12.10%	4.808%
Bcat/Subcat					0015

Grand Central "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$44.62	\$52.74	\$57.21		
Expense	\$14.30	\$16.08	\$17.01		
<b>Expense Ratio</b>	<b>32%</b>	<b>30%</b>	<b>30%</b>		
Cap Rate	8.52%	8.44%	8.41%		
Approximate Market Value Range	\$227	\$277	\$304	12.10%	4.808%
Bcat/Subcat					0013

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Class "B" Office Buildings					
Midtown West "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$35.30	\$42.72	\$54.66		
Expense	\$12.41	\$14.20	\$16.90		
Expense Ratio	35%	33%	31%		
Cap Rate	9.06%	8.99%	8.90%		
Approximate Market Value Range	\$165	\$207	\$275	12.10%	4.808%
Bcat/Subcat					0014

Grand Central South "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$44.62	\$52.74	\$57.21		
Expense	\$14.30	\$16.08	\$17.01		
Expense Ratio	32%	30%	30%		
Cap Rate	8.48%	8.38%	8.34%		
Approximate Market Value Range	\$228	\$278	\$306	12.10%	4.808%
Bcat/Subcat					0012

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Class "B" Office Buildings					
Midtown South "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$38.40	\$48.03	\$63.76		
Expense	\$13.69	\$16.08	\$19.70		
Expense Ratio	36%	33%	31%		
Cap Rate	8.96%	8.89%	8.82%		
Approximate Market Value Range	\$179	\$233	\$323	10.30%	4.808%
Bcat/Subcat					0009

Downtown Financial/WTC "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$37.63	\$37.88	\$54.80		
Expense	\$13.67	\$13.74	\$17.93		
Expense Ratio	36%	36%	33%		
Cap Rate	9.40%	9.40%	9.35%		
Approximate Market Value Range	\$169	\$170	\$260	16.40%	4.808%
Bcat/Subcat					0007

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Class "B" Office Buildings					
Downtown Insurance/Civic Center "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$37.63	\$37.88	\$54.80		
Expense	\$13.67	\$13.74	\$17.93		
<b>Expense Ratio</b>	<b>36%</b>	<b>36%</b>	<b>33%</b>		
Cap Rate	9.71%	9.71%	9.66%		
Approximate Market Value Range	\$165	\$166	\$255	16.40%	4.808%
Bcat/Subcat					0008

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Manhattan Other Offices				Vacancy Rate	Bcat Subcat
Plaza not "A" or "B"				12.10%	0321
Grand Central not "A" or "B"				12.10%	0322
Grand Central South not "A" or "B"				12.10%	0323
Midtown West not "A" or "B"				12.10%	0324
Midtown South not "A" or "B"				10.30%	0325
D/town Fin/Wrld/Ins/Civic/ not "A" or "B"				16.40%	0326
Other Areas South Of 110th Street not "A" or "B"				9.40%	0328
	Low	Median	High	-	Effective Tax Rate
Income	\$52.25	\$66.56	\$103.62		
Expense	\$17.75	\$21.17	\$29.21		
<b>Expense Ratio</b>	<b>34%</b>	<b>32%</b>	<b>28%</b>		
Cap Rate	10.46%	10.38%	10.23%		
Approximate Market Value Range	\$226	\$299	\$495		4.808%

Manhattan Other Offices					
North of 110th Street					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$16.69	\$29.10	\$50.97		
Expense	\$5.02	\$6.90	\$9.52		
<b>Expense Ratio</b>	<b>30%</b>	<b>24%</b>	<b>19%</b>		
Cap Rate	11.37%	11.03%	10.69%		
Approximate Market Value Range	\$72	\$140	\$267	9.40%	4.808%
Bcat/Subcat	0118				

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Offices in Boroughs Outside Manhattan					
Downtown Brooklyn Class "A" Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$24.83	\$40.82	\$42.46		
Expense	\$6.97	\$9.42	\$9.65		
<b>Expense Ratio</b>	<b>28%</b>	<b>23%</b>	<b>23%</b>		
Cap Rate	10.07%	9.64%	9.61%		
Approximate Market Value Range	\$120	\$217	\$228	10.10%	4.808%
Bcat/Subcat					0019

Downtown Brooklyn Class "B" Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$18.74	\$26.25	\$40.86		
Expense	\$6.08	\$7.48	\$9.83		
<b>Expense Ratio</b>	<b>32%</b>	<b>28%</b>	<b>24%</b>		
Cap Rate	11.00%	10.78%	10.50%		
Approximate Market Value Range	\$80	\$120	\$203	10.10%	4.808%
Bcat/Subcat					0020

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Offices in Boroughs Outside Manhattan					
Outerboroughs Other Class "A" Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$24.83	\$40.82	\$42.46		
Expense	\$6.97	\$9.42	\$9.65		
<b>Expense Ratio</b>	<b>28%</b>	<b>23%</b>	<b>23%</b>		
Cap Rate	11.17%	10.74%	10.71%		
Approximate Market Value Range	\$112	\$202	\$211	10.10%	4.808%
Bcat/Subcat					0022

Outerboroughs Other Class "B" Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$18.74	\$26.25	\$40.86		
Expense	\$6.08	\$7.48	\$9.83		
<b>Expense Ratio</b>	<b>32%</b>	<b>28%</b>	<b>24%</b>		
Cap Rate	11.51%	11.33%	11.10%		
Approximate Market Value Range	\$78	\$116	\$195	10.10%	4.808%
Bcat/Subcat					0023

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Offices in Boroughs Outside Manhattan					
Office Buildings not Class "A" or "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$16.73	\$25.57	\$39.90		
Expense	\$5.76	\$7.50	\$9.89		
<b>Expense Ratio</b>	<b>34%</b>	<b>29%</b>	<b>25%</b>		
Cap Rate	11.35%	11.17%	10.98%		
Approximate Market Value Range	\$68	\$113	\$190	10.10%	4.808%
Bcat/Subcat					0024

Professional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$18.86	\$27.43	\$44.58		
Expense	\$6.29	\$7.95	\$10.78		
<b>Expense Ratio</b>	<b>33%</b>	<b>29%</b>	<b>24%</b>		
Cap Rate	11.32%	11.03%	10.67%		
Approximate Market Value Range	\$78	\$123	\$218	10.10%	4.808%
Bcat/Subcat					0027

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Public & Private Schools					
Citywide Schools					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$13.80	\$41.00	\$68.20		
Expense	\$3.72	\$6.42	\$8.28		
<b>Expense Ratio</b>	<b>27%</b>	<b>16%</b>	<b>12%</b>		
Cap Rate	11.01%	10.35%	10.05%		
Approximate Market Value Range	\$64	\$228	\$403	7.50%	4.808%
Bcat/Subcat	SP10/C				

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Manhattan South of Grand St. & Downtown Brooklyn					
One Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$47.85	\$90.12	\$213.88		
Expense	\$12.42	\$18.76	\$32.94		
<b>Expense Ratio</b>	<b>26%</b>	<b>21%</b>	<b>15%</b>		
Cap Rate	10.71%	9.84%	8.77%		
Approximate Market Value Range	\$228	\$487	\$1,333	9.60%	4.808%
Bcat/Subcat					K111/M

Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$47.85	\$90.12	\$213.88		
Expense	\$12.42	\$18.76	\$32.94		
<b>Expense Ratio</b>	<b>26%</b>	<b>21%</b>	<b>15%</b>		
Cap Rate	10.73%	9.89%	8.85%		
Approximate Market Value Range	\$228	\$486	\$1,325	9.60%	4.808%
Bcat/Subcat					K121/M

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Manhattan South of Grand St. & Downtown Brooklyn					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$47.85	\$90.12	\$213.88		
Expense	\$12.42	\$18.76	\$32.94		
<b>Expense Ratio</b>	<b>26%</b>	<b>21%</b>	<b>15%</b>		
Cap Rate	10.69%	9.79%	8.69%		
Approximate Market Value Range	\$229	\$489	\$1,340	9.60%	4.808%
Bcat/Subcat					K131/M
Mixed-Use/Miscellaneous Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.49	\$62.49	\$140.87		
Expense	\$8.45	\$14.77	\$25.07		
<b>Expense Ratio</b>	<b>32%</b>	<b>24%</b>	<b>18%</b>		
Cap Rate	9.98%	9.38%	8.84%		
Approximate Market Value Range	\$122	\$336	\$848	9.60%	4.808%
Bcat/Subcat					K231/M

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Manhattan South of 125 St. & Downtown Brooklyn					
Large Retail			20,001 - 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$31.25	\$62.60	\$123.28		
Expense	\$9.31	\$14.60	\$22.65		
<b>Expense Ratio</b>	<b>30%</b>	<b>23%</b>	<b>18%</b>		
Cap Rate	9.27%	8.88%	8.52%		
Approximate Market Value Range	\$156	\$351	\$755	9.60%	4.808%
Bcat/Subcat				K311/M	
Extra Large Retail			Greater Than 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$31.25	\$62.60	\$123.28		
Expense	\$9.31	\$14.60	\$22.65		
<b>Expense Ratio</b>	<b>30%</b>	<b>23%</b>	<b>18%</b>		
Cap Rate	8.72%	8.59%	8.46%		
Approximate Market Value Range	\$162	\$358	\$758	9.60%	4.808%
Bcat/Subcat				K411/M	

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

North of Grand Street (Grand to W. 59th St. & to E. 96th St.)					
One Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$47.02	\$94.69	\$212.58		
Expense	\$11.89	\$18.65	\$31.38		
<b>Expense Ratio</b>	<b>25%</b>	<b>20%</b>	<b>15%</b>		
Cap Rate	8.79%	8.39%	7.95%		
Approximate Market Value Range	\$258	\$576	\$1,420	5.55%	4.808%
Bcat/Subcat					K112/1

Midtown South (Grand to 30th St.)					
Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$38.48	\$66.23	\$136.10		
Expense	\$10.76	\$15.32	\$24.47		
<b>Expense Ratio</b>	<b>28%</b>	<b>23%</b>	<b>18%</b>		
Cap Rate	9.31%	9.13%	8.90%		
Approximate Market Value Range	\$196	\$365	\$814	9.60%	4.808%
Bcat/Subcat					K122/1

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Midtown South (Grand to 30th St.)					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$29.35	\$49.16	\$97.27		
Expense	\$8.21	\$11.33	\$17.32		
<b>Expense Ratio</b>	<b>28%</b>	<b>23%</b>	<b>18%</b>		
Cap Rate	9.24%	9.06%	8.83%		
Approximate Market Value Range	\$150	\$273	\$586	5.00%	4.808%
Bcat/Subcat					K132/1

Mixed-Use/Miscellaneous Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.49	\$62.49	\$140.87		
Expense	\$8.45	\$14.77	\$25.07		
<b>Expense Ratio</b>	<b>32%</b>	<b>24%</b>	<b>18%</b>		
Cap Rate	9.74%	9.22%	8.75%		
Approximate Market Value Range	\$124	\$340	\$854	5.00%	4.808%
Bcat/Subcat					K232/1

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Midtown (30th to 59th Street)					
Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$38.48	\$66.23	\$136.10		
Expense	\$10.76	\$15.32	\$24.47		
<b>Expense Ratio</b>	<b>28%</b>	<b>23%</b>	<b>18%</b>		
Cap Rate	8.99%	8.70%	8.32%		
Approximate Market Value Range	\$201	\$377	\$850	5.00%	4.808%
Bcat/Subcat					K123/1
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$38.75	\$62.77	\$104.57		
Expense	\$10.04	\$13.60	\$18.77		
<b>Expense Ratio</b>	<b>26%</b>	<b>22%</b>	<b>18%</b>		
Cap Rate	8.83%	8.68%	8.52%		
Approximate Market Value Range	\$211	\$365	\$644	5.50%	4.808%
Bcat/Subcat					K133/1

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Midtown (30th to 125th Street)					
Mixed-Use/Miscellaneous Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.49	\$62.49	\$140.87		
Expense	\$8.45	\$14.77	\$25.07		
<b>Expense Ratio</b>	<b>32%</b>	<b>24%</b>	<b>18%</b>		
Cap Rate	9.90%	9.33%	8.81%		
Approximate Market Value Range	\$123	\$338	\$850	9.60%	4.808%
Bcat/Subcat					K233/1

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

East Side (59th to 96th Street)					
Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$64.17	\$106.05	\$425.80		
Expense	\$17.72	\$25.08	\$65.53		
<b>Expense Ratio</b>	<b>28%</b>	<b>24%</b>	<b>15%</b>		
Cap Rate	8.51%	8.38%	8.02%		
Approximate Market Value Range	\$349	\$614	\$2,808	9.00%	4.808%
Bcat/Subcat					K124/1

Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$64.17	\$106.05	\$425.80		
Expense	\$17.72	\$25.08	\$65.53		
<b>Expense Ratio</b>	<b>28%</b>	<b>24%</b>	<b>15%</b>		
Cap Rate	8.60%	8.45%	8.04%		
Approximate Market Value Range	\$346	\$611	\$2,804	9.00%	4.808%
Bcat/Subcat					K134/1

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Central Park (W. 59th St. to 125 St. & E. 96th St. to 125th St.)					
One Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.30	\$46.74	\$92.19		
Expense	\$7.23	\$10.24	\$15.45		
<b>Expense Ratio</b>	<b>27%</b>	<b>22%</b>	<b>17%</b>		
Cap Rate	9.79%	9.42%	9.10%		
Approximate Market Value Range	\$131	\$257	\$552	9.00%	4.808%
Bcat/Subcat					K115/1

Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.30	\$46.74	\$92.19		
Expense	\$7.23	\$10.24	\$15.45		
<b>Expense Ratio</b>	<b>27%</b>	<b>22%</b>	<b>17%</b>		
Cap Rate	11.02%	10.37%	9.65%		
Approximate Market Value Range	\$120	\$240	\$531	9.00%	4.808%
Bcat/Subcat					K125/1

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Central Park (W. 59th St. to 125 St. & E. 96th St. to 125th St.)					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.30	\$46.74	\$92.19		
Expense	\$7.23	\$10.24	\$15.45		
<b>Expense Ratio</b>	<b>27%</b>	<b>22%</b>	<b>17%</b>		
Cap Rate	11.02%	10.37%	9.65%		
Approximate Market Value Range	\$120	\$240	\$531	9.00%	4.808%
Bcat/Subcat					K135/1

Manhattan South of 125 St. & Downtown Brooklyn					
One Story Fully Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.49	\$62.49	\$140.87		
Expense	\$8.45	\$14.77	\$25.07		
<b>Expense Ratio</b>	<b>32%</b>	<b>24%</b>	<b>18%</b>		
Cap Rate	9.58%	9.11%	8.69%		
Approximate Market Value Range	\$125	\$343	\$858	9.60%	4.808%
Bcat/Subcat					K211/M

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Manhattan North of 125th Street and Boroughs Outside Manhattan					
One-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$20.31	\$30.41	\$51.02		
Expense	\$5.66	\$7.14	\$9.62		
<b>Expense Ratio</b>	<b>28%</b>	<b>23%</b>	<b>19%</b>		
Cap Rate	11.32%	11.27%	11.19%		
Approximate Market Value Range	\$91	\$145	\$259	8.90%	4.808%
Bcat/Subcat					K117/O

Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$18.58	\$28.08	\$51.69		
Expense	\$5.62	\$7.17	\$10.28		
<b>Expense Ratio</b>	<b>30%</b>	<b>26%</b>	<b>20%</b>		
Cap Rate	11.35%	11.29%	11.20%		
Approximate Market Value Range	\$80	\$130	\$259	8.90%	4.808%
Bcat/Subcat					K127/O

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Manhattan North of 125th Street and Boroughs Outside Manhattan					
Mixed-Use/Miscellaneous Retail					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$17.40	\$26.24	\$42.04		
Expense	\$5.34	\$6.80	\$8.96		
<b>Expense Ratio</b>	<b>31%</b>	<b>26%</b>	<b>21%</b>		
Cap Rate	10.86%	10.68%	10.49%		
Approximate Market Value Range	\$77	\$126	\$216	8.90%	4.808%
Bcat/Subcat	K137/O				

One Story Fully Retail		10,001 - 20,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$18.23	\$29.82	\$58.26		
Expense	\$5.74	\$7.72	\$11.56		
<b>Expense Ratio</b>	<b>31%</b>	<b>26%</b>	<b>20%</b>		
Cap Rate	9.25%	8.95%	8.55%		
Approximate Market Value Range	\$89	\$161	\$350	8.90%	4.808%
Bcat/Subcat	K217/O				

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Manhattan North of 125th Street and Boroughs Outside Manhattan					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$15.51	\$25.78	\$44.15		
Expense	\$4.87	\$6.53	\$8.91		
<b>Expense Ratio</b>	<b>31%</b>	<b>25%</b>	<b>20%</b>		
Cap Rate	9.35%	8.96%	8.56%		
Approximate Market Value Range	\$75	\$140	\$264	8.90%	4.808%
Bcat/Subcat	K237/O				

Large Retail		20,001 - 30,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$16.16	\$27.81	\$50.07		
Expense	\$5.09	\$6.99	\$9.85		
<b>Expense Ratio</b>	<b>31%</b>	<b>25%</b>	<b>20%</b>		
Cap Rate	10.33%	9.72%	9.10%		
Approximate Market Value Range	\$73	\$143	\$289	8.90%	4.808%
Bcat/Subcat	K317/OA				

Income = Gross Income per sq. ft.

Expense = Total Expense per sq. ft.

Manhattan North of 125th Street and Boroughs Outside Manhattan					
Large Retail			Greater than 30,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$15.87	\$29.38	\$55.46		
Expense	\$5.15	\$7.42	\$10.81		
<b>Expense Ratio</b>	<b>32%</b>	<b>25%</b>	<b>19%</b>		
Cap Rate	10.02%	9.39%	8.78%		
Approximate Market Value Range	\$72	\$155	\$329	8.90%	4.808%
Bcat/Subcat					K317/OB

Extra Large Retail			Up to 100,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$13.88	\$28.10	\$45.21		
Expense	\$4.70	\$7.12	\$9.42		
<b>Expense Ratio</b>	<b>34%</b>	<b>25%</b>	<b>21%</b>		
Cap Rate	10.09%	9.10%	8.49%		
Approximate Market Value Range	\$62	\$151	\$269	8.90%	4.808%
Bcat/Subcat					K417/OA

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Manhattan North of 125th Street and Boroughs Outside Manhattan					
Extra Large Retail			Greater than 100,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$17.30	\$28.50	\$47.19		
Expense	\$6.14	\$8.44	\$11.64		
<b>Expense Ratio</b>	<b>35%</b>	<b>30%</b>	<b>25%</b>		
Cap Rate	10.19%	9.75%	9.33%		
Approximate Market Value Range	\$74	\$138	\$251	8.90%	4.808%
Bcat/Subcat	K417/OB				

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Lofts					
Midtown West			Up to 14,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$19.86	\$34.30	\$34.98		
Expense	\$6.79	\$9.64	\$9.76		
<b>Expense Ratio</b>	<b>34%</b>	<b>28%</b>	<b>28%</b>		
Cap Rate	8.96%	8.52%	8.50%		
Approximate Market Value Range	\$95	\$185	\$190	7.50%	4.808%
Bcat/Subcat					L001 1A

Midtown West			14,501 Sq.Ft. - 45,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$30.49	\$35.16	\$64.43		
Expense	\$9.46	\$10.39	\$15.46		
<b>Expense Ratio</b>	<b>31%</b>	<b>30%</b>	<b>24%</b>		
Cap Rate	8.89%	8.79%	8.41%		
Approximate Market Value Range	\$154	\$182	\$370	7.50%	4.808%
Bcat/Subcat					L001 1B

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Lofts					
Midtown West			Greater than 45,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$21.86	\$39.29	\$66.90		
Expense	\$7.16	\$10.41	\$14.62		
<b>Expense Ratio</b>	<b>33%</b>	<b>26%</b>	<b>22%</b>		
Cap Rate	8.88%	8.63%	8.40%		
Approximate Market Value Range	\$107	\$215	\$396	7.50%	4.808%
Bcat/Subcat					L001 1C

Fashion/Javits Center			Up to 14,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$19.86	\$34.30	\$34.98		
Expense	\$6.79	\$9.64	\$9.76		
<b>Expense Ratio</b>	<b>34%</b>	<b>28%</b>	<b>28%</b>		
Cap Rate	8.86%	8.42%	8.40%		
Approximate Market Value Range	\$96	\$186	\$191	7.50%	4.808%
Bcat/Subcat					L002 1A

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Lofts					
Fashion/Javits Center			14,501 Sq.Ft. - 45,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$30.49	\$35.16	\$64.43		
Expense	\$9.46	\$10.39	\$15.46		
<b>Expense Ratio</b>	<b>31%</b>	<b>30%</b>	<b>24%</b>		
Cap Rate	8.79%	8.69%	8.31%		
Approximate Market Value Range	\$155	\$184	\$373	7.50%	4.808%
Bcat/Subcat					L002 1B

Fashion/Javits Center			Greater than 45,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$21.86	\$39.29	\$66.90		
Expense	\$7.16	\$10.41	\$14.62		
<b>Expense Ratio</b>	<b>33%</b>	<b>26%</b>	<b>22%</b>		
Cap Rate	8.78%	8.53%	8.30%		
Approximate Market Value Range	\$108	\$217	\$399	7.50%	4.808%
Bcat/Subcat					L002 1C

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Lofts					
Chelsea/Flatiron/Gramercy/Murray Hill			Up to 14,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$19.86	\$34.30	\$34.98		
Expense	\$6.79	\$9.64	\$9.76		
<b>Expense Ratio</b>	<b>34%</b>	<b>28%</b>	<b>28%</b>		
Cap Rate	8.76%	8.32%	8.30%		
Approximate Market Value Range	\$96	\$188	\$192	7.50%	4.808%
Bcat/Subcat					L003 1A

Chelsea/Flatiron/Gramercy/Murray Hill			14,501 Sq.Ft. - 45,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$30.49	\$35.16	\$64.43		
Expense	\$9.46	\$10.39	\$15.46		
<b>Expense Ratio</b>	<b>31%</b>	<b>30%</b>	<b>24%</b>		
Cap Rate	8.79%	8.69%	8.31%		
Approximate Market Value Range	\$155	\$184	\$373	7.50%	4.808%
Bcat/Subcat					L003 1B

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Lofts					
Chelsea/Flatiron/Gramercy/Murray Hill			Greater than 45,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$21.86	\$39.29	\$66.90		
Expense	\$7.16	\$10.41	\$14.62		
<b>Expense Ratio</b>	<b>33%</b>	<b>26%</b>	<b>22%</b>		
Cap Rate	8.78%	8.53%	8.30%		
Approximate Market Value Range	\$108	\$217	\$399	7.50%	4.808%
Bcat/Subcat					L003 1C

Below 14th Street			Up to 14,540 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$19.86	\$34.30	\$34.98		
Expense	\$6.79	\$9.64	\$9.76		
<b>Expense Ratio</b>	<b>34%</b>	<b>28%</b>	<b>28%</b>		
Cap Rate	8.76%	8.32%	8.30%		
Approximate Market Value Range	\$96	\$188	\$192	7.50%	4.808%
Bcat/Subcat					L004 1A

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Lofts					
Below 14th Street			14,501 Sq.Ft. - 45,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$30.49	\$35.16	\$64.43		
Expense	\$9.46	\$10.39	\$15.46		
<b>Expense Ratio</b>	<b>31%</b>	<b>30%</b>	<b>24%</b>		
Cap Rate	8.79%	8.69%	8.31%		
Approximate Market Value Range	\$155	\$184	\$373	7.50%	4.808%
Bcat/Subcat					L004 1B

Below 14th Street			Greater than 45,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$21.86	\$39.29	\$66.90		
Expense	\$7.16	\$10.41	\$14.62		
<b>Expense Ratio</b>	<b>33%</b>	<b>26%</b>	<b>22%</b>		
Cap Rate	8.78%	8.53%	8.30%		
Approximate Market Value Range	\$108	\$217	\$399	7.50%	4.808%
Bcat/Subcat					L004 1C

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Lofts					
Manhattan Other Lofts			Up to 14,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$19.86	\$34.30	\$34.98		
Expense	\$6.79	\$9.64	\$9.76		
<b>Expense Ratio</b>	<b>34%</b>	<b>28%</b>	<b>28%</b>		
Cap Rate	10.56%	10.12%	10.10%		
Approximate Market Value Range	\$85	\$165	\$169	7.50%	4.808%
Bcat/Subcat					L006 1A

Manhattan Other Lofts			14,501 Sq.Ft. - 45,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$30.49	\$35.16	\$64.43		
Expense	\$9.46	\$10.39	\$15.46		
<b>Expense Ratio</b>	<b>31%</b>	<b>30%</b>	<b>24%</b>		
Cap Rate	10.59%	10.50%	10.11%		
Approximate Market Value Range	\$137	\$162	\$328	7.50%	4.808%
Bcat/Subcat					L006 1B

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Lofts					
Manhattan Other Lofts			Greater than 45,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$21.86	\$39.29	\$66.90		
Expense	\$7.16	\$10.41	\$14.62		
<b>Expense Ratio</b>	<b>33%</b>	<b>26%</b>	<b>22%</b>		
Cap Rate	10.58%	10.33%	10.10%		
Approximate Market Value Range	\$96	\$191	\$351	7.50%	4.808%
Bcat/Subcat					L006 1C

Lofts Outside Manhattan			Up to 19,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$23.24	\$23.90	\$27.77		
Expense	\$5.10	\$5.17	\$5.59		
<b>Expense Ratio</b>	<b>22%</b>	<b>22%</b>	<b>20%</b>		
Cap Rate	11.56%	11.53%	11.42%		
Approximate Market Value Range	\$111	\$115	\$137	7.50%	4.808%
Bcat/Subcat					L007 OA

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Lofts					
Lofts Outside Manhattan			Greater than 19,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$24.44	\$26.32	\$30.10		
Expense	\$5.42	\$5.64	\$6.05		
<b>Expense Ratio</b>	<b>22%</b>	<b>21%</b>	<b>20%</b>		
Cap Rate	11.53%	11.45%	11.30%		
Approximate Market Value Range	\$116	\$127	\$149	7.50%	4.808%
Bcat/Subcat	L007 OB				

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Citywide Factories & Warehouses			Up to 4,600 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$8.73	\$16.20	\$22.83		
Expense	\$2.64	\$3.48	\$4.06		
<b>Expense Ratio</b>	<b>30%</b>	<b>21%</b>	<b>18%</b>		
Cap Rate	10.51%	10.37%	10.29%		
Approximate Market Value Range	\$40	\$84	\$124	7.50%	4.808%
Bcat/Subcat					I020 CA

Citywide Factories & Warehouses			4,601 Sq.Ft. - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$7.73	\$12.70	\$18.69		
Expense	\$2.26	\$2.75	\$3.21		
<b>Expense Ratio</b>	<b>29%</b>	<b>22%</b>	<b>17%</b>		
Cap Rate	10.48%	10.40%	10.33%		
Approximate Market Value Range	\$36	\$65	\$102	7.50%	4.808%
Bcat/Subcat					I020 CB

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Citywide Factories & Warehouses			20,001 Sq.Ft. - 45,500 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$6.96	\$10.77	\$18.16		
Expense	\$2.10	\$2.48	\$3.03		
<b>Expense Ratio</b>	<b>30%</b>	<b>23%</b>	<b>17%</b>		
Cap Rate	10.48%	10.39%	10.28%		
Approximate Market Value Range	\$32	\$55	\$100	7.50%	4.808%
Bcat/Subcat					I020 CC

Citywide Factories & Warehouses			Greater than 45,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$6.80	\$10.05	\$18.33		
Expense	\$2.11	\$2.46	\$3.11		
<b>Expense Ratio</b>	<b>31%</b>	<b>24%</b>	<b>17%</b>		
Cap Rate	10.49%	10.40%	10.27%		
Approximate Market Value Range	\$31	\$50	\$101	7.50%	4.808%
Bcat/Subcat					I020 CD

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Citywide Self Storage Facilities			Up to 42,200 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$11.11	\$16.39	\$20.21		
Expense	\$3.67	\$4.52	\$5.07		
<b>Expense Ratio</b>	<b>33%</b>	<b>28%</b>	<b>25%</b>		
Cap Rate	9.35%	9.01%	8.83%		
Approximate Market Value Range	\$53	\$86	\$111	7.50%	4.808%
Bcat/Subcat					S003 C

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Parking Garages					
South of 34th Street					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$11.14	\$35.21	\$62.11		
Expense	\$2.45	\$4.26	\$5.37		
<b>Expense Ratio</b>	<b>22%</b>	<b>12%</b>	<b>9%</b>		
Cap Rate	10.00%	9.50%	9.27%		
Approximate Market Value Range	\$59	\$216	\$403	7.50%	4.808%
Bcat/Subcat					G030

34th Street to 96th Street					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$11.14	\$35.21	\$62.11		
Expense	\$2.45	\$4.26	\$5.37		
<b>Expense Ratio</b>	<b>22%</b>	<b>12%</b>	<b>9%</b>		
Cap Rate	9.65%	9.37%	9.24%		
Approximate Market Value Range	\$60	\$218	\$404	7.50%	4.808%
Bcat/Subcat					G031

Income = Gross Income per sq. ft.

Expense = Total Expenses per sq. ft.

Parking Garages					
Manh North of 96th St. and Outer Boroughs					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$4.83	\$12.55	\$24.79		
Expense	\$2.21	\$3.57	\$5.03		
<b>Expense Ratio</b>	<b>46%</b>	<b>28%</b>	<b>20%</b>		
Cap Rate	10.46%	10.17%	9.97%		
Approximate Market Value Range	\$17	\$60	\$134	7.50%	4.808%
Bcat/Subcat					G040

Income = Gross Income per sq. ft.

Expense = Total Expenses per sq. ft.

Repair Garages					
Up to 96th Street					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$11.14	\$35.21	\$62.11		
Expense	\$2.45	\$4.26	\$5.37		
<b>Expense Ratio</b>	<b>22%</b>	<b>12%</b>	<b>9%</b>		
Cap Rate	9.25%	8.97%	8.84%		
Approximate Market Value Range	\$62	\$225	\$416	7.50%	4.808%
Bcat/Subcat					G018

Manh North of 96th Street and Outer Boroughs					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$5.24	\$13.13	\$26.73		
Expense	\$2.42	\$3.95	\$5.78		
<b>Expense Ratio</b>	<b>46%</b>	<b>30%</b>	<b>22%</b>		
Cap Rate	10.20%	9.88%	9.64%		
Approximate Market Value Range	\$19	\$63	\$145	7.50%	4.808%
Bcat/Subcat					G042

Income = Gross Income per sq. ft.

Expense = Total Expenses per sq. ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Unregulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Post-1973 Rental Elevator Buildings				2.50%	RU33
Post-1973 Cooperative Elevator Buildings				2.50%	CU33
Post-1973 Condominium Elevator Buildings				2.50%	EU33
Post-1973 Condo-Coops/Condo-Rental Elevator Buildings				2.50%	DU33
	Low	Median	High	-	Effective Tax Rate
Income	\$20.75	\$40.39	\$54.87		
Expense	\$10.72	\$16.33	\$19.84		
<b>Expense Ratio</b>	<b>52%</b>	<b>40%</b>	<b>36%</b>		
Cap Rate	7.50%	6.70%	6.70%		
Approximate Market Value Range	\$75	\$193	\$281		5.785%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Post-1973 Rental Elevator Buildings				2.50%	RU33
Post-1973 Cooperative Elevator Buildings				2.50%	CU33
Post-1973 Condominium Elevator Buildings				2.50%	EU33
Post-1973 Condo-Coops/Condo-Rental Elevator Buildings				2.50%	DU33
	Low	Median	High	-	Effective Tax Rate
Income	\$12.28	\$20.69	\$32.84		
Expense	\$7.82	\$11.63	\$16.53		
<b>Expense Ratio</b>	<b>64%</b>	<b>56%</b>	<b>50%</b>		
Cap Rate	9.40%	7.50%	6.90%		
Approximate Market Value Range	\$29	\$68	\$129	2.50%	5.785%

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Unregulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Pre-1974 Rental Elevator Buildings				4.25%	RU32
Pre-1974 Cooperative Elevator Buildings				4.25%	CU32
Pre-1974 Condominium Elevator Buildings				4.25%	EU32
Pre-1974 Condo-Coops/Condo-Rental Elevator Buildings				4.25%	DU32
	Low	Median	High	-	Effective Tax Rate
Income	\$20.81	\$39.45	\$55.00		
Expense	\$10.74	\$16.09	\$19.87		
<b>Expense Ratio</b>	<b>52%</b>	<b>41%</b>	<b>36%</b>		
Cap Rate	7.50%	6.80%	6.70%		
Approximate Market Value Range	\$76	\$186	\$281		5.785%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Pre-1974 Rental Elevator Buildings				2.50%	RU32
Pre-1974 Cooperative Elevator Buildings				2.50%	CU32
Pre-1974 Condominium Elevator Buildings				2.50%	EU32
Pre-1974 Condo-Coops/Condo-Rental Elevator Buildings				2.50%	DU32
	Low	Median	High	-	Effective Tax Rate
Income	\$12.20	\$16.51	\$25.59		
Expense	\$7.79	\$9.80	\$13.67		
<b>Expense Ratio</b>	<b>64%</b>	<b>59%</b>	<b>53%</b>		
Cap Rate	9.50%	8.20%	7.10%		
Approximate Market Value Range	\$29	\$48	\$93		5.785%

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Unregulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Rental Walk-Ups				6.50%	RU31
Cooperative Walk-Ups				6.50%	CU31
Condominium Walk-Ups				6.50%	EU31
Condo-Coops/Condo-Rental Walk-Ups				6.50%	DU31
	Low	Median	High	-	Effective Tax Rate
Income	\$21.02	\$40.89	\$58.70		
Expense	\$10.81	\$16.46	\$20.71		
<b>Expense Ratio</b>	<b>51%</b>	<b>40%</b>	<b>35%</b>		
Cap Rate	7.50%	6.70%	6.70%		
Approximate Market Value Range	\$77	\$196	\$304		5.785%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Rental Walk-Ups				7.75%	RU31
Cooperative Walk-Ups				7.75%	CU31
Condominium Walk-Ups				7.75%	EU31
Condo-Coops/Condo-Rental Walk-Ups				7.75%	DU31
	Low	Median	High	-	Effective Tax Rate
Income	\$11.54	\$17.28	\$30.45		
Expense	\$7.46	\$10.14	\$15.61		
<b>Expense Ratio</b>	<b>65%</b>	<b>59%</b>	<b>51%</b>		
Cap Rate	9.80%	8.00%	6.90%		
Approximate Market Value Range	\$26	\$52	\$117		5.785%

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Regulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Post-1973 Rental Elevator Buildings				4.00%	RR33
Post-1973 Cooperative Elevator Buildings				4.00%	CR33
	Low	Median	High	-	Effective Tax Rate
Income	\$16.70	\$36.44	\$55.10		
Expense	\$9.35	\$15.30	\$19.89		
<b>Expense Ratio</b>	<b>56%</b>	<b>42%</b>	<b>36%</b>		
Cap Rate	8.10%	6.80%	6.70%		
Approximate Market Value Range	\$53	\$168	\$282		5.785%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Post-1973 Rental Elevator Buildings				2.50%	RR33
Post-1973 Cooperative Elevator Buildings				2.50%	CR33
	Low	Median	High	-	Effective Tax Rate
Income	\$10.42	\$17.49	\$29.00		
Expense	\$6.77	\$10.24	\$15.04		
<b>Expense Ratio</b>	<b>65%</b>	<b>59%</b>	<b>52%</b>		
Cap Rate	10.40%	8.00%	7.00%		
Approximate Market Value Range	\$23	\$53	\$109		5.785%

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Regulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Pre-1974 Rental Elevator Buildings				4.00%	RR32
Pre-1974 Cooperative Elevator Buildings				4.00%	CR32
	Low	Median	High	-	Effective Tax Rate
Income	\$12.51	\$20.81	\$40.52		
Expense	\$7.80	\$10.74	\$16.36		
<b>Expense Ratio</b>	<b>62%</b>	<b>52%</b>	<b>40%</b>		
Cap Rate	9.30%	7.50%	6.70%		
Approximate Market Value Range	\$31	\$76	\$194		5.785%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Pre-1974 Rental Elevator Buildings				2.50%	RR32
Pre-1974 Cooperative Elevator Buildings				2.50%	CR32
	Low	Median	High	-	Effective Tax Rate
Income	\$10.42	\$14.44	\$19.77		
Expense	\$6.77	\$8.85	\$11.24		
<b>Expense Ratio</b>	<b>65%</b>	<b>61%</b>	<b>57%</b>		
Cap Rate	10.40%	8.70%	7.70%		
Approximate Market Value Range	\$23	\$39	\$63		5.785%

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Regulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Rental Walk-Ups				6.50%	RR31
Cooperative Walk-Ups				6.50%	CR31
	Low	Median	High	-	Effective Tax Rate
Income	\$14.62	\$26.08	\$44.84		
Expense	\$8.60	\$12.38	\$17.45		
<b>Expense Ratio</b>	<b>59%</b>	<b>47%</b>	<b>39%</b>		
Cap Rate	8.60%	7.10%	6.70%		
Approximate Market Value Range	\$42	\$106	\$219		5.785%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Rental Walk-Ups				6.50%	RR31
Cooperative Walk-Ups				6.50%	CR31
	Low	Median	High	-	Effective Tax Rate
Income	\$10.46	\$14.60	\$21.61		
Expense	\$6.80	\$8.92	\$12.02		
<b>Expense Ratio</b>	<b>65%</b>	<b>61%</b>	<b>56%</b>		
Cap Rate	10.40%	8.60%	7.40%		
Approximate Market Value Range	\$23	\$39	\$73		5.785%

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

**Apartment Buildings with Less Than 11 Units  
Including Rental Buildings, Cooperatives and Condominiums**

Borough	Neighborhood	Bcat	Sub Bcat	Income Group	Median Income Per Sq. Ft.	Gross Income Multiplier
QUEENS	AIRPORT LA GUARDIA	RX06	D	R06D	\$13.63	9.03
QUEENS	AIRPORT LA GUARDIA	CX04	J	C04J	\$14.06	9.24
MANHATTAN	ALPHABET CITY	RX12	C	R12C	\$30.20	14.06
MANHATTAN	ALPHABET CITY	CX10	E	C10E	\$30.79	13.73
STATEN ISLAND	ANNADALE	RX06	J	R06J	\$13.63	9.95
STATEN ISLAND	ANNADALE	CX04	J	C04J	\$14.06	9.24
STATEN ISLAND	ARDEN HEIGHTS	RX06	A	R06A	\$13.63	8.17
STATEN ISLAND	ARDEN HEIGHTS	CX04	D	C04D	\$14.06	8.47
STATEN ISLAND	ARROCHAR	RX06	I	R06I	\$13.63	9.68
STATEN ISLAND	ARROCHAR	CX04	J	C04J	\$14.06	9.24
STATEN ISLAND	ARROCHAR-SHORE ACRES	RX06	A	R06A	\$13.63	8.17
STATEN ISLAND	ARROCHAR-SHORE ACRES	CX04	E	C04E	\$14.06	8.59
QUEENS	ARVERNE	RX04	G	R04G	\$11.58	9.43
QUEENS	ARVERNE	CX02	J	C02J	\$11.58	8.98
QUEENS	ASTORIA	RX09	C	R09C	\$17.84	9.12
QUEENS	ASTORIA	CX08	A	C08A	\$20.23	9.11
BROOKLYN	BATH BEACH	RX07	H	R07H	\$15.85	9.03
BROOKLYN	BATH BEACH	CX05	G	C05G	\$16.46	8.95
BRONX	BATHGATE	RX04	A	R04A	\$11.58	8.80
BRONX	BATHGATE	CX04	A	C04A	\$14.06	7.03
BROOKLYN	BAY RIDGE	RX06	B	R06B	\$13.63	8.97
BROOKLYN	BAY RIDGE	CX06	E	C06E	\$17.45	9.53
BRONX	BAYCHESTER	RX06	J	R06J	\$13.63	9.95
BRONX	BAYCHESTER	CX02	I	C02I	\$11.58	8.64
QUEENS	BAYSIDE	RX06	I	R06I	\$13.63	9.68
QUEENS	BAYSIDE	CX05	J	C05J	\$16.46	9.90
BRONX	BEDFORD PARK/NORWOOD	RX05	A	R05A	\$12.93	8.35
BRONX	BEDFORD PARK/NORWOOD	CX03	C	C03C	\$12.93	7.66
BROOKLYN	BEDFORD STUYVESANT	RX01	A	R01A	\$8.40	6.14
BROOKLYN	BEDFORD STUYVESANT	CX01	A	C01A	\$8.40	5.23
QUEENS	BEECHHURST	RX08	J	R08J	\$17.08	9.43
QUEENS	BEECHHURST	CX07	G	C07G	\$19.13	9.76
QUEENS	BELLE HARBOR	RX06	H	R06H	\$13.63	9.25
QUEENS	BELLE HARBOR	CX04	J	C04J	\$14.06	9.24
QUEENS	BELLEROSE	RX08	J	R08J	\$17.08	9.43

**Apartment Buildings with Less Than 11 Units  
Including Rental Buildings, Cooperatives and Condominiums**

Borough	Neighborhood	Bcat	Sub Bcat	Income Group	Median Income Per Sq. Ft.	Gross Income Multiplier
QUEENS	BELLEROSE	CX07	G	C07G	\$19.13	9.76
BRONX	BELMONT	RX06	A	R06A	\$13.63	8.17
BRONX	BELMONT	CX04	A	C04A	\$14.06	7.03
BROOKLYN	BENSONHURST	RX05	D	R05D	\$12.93	8.69
BROOKLYN	BENSONHURST	CX05	D	C05D	\$16.46	8.45
BROOKLYN	BERGEN BEACH	RX07	I	R07I	\$15.85	9.47
BROOKLYN	BERGEN BEACH	CX05	J	C05J	\$16.46	9.90
BROOKLYN	BOERUM HILL	RX10	I	R10I	\$20.20	10.29
BROOKLYN	BOERUM HILL	CX09	G	C09G	\$21.32	11.47
BROOKLYN	BOROUGH PARK	RX06	D	R06D	\$13.63	9.03
BROOKLYN	BOROUGH PARK	CX04	F	C04F	\$14.06	8.71
QUEENS	BRIARWOOD	RX07	H	R07H	\$15.85	9.03
QUEENS	BRIARWOOD	CX05	G	C05G	\$16.46	8.95
BROOKLYN	BRIGHTON BEACH	RX10	J	R10J	\$20.20	11.55
BROOKLYN	BRIGHTON BEACH	CX09	F	C09F	\$21.32	11.35
BRONX	BRONX PARK	RX01	A	R01A	\$8.40	6.14
BRONX	BRONX PARK	CX01	A	C01A	\$8.40	5.23
BRONX	BRONXDALE	RX06	C	R06C	\$13.63	8.98
BRONX	BRONXDALE	CX06	A	C06A	\$17.45	9.16
BROOKLYN	BROOKLYN HEIGHTS	RX11	B	R11B	\$24.43	10.03
BROOKLYN	BROOKLYN HEIGHTS	CX09	H	C09H	\$21.32	11.54
BROOKLYN	BROWNSVILLE	RX03	G	R03G	\$10.34	8.80
BROOKLYN	BROWNSVILLE	CX02	A	C02A	\$11.58	8.17
STATEN ISLAND	BULLS HEAD	RX03	I	R03I	\$10.34	9.95
STATEN ISLAND	BULLS HEAD	CX02	J	C02J	\$11.58	8.98
BROOKLYN	BUSH TERMINAL	RX01	A	R01A	\$8.40	6.14
BROOKLYN	BUSH TERMINAL	CX01	A	C01A	\$8.40	5.23
BROOKLYN	BUSHWICK	RX04	A	R04A	\$11.58	8.80
BROOKLYN	BUSHWICK	CX02	E	C02E	\$11.58	8.61
QUEENS	CAMBRIA HEIGHTS	RX04	G	R04G	\$11.58	9.43
QUEENS	CAMBRIA HEIGHTS	CX02	J	C02J	\$11.58	8.98
BROOKLYN	CANARSIE	RX04	G	R04G	\$11.58	9.43
BROOKLYN	CANARSIE	CX04	F	C04F	\$14.06	8.71
BROOKLYN	CARROLL GARDENS	RX10	E	R10E	\$20.20	9.57
BROOKLYN	CARROLL GARDENS	CX09	E	C09E	\$21.32	10.40

**Apartment Buildings with Less Than 11 Units  
Including Rental Buildings, Cooperatives and Condominiums**

Borough	Neighborhood	Bcat	Sub Bcat	Income Group	Median Income Per Sq. Ft.	Gross Income Multiplier
BRONX	CASTLE HILL/UNIONPORT	RX05	J	R05J	\$12.93	9.03
BRONX	CASTLE HILL/UNIONPORT	CX03	F	C03F	\$12.93	8.83
STATEN ISLAND	CASTLETON CORNERS	RX06	A	R06A	\$13.63	8.17
STATEN ISLAND	CASTLETON CORNERS	CX04	E	C04E	\$14.06	8.59
MANHATTAN	CHELSEA	RX12	H	R12H	\$30.20	15.00
MANHATTAN	CHELSEA	CX11	F	C11F	\$45.76	15.03
MANHATTAN	CHINATOWN	RX11	I	R11I	\$24.43	11.80
MANHATTAN	CHINATOWN	CX10	C	C10C	\$30.79	11.47
BRONX	CITY ISLAND	CX04	B	C04B	\$14.06	7.65
MANHATTAN	CIVIC CENTER	RX10	J	R10J	\$20.20	11.55
MANHATTAN	CIVIC CENTER	CX09	H	C09H	\$21.32	11.54
MANHATTAN	CLINTON	RX11	J	R11J	\$24.43	14.30
MANHATTAN	CLINTON	CX10	F	C10F	\$30.79	13.98
BROOKLYN	CLINTON HILL	RX09	I	R09I	\$17.84	9.69
BROOKLYN	CLINTON HILL	CX08	J	C08J	\$20.23	9.89
STATEN ISLAND	CLOVE LAKES	RX07	C	R07C	\$15.85	7.94
STATEN ISLAND	CLOVE LAKES	CX04	B	C04B	\$14.06	7.65
BROOKLYN	COBBLE HILL	RX11	H	R11H	\$24.43	11.54
BROOKLYN	COBBLE HILL	CX09	J	C09J	\$21.32	13.02
BROOKLYN	COBBLE HILL-WEST	RX10	G	R10G	\$20.20	9.96
BROOKLYN	COBBLE HILL-WEST	CX09	E	C09E	\$21.32	10.40
QUEENS	COLLEGE POINT	RX07	I	R07I	\$15.85	9.47
QUEENS	COLLEGE POINT	CX06	E	C06E	\$17.45	9.53
STATEN ISLAND	CONCORD	RX04	G	R04G	\$11.58	9.43
STATEN ISLAND	CONCORD	CX02	I	C02I	\$11.58	8.64
STATEN ISLAND	CONCORD-FOX HILLS	RX04	G	R04G	\$11.58	9.43
STATEN ISLAND	CONCORD-FOX HILLS	CX02	I	C02I	\$11.58	8.64
BROOKLYN	CONEY ISLAND	RX03	I	R03I	\$10.34	9.95
BROOKLYN	CONEY ISLAND	CX02	I	C02I	\$11.58	8.64
QUEENS	CORONA	RX08	G	R08G	\$17.08	9.22
QUEENS	CORONA	CX07	B	C07B	\$19.13	9.24
BRONX	COUNTRY CLUB	RX06	J	R06J	\$13.63	9.95
BRONX	COUNTRY CLUB	CX04	I	C04I	\$14.06	8.84
BRONX	CROTONA PARK	RX05	J	R05J	\$12.93	9.03
BRONX	CROTONA PARK	CX03	G	C03G	\$12.93	8.86

**Apartment Buildings with Less Than 11 Units  
Including Rental Buildings, Cooperatives and Condominiums**

Borough	Neighborhood	Bcat	Sub Bcat	Income Group	Median Income Per Sq. Ft.	Gross Income Multiplier
BROOKLYN	CROWN HEIGHTS	RX07	D	R07D	\$15.85	8.54
BROOKLYN	CROWN HEIGHTS	CX05	E	C05E	\$16.46	8.85
BROOKLYN	CYPRESS HILLS	RX03	H	R03H	\$10.34	8.97
BROOKLYN	CYPRESS HILLS	CX02	E	C02E	\$11.58	8.61
STATEN ISLAND	DONGAN HILLS	RX07	D	R07D	\$15.85	8.54
STATEN ISLAND	DONGAN HILLS	CX05	E	C05E	\$16.46	8.85
STATEN ISLAND	DONGAN HILLS-COLONY	RX08	I	R08I	\$17.08	9.29
STATEN ISLAND	DONGAN HILLS-COLONY	CX03	E	C03E	\$12.93	8.48
STATEN ISLAND	DONGAN HILLS-OLD TOWN	RX08	A	R08A	\$17.08	8.30
STATEN ISLAND	DONGAN HILLS-OLD TOWN	CX06	A	C06A	\$17.45	9.16
QUEENS	DOUGLSTON	RX04	H	R04H	\$11.58	9.99
BROOKLYN	DOWNTOWN-FULTON FERRY	RX08	G	R08G	\$17.08	9.22
BROOKLYN	DOWNTOWN-FULTON FERRY	CX09	A	C09A	\$21.32	9.65
BROOKLYN	DOWNTOWN-FULTON MALL	RX09	C	R09C	\$17.84	9.12
BROOKLYN	DOWNTOWN-FULTON MALL	CX09	B	C09B	\$21.32	10.04
BROOKLYN	DOWNTOWN-METROTECH	RX10	F	R10F	\$20.20	9.73
BROOKLYN	DOWNTOWN-METROTECH	CX07	D	C07D	\$19.13	9.51
BROOKLYN	DYKER HEIGHTS	RX06	H	R06H	\$13.63	9.25
BROOKLYN	DYKER HEIGHTS	CX04	I	C04I	\$14.06	8.84
QUEENS	EAST ELMHURST	RX06	H	R06H	\$13.63	9.25
QUEENS	EAST ELMHURST	CX05	H	C05H	\$16.46	9.16
BROOKLYN	EAST NEW YORK	RX01	F	R01F	\$8.40	6.23
BROOKLYN	EAST NEW YORK	CX01	H	C01H	\$8.40	5.24
BRONX	EAST TREMONT	RX04	A	R04A	\$11.58	8.80
BRONX	EAST TREMONT	CX04	B	C04B	\$14.06	7.65
MANHATTAN	EAST VILLAGE	RX11	J	R11J	\$24.43	14.30
MANHATTAN	EAST VILLAGE	CX10	G	C10G	\$30.79	14.24
QUEENS	ELMHURST	RX09	A	R09A	\$17.84	8.94
QUEENS	ELMHURST	CX07	A	C07A	\$19.13	9.01
STATEN ISLAND	ELTINGVILLE	RX06	I	R06I	\$13.63	9.68
STATEN ISLAND	ELTINGVILLE	CX04	J	C04J	\$14.06	9.24
QUEENS	FAR ROCKAWAY	RX03	G	R03G	\$10.34	8.80
QUEENS	FAR ROCKAWAY	CX02	J	C02J	\$11.58	8.98
MANHATTAN	FASHION	RX12	I	R12I	\$30.20	15.02
MANHATTAN	FASHION	CX11	C	C11C	\$45.76	14.87

**Apartment Buildings with Less Than 11 Units  
Including Rental Buildings, Cooperatives and Condominiums**

Borough	Neighborhood	Bcat	Sub Bcat	Income Group	Median Income Per Sq. Ft.	Gross Income Multiplier
BRONX	FIELDSTON	RX06	B	R06B	\$13.63	8.97
BRONX	FIELDSTON	CX04	J	C04J	\$14.06	9.24
MANHATTAN	FINANCIAL	RX12	J	R12J	\$30.20	16.03
MANHATTAN	FINANCIAL	CX11	J	C11J	\$45.76	16.10
BROOKLYN	FLATBUSH-CENTRAL	RX05	J	R05J	\$12.93	9.03
BROOKLYN	FLATBUSH-CENTRAL	CX05	I	C05I	\$16.46	9.45
BROOKLYN	FLATBUSH-EAST	RX05	A	R05A	\$12.93	8.35
BROOKLYN	FLATBUSH-EAST	CX04	C	C04C	\$14.06	8.11
BROOKLYN	FLATBUSH-LEFFERTS GARDEN	RX03	I	R03I	\$10.34	9.95
BROOKLYN	FLATBUSH-LEFFERTS GARDEN	CX02	J	C02J	\$11.58	8.98
BROOKLYN	FLATBUSH-NORTH	RX01	H	R01H	\$8.40	6.24
BROOKLYN	FLATBUSH-NORTH	CX01	A	C01A	\$8.40	5.23
MANHATTAN	FLATIRON	RX12	H	R12H	\$30.20	15.00
MANHATTAN	FLATIRON	CX11	C	C11C	\$45.76	14.87
BROOKLYN	FLATLANDS	CX05	H	C05H	\$16.46	9.16
QUEENS	FLORAL PARK	RX10	G	R10G	\$20.20	9.96
QUEENS	FLORAL PARK	CX08	J	C08J	\$20.23	9.89
QUEENS	FLUSHING MEADOW PARK	RX10	G	R10G	\$20.20	9.96
QUEENS	FLUSHING MEADOW PARK	CX09	C	C09C	\$21.32	10.34
QUEENS	FLUSHING-NORTH	RX08	F	R08F	\$17.08	9.10
QUEENS	FLUSHING-NORTH	CX06	A	C06A	\$17.45	9.16
QUEENS	FLUSHING-SOUTH	RX07	G	R07G	\$15.85	8.79
QUEENS	FLUSHING-SOUTH	CX04	I	C04I	\$14.06	8.84
BRONX	FORDHAM	RX04	A	R04A	\$11.58	8.80
BRONX	FORDHAM	CX03	B	C03B	\$12.93	7.61
QUEENS	FOREST HILLS	RX08	J	R08J	\$17.08	9.43
QUEENS	FOREST HILLS	CX09	C	C09C	\$21.32	10.34
BROOKLYN	FORT GREENE	RX11	F	R11F	\$24.43	11.42
BROOKLYN	FORT GREENE	CX10	D	C10D	\$30.79	13.03
QUEENS	GLENDALE	RX05	H	R05H	\$12.93	8.89
QUEENS	GLENDALE	CX04	I	C04I	\$14.06	8.84
BROOKLYN	GOWANUS	RX10	A	R10A	\$20.20	9.31
BROOKLYN	GOWANUS	CX07	B	C07B	\$19.13	9.24
MANHATTAN	GRAMERCY	RX12	J	R12J	\$30.20	16.03
MANHATTAN	GRAMERCY	CX12	G	C12G	\$46.74	15.52

**Apartment Buildings with Less Than 11 Units  
Including Rental Buildings, Cooperatives and Condominiums**

Borough	Neighborhood	Bcat	Sub Bcat	Income Group	Median Income Per Sq. Ft.	Gross Income Multiplier
STATEN ISLAND	GRANT CITY	RX10	A	R10A	\$20.20	9.31
STATEN ISLAND	GRANT CITY	CX07	A	C07A	\$19.13	9.01
STATEN ISLAND	GRASMERE	RX06	A	R06A	\$13.63	8.17
STATEN ISLAND	GRASMERE	CX03	B	C03B	\$12.93	7.61
BROOKLYN	GRAVESEND	RX05	G	R05G	\$12.93	8.78
BROOKLYN	GRAVESEND	CX04	D	C04D	\$14.06	8.47
STATEN ISLAND	GREAT KILLS	RX06	A	R06A	\$13.63	8.17
STATEN ISLAND	GREAT KILLS	CX04	D	C04D	\$14.06	8.47
STATEN ISLAND	GREAT KILLS-BAY TERRACE	RX06	A	R06A	\$13.63	8.17
STATEN ISLAND	GREAT KILLS-BAY TERRACE	CX04	D	C04D	\$14.06	8.47
BROOKLYN	GREENPOINT	RX08	B	R08B	\$17.08	9.03
BROOKLYN	GREENPOINT	CX08	F	C08F	\$20.23	9.50
MANHATTAN	GREENWICH VILLAGE-CENTRAL	RX12	I	R12I	\$30.20	15.02
MANHATTAN	GREENWICH VILLAGE-CENTRAL	CX12	D	C12D	\$46.74	15.43
MANHATTAN	GREENWICH VILLAGE-WEST	RX12	G	R12G	\$30.20	14.69
MANHATTAN	GREENWICH VILLAGE-WEST	CX12	B	C12B	\$46.74	14.69
STATEN ISLAND	GRYMES HILL	RX03	A	R03A	\$10.34	8.41
QUEENS	HAMMELS	RX04	A	R04A	\$11.58	8.80
QUEENS	HAMMELS	CX03	E	C03E	\$12.93	8.48
MANHATTAN	HARLEM-CENTRAL	RX07	A	R07A	\$15.85	6.54
MANHATTAN	HARLEM-CENTRAL	CX05	A	C05A	\$16.46	6.81
MANHATTAN	HARLEM-EAST	RX08	A	R08A	\$17.08	8.30
MANHATTAN	HARLEM-EAST	CX05	C	C05C	\$16.46	8.40
MANHATTAN	HARLEM-UPPER	RX08	A	R08A	\$17.08	8.30
MANHATTAN	HARLEM-UPPER	CX05	B	C05B	\$16.46	8.10
MANHATTAN	HARLEM-WEST	RX01	A	R01A	\$8.40	6.14
MANHATTAN	HARLEM-WEST	CX01	A	C01A	\$8.40	5.23
BRONX	HIGHBRIDGE/MORRIS HEIGHTS	RX03	I	R03I	\$10.34	9.95
BRONX	HIGHBRIDGE/MORRIS HEIGHTS	CX02	I	C02I	\$11.58	8.64
QUEENS	HILLCREST	RX06	I	R06I	\$13.63	9.68
QUEENS	HILLCREST	CX05	J	C05J	\$16.46	9.90
QUEENS	HOLLIS	RX06	J	R06J	\$13.63	9.95
QUEENS	HOLLIS	CX07	G	C07G	\$19.13	9.76
QUEENS	HOLLISWOOD	RX09	I	R09I	\$17.84	9.69
QUEENS	HOLLISWOOD	CX07	F	C07F	\$19.13	9.69

**Apartment Buildings with Less Than 11 Units  
Including Rental Buildings, Cooperatives and Condominiums**

Borough	Neighborhood	Bcat	Sub Bcat	Income Group	Median Income Per Sq. Ft.	Gross Income Multiplier
QUEENS	HOWARD BEACH	RX07	H	R07H	\$15.85	9.03
QUEENS	HOWARD BEACH	CX05	G	C05G	\$16.46	8.95
STATEN ISLAND	HUGUENOT	RX06	A	R06A	\$13.63	8.17
STATEN ISLAND	HUGUENOT	CX04	D	C04D	\$14.06	8.47
BRONX	HUNTS POINT	RX03	J	R03J	\$10.34	10.00
BRONX	HUNTS POINT	CX02	J	C02J	\$11.58	8.98
MANHATTAN	INWOOD	RX07	C	R07C	\$15.85	7.94
MANHATTAN	INWOOD	CX03	D	C03D	\$12.93	8.46
QUEENS	JACKSON HEIGHTS	RX10	I	R10I	\$20.20	10.29
QUEENS	JACKSON HEIGHTS	CX07	J	C07J	\$19.13	10.47
QUEENS	JAMAICA	RX08	G	R08G	\$17.08	9.22
QUEENS	JAMAICA	CX05	I	C05I	\$16.46	9.45
QUEENS	JAMAICA ESTATES	RX04	G	R04G	\$11.58	9.43
QUEENS	JAMAICA ESTATES	CX04	J	C04J	\$14.06	9.24
QUEENS	JAMAICA HILLS	RX07	D	R07D	\$15.85	8.54
QUEENS	JAMAICA HILLS	CX04	D	C04D	\$14.06	8.47
MANHATTAN	JAVITS CENTER	RX12	C	R12C	\$30.20	14.06
MANHATTAN	JAVITS CENTER	CX10	F	C10F	\$30.79	13.98
BROOKLYN	KENSINGTON	RX07	H	R07H	\$15.85	9.03
BROOKLYN	KENSINGTON	CX05	E	C05E	\$16.46	8.85
QUEENS	KEW GARDENS	CX05	J	C05J	\$16.46	9.90
BRONX	KINGSBRIDGE HTS/UNIV HTS	RX04	G	R04G	\$11.58	9.43
BRONX	KINGSBRIDGE HTS/UNIV HTS	CX04	F	C04F	\$14.06	8.71
BRONX	KINGSBRIDGE/JEROME PARK	RX04	H	R04H	\$11.58	9.99
BRONX	KINGSBRIDGE/JEROME PARK	CX03	F	C03F	\$12.93	8.83
MANHATTAN	KIPS BAY	RX12	G	R12G	\$30.20	14.69
MANHATTAN	KIPS BAY	CX11	B	C11B	\$45.76	14.75
QUEENS	LAURELTON	RX06	H	R06H	\$13.63	9.25
QUEENS	LAURELTON	CX05	I	C05I	\$16.46	9.45
MANHATTAN	LITTLE ITALY	RX12	F	R12F	\$30.20	14.53
MANHATTAN	LITTLE ITALY	CX11	B	C11B	\$45.76	14.75
QUEENS	LITTLE NECK	RX05	J	R05J	\$12.93	9.03
QUEENS	LITTLE NECK	CX04	J	C04J	\$14.06	9.24
STATEN ISLAND	LIVINGSTON	RX06	A	R06A	\$13.63	8.17
STATEN ISLAND	LIVINGSTON	CX04	D	C04D	\$14.06	8.47

**Apartment Buildings with Less Than 11 Units  
Including Rental Buildings, Cooperatives and Condominiums**

Borough	Neighborhood	Bcat	Sub Bcat	Income Group	Median Income Per Sq. Ft.	Gross Income Multiplier
QUEENS	LONG ISLAND CITY	RX10	D	R10D	\$20.20	9.54
QUEENS	LONG ISLAND CITY	CX09	A	C09A	\$21.32	9.65
MANHATTAN	LOWER EAST SIDE	RX11	I	R11I	\$24.43	11.80
MANHATTAN	LOWER EAST SIDE	CX09	I	C09I	\$21.32	11.76
BROOKLYN	MADISON	RX07	J	R07J	\$15.85	9.59
BROOKLYN	MADISON	CX05	J	C05J	\$16.46	9.90
BROOKLYN	MANHATTAN BEACH	RX04	A	R04A	\$11.58	8.80
BROOKLYN	MANHATTAN BEACH	CX02	J	C02J	\$11.58	8.98
MANHATTAN	MANHATTAN VALLEY	RX07	G	R07G	\$15.85	8.79
MANHATTAN	MANHATTAN VALLEY	CX05	E	C05E	\$16.46	8.85
STATEN ISLAND	MANOR HEIGHTS	RX06	A	R06A	\$13.63	8.17
STATEN ISLAND	MANOR HEIGHTS	CX05	E	C05E	\$16.46	8.85
BROOKLYN	MARINE PARK	RX08	B	R08B	\$17.08	9.03
BROOKLYN	MARINE PARK	CX08	E	C08E	\$20.23	9.34
STATEN ISLAND	MARINERS HARBOR	RX03	J	R03J	\$10.34	10.00
STATEN ISLAND	MARINERS HARBOR	CX02	J	C02J	\$11.58	8.98
QUEENS	MASPETH	RX06	G	R06G	\$13.63	9.17
QUEENS	MASPETH	CX04	J	C04J	\$14.06	9.24
BRONX	MELROSE/CONCOURSE	RX03	A	R03A	\$10.34	8.41
BRONX	MELROSE/CONCOURSE	CX03	A	C03A	\$12.93	7.04
QUEENS	MIDDLE VILLAGE	RX07	J	R07J	\$15.85	9.59
QUEENS	MIDDLE VILLAGE	CX05	I	C05I	\$16.46	9.45
STATEN ISLAND	MIDLAND BEACH	RX10	J	R10J	\$20.20	11.55
MANHATTAN	MIDTOWN CBD	RX12	J	R12J	\$30.20	16.03
MANHATTAN	MIDTOWN CBD	CX11	J	C11J	\$45.76	16.10
MANHATTAN	MIDTOWN EAST	RX12	H	R12H	\$30.20	15.00
MANHATTAN	MIDTOWN EAST	CX10	J	C10J	\$30.79	14.68
MANHATTAN	MIDTOWN WEST	RX12	J	R12J	\$30.20	16.03
MANHATTAN	MIDTOWN WEST	CX12	H	C12H	\$46.74	15.80
BROOKLYN	MIDWOOD	RX06	H	R06H	\$13.63	9.25
BROOKLYN	MIDWOOD	CX05	J	C05J	\$16.46	9.90
MANHATTAN	MORNINGSIDE HEIGHTS	RX07	J	R07J	\$15.85	9.59
MANHATTAN	MORNINGSIDE HEIGHTS	CX05	J	C05J	\$16.46	9.90
BRONX	MORRIS PARK/VAN NEST	RX05	I	R05I	\$12.93	9.01
BRONX	MORRIS PARK/VAN NEST	CX05	B	C05B	\$16.46	8.10

**Apartment Buildings with Less Than 11 Units  
Including Rental Buildings, Cooperatives and Condominiums**

Borough	Neighborhood	Bcat	Sub Bcat	Income Group	Median Income Per Sq. Ft.	Gross Income Multiplier
BRONX	MORRISANIA/LONGWOOD	RX05	B	R05B	\$12.93	8.51
BRONX	MORRISANIA/LONGWOOD	CX04	B	C04B	\$14.06	7.65
BRONX	MOTT HAVEN/PORT MORRIS	RX06	A	R06A	\$13.63	8.17
BRONX	MOTT HAVEN/PORT MORRIS	CX04	A	C04A	\$14.06	7.03
BRONX	MOUNT HOPE/MOUNT EDEN	RX08	I	R08I	\$17.08	9.29
BRONX	MOUNT HOPE/MOUNT EDEN	CX05	B	C05B	\$16.46	8.10
MANHATTAN	MURRAY HILL	RX12	I	R12I	\$30.20	15.02
MANHATTAN	MURRAY HILL	CX11	D	C11D	\$45.76	14.98
BROOKLYN	NAVY YARD	RX07	G	R07G	\$15.85	8.79
BROOKLYN	NAVY YARD	CX05	H	C05H	\$16.46	9.16
STATEN ISLAND	NEW BRIGHTON	RX07	J	R07J	\$15.85	9.59
STATEN ISLAND	NEW BRIGHTON	CX04	J	C04J	\$14.06	9.24
STATEN ISLAND	NEW BRIGHTON-ST. GEORGE	RX07	C	R07C	\$15.85	7.94
STATEN ISLAND	NEW BRIGHTON-ST. GEORGE	CX04	E	C04E	\$14.06	8.59
STATEN ISLAND	NEW DORP	RX08	B	R08B	\$17.08	9.03
STATEN ISLAND	NEW DORP	CX05	E	C05E	\$16.46	8.85
STATEN ISLAND	NEW DORP-BEACH	RX06	G	R06G	\$13.63	9.17
STATEN ISLAND	NEW DORP-BEACH	CX09	A	C09A	\$21.32	9.65
STATEN ISLAND	NEW DORP-HEIGHTS	RX09	A	R09A	\$17.84	8.94
STATEN ISLAND	NEW DORP-HEIGHTS	CX07	A	C07A	\$19.13	9.01
STATEN ISLAND	NEW SPRINGVILLE	RX05	A	R05A	\$12.93	8.35
STATEN ISLAND	NEW SPRINGVILLE	CX03	D	C03D	\$12.93	8.46
STATEN ISLAND	OAKWOOD	RX10	A	R10A	\$20.20	9.31
STATEN ISLAND	OAKWOOD	CX09	A	C09A	\$21.32	9.65
STATEN ISLAND	OAKWOOD-BEACH	RX06	A	R06A	\$13.63	8.17
STATEN ISLAND	OAKWOOD-BEACH	CX04	D	C04D	\$14.06	8.47
BROOKLYN	OCEAN HILL	CX02	A	C02A	\$11.58	8.17
BROOKLYN	OCEAN PARKWAY-NORTH	RX06	B	R06B	\$13.63	8.97
BROOKLYN	OCEAN PARKWAY-NORTH	CX05	E	C05E	\$16.46	8.85
BROOKLYN	OCEAN PARKWAY-SOUTH	RX07	H	R07H	\$15.85	9.03
BROOKLYN	OCEAN PARKWAY-SOUTH	CX07	B	C07B	\$19.13	9.24
BROOKLYN	OLD MILL BASIN	RX06	J	R06J	\$13.63	9.95
BROOKLYN	OLD MILL BASIN	CX05	J	C05J	\$16.46	9.90
QUEENS	OZONE PARK	RX08	I	R08I	\$17.08	9.29
QUEENS	OZONE PARK	CX05	H	C05H	\$16.46	9.16

**Apartment Buildings with Less Than 11 Units  
Including Rental Buildings, Cooperatives and Condominiums**

Borough	Neighborhood	Bcat	Sub Bcat	Income Group	Median Income Per Sq. Ft.	Gross Income Multiplier
BROOKLYN	PARK SLOPE	RX11	B	R11B	\$24.43	10.03
BROOKLYN	PARK SLOPE	CX10	A	C10A	\$30.79	11.46
BROOKLYN	PARK SLOPE SOUTH	RX10	G	R10G	\$20.20	9.96
BROOKLYN	PARK SLOPE SOUTH	CX10	C	C10C	\$30.79	11.47
BRONX	PARKCHESTER	RX05	B	R05B	\$12.93	8.51
BRONX	PARKCHESTER	CX05	B	C05B	\$16.46	8.10
BRONX	PELHAM GARDENS	RX05	J	R05J	\$12.93	9.03
BRONX	PELHAM GARDENS	CX03	I	CO3I	\$12.93	9.54
BRONX	PELHAM PARKWAY NORTH	RX08	J	R08J	\$17.08	9.43
BRONX	PELHAM PARKWAY NORTH	CX05	E	C05E	\$16.46	8.85
BRONX	PELHAM PARKWAY SOUTH	RX05	B	R05B	\$12.93	8.51
BRONX	PELHAM PARKWAY SOUTH	CX04	B	C04B	\$14.06	7.65
STATEN ISLAND	PLEASANT PLAINS	RX09	I	R09I	\$17.84	9.69
STATEN ISLAND	PLEASANT PLAINS	CX06	A	C06A	\$17.45	9.16
STATEN ISLAND	PORT IVORY	RX01	J	R01J	\$8.40	6.33
STATEN ISLAND	PORT IVORY	CX01	J	C01J	\$8.40	5.28
STATEN ISLAND	PORT RICHMOND	RX06	J	R06J	\$13.63	9.95
STATEN ISLAND	PORT RICHMOND	CX03	J	C03J	\$12.93	9.68
STATEN ISLAND	PRINCES BAY	RX08	J	R08J	\$17.08	9.43
STATEN ISLAND	PRINCES BAY	CX05	J	C05J	\$16.46	9.90
BROOKLYN	PROSPECT HEIGHTS	RX10	H	R10H	\$20.20	10.12
BROOKLYN	PROSPECT HEIGHTS	CX09	F	C09F	\$21.32	11.35
QUEENS	QUEENS VILLAGE	RX06	J	R06J	\$13.63	9.95
QUEENS	QUEENS VILLAGE	CX05	J	C05J	\$16.46	9.90
BROOKLYN	RED HOOK	RX05	H	R05H	\$12.93	8.89
BROOKLYN	RED HOOK	CX04	F	C04F	\$14.06	8.71
QUEENS	REGO PARK	RX07	J	R07J	\$15.85	9.59
QUEENS	REGO PARK	CX05	J	C05J	\$16.46	9.90
QUEENS	RICHMOND HILL	RX08	B	R08B	\$17.08	9.03
STATEN ISLAND	RICHMONDTOWN	RX12	B	R12B	\$30.20	13.78
STATEN ISLAND	RICHMONDTOWN	CX10	A	C10A	\$30.79	11.46
QUEENS	RIDGEWOOD	RX03	B	R03B	\$10.34	8.43
QUEENS	RIDGEWOOD	CX02	B	C02B	\$11.58	8.39
BRONX	RIVERDALE	RX08	F	R08F	\$17.08	9.10
BRONX	RIVERDALE	CX05	B	C05B	\$16.46	8.10

**Apartment Buildings with Less Than 11 Units  
Including Rental Buildings, Cooperatives and Condominiums**

Borough	Neighborhood	Bcat	Sub Bcat	Income Group	Median Income Per Sq. Ft.	Gross Income Multiplier
QUEENS	ROCKAWAY PARK	RX07	I	R07I	\$15.85	9.47
QUEENS	ROCKAWAY PARK	CX03	I	C03I	\$12.93	9.54
STATEN ISLAND	ROSEBANK	RX06	A	R06A	\$13.63	8.17
STATEN ISLAND	ROSEBANK	CX04	F	C04F	\$14.06	8.71
QUEENS	ROSEDALE	RX04	A	R04A	\$11.58	8.80
QUEENS	ROSEDALE	CX02	B	C02B	\$11.58	8.39
STATEN ISLAND	ROSSVILLE	RX06	A	R06A	\$13.63	8.17
STATEN ISLAND	ROSSVILLE	CX04	D	C04D	\$14.06	8.47
BRONX	SCHUYLERVILLE/PELHAM BAY	RX07	I	R07I	\$15.85	9.47
BRONX	SCHUYLERVILLE/PELHAM BAY	CX05	E	C05E	\$16.46	8.85
BROOKLYN	SEAGATE	RX06	J	R06J	\$13.63	9.95
BROOKLYN	SEAGATE	CX04	J	C04J	\$14.06	9.24
BROOKLYN	SHEEPSHEAD BAY	RX06	H	R06H	\$13.63	9.25
BROOKLYN	SHEEPSHEAD BAY	CX05	H	C05H	\$16.46	9.16
STATEN ISLAND	SILVER LAKE	RX06	A	R06A	\$13.63	8.17
STATEN ISLAND	SILVER LAKE	CX04	D	C04D	\$14.06	8.47
QUEENS	SO. JAMAICA-BAISLEY PARK	RX08	J	R08J	\$17.08	9.43
QUEENS	SO. JAMAICA-BAISLEY PARK	CX05	I	C05I	\$16.46	9.45
MANHATTAN	SOHO	RX12	H	R12H	\$30.20	15.00
MANHATTAN	SOHO	CX11	B	C11B	\$45.76	14.75
BRONX	SOUNDVIEW	RX04	H	R04H	\$11.58	9.99
BRONX	SOUNDVIEW	CX03	H	C03H	\$12.93	8.87
STATEN ISLAND	SOUTH BEACH	RX06	I	R06I	\$13.63	9.68
STATEN ISLAND	SOUTH BEACH	CX05	J	C05J	\$16.46	9.90
QUEENS	SOUTH JAMAICA	RX01	A	R01A	\$8.40	6.14
QUEENS	SOUTH JAMAICA	CX01	A	C01A	\$8.40	5.23
QUEENS	SOUTH OZONE PARK	RX08	J	R08J	\$17.08	9.43
QUEENS	SOUTH OZONE PARK	CX07	G	C07G	\$19.13	9.76
MANHATTAN	SOUTHBRIDGE	RX11	J	R11J	\$24.43	14.30
MANHATTAN	SOUTHBRIDGE	CX09	J	C09J	\$21.32	13.02
QUEENS	SPRINGFIELD GARDENS	RX01	A	R01A	\$8.40	6.14
QUEENS	SPRINGFIELD GARDENS	CX01	A	C01A	\$8.40	5.23
QUEENS	ST. ALBANS	CX08	F	C08F	\$20.23	9.50
STATEN ISLAND	STAPLETON	RX04	A	R04A	\$11.58	8.80
STATEN ISLAND	STAPLETON	CX02	I	C02I	\$11.58	8.64

**Apartment Buildings with Less Than 11 Units  
Including Rental Buildings, Cooperatives and Condominiums**

Borough	Neighborhood	Bcat	Sub Bcat	Income Group	Median Income Per Sq. Ft.	Gross Income Multiplier
STATEN ISLAND	STAPLETON-CLIFTON	RX03	G	R03G	\$10.34	8.80
STATEN ISLAND	STAPLETON-CLIFTON	CX02	E	C02E	\$11.58	8.61
QUEENS	SUNNYSIDE	RX09	B	R09B	\$17.84	9.03
QUEENS	SUNNYSIDE	CX07	A	C07A	\$19.13	9.01
STATEN ISLAND	SUNNYSIDE	RX01	F	R01F	\$8.40	6.23
STATEN ISLAND	SUNNYSIDE	CX01	J	C01J	\$8.40	5.28
BROOKLYN	SUNSET PARK	RX08	E	R08E	\$17.08	9.04
BROOKLYN	SUNSET PARK	CX07	D	C07D	\$19.13	9.51
BRONX	THROGS NECK	RX08	I	R08I	\$17.08	9.29
BRONX	THROGS NECK	CX05	B	C05B	\$16.46	8.10
STATEN ISLAND	TODT HILL	RX10	D	R10D	\$20.20	9.54
STATEN ISLAND	TODT HILL	CX08	F	C08F	\$20.23	9.50
STATEN ISLAND	TOMPKINSVILLE	RX07	C	R07C	\$15.85	7.94
STATEN ISLAND	TOMPKINSVILLE	CX04	B	C04B	\$14.06	7.65
STATEN ISLAND	TOTTENVILLE	RX06	J	R06J	\$13.63	9.95
STATEN ISLAND	TOTTENVILLE	CX04	J	C04J	\$14.06	9.24
STATEN ISLAND	TRAVIS	RX06	J	R06J	\$13.63	9.95
STATEN ISLAND	TRAVIS	CX04	J	C04J	\$14.06	9.24
MANHATTAN	TRIBECA	RX10	J	R10J	\$20.20	11.55
MANHATTAN	TRIBECA	CX10	G	C10G	\$30.79	14.24
MANHATTAN	UPPER EAST SIDE (59-79)	RX12	J	R12J	\$30.20	16.03
MANHATTAN	UPPER EAST SIDE (59-79)	CX11	G	C11G	\$45.76	15.82
MANHATTAN	UPPER EAST SIDE (79-96)	RX12	F	R12F	\$30.20	14.53
MANHATTAN	UPPER EAST SIDE (79-96)	CX10	H	C10H	\$30.79	14.27
MANHATTAN	UPPER EAST SIDE (96-110)	RX10	J	R10J	\$20.20	11.55
MANHATTAN	UPPER EAST SIDE (96-110)	CX09	C	C09C	\$21.32	10.34
MANHATTAN	UPPER WEST SIDE (59-79)	RX12	C	R12C	\$30.20	14.06
MANHATTAN	UPPER WEST SIDE (59-79)	CX10	F	C10F	\$30.79	13.98
MANHATTAN	UPPER WEST SIDE (79-96)	RX12	B	R12B	\$30.20	13.78
MANHATTAN	UPPER WEST SIDE (79-96)	CX10	E	C10E	\$30.79	13.73
MANHATTAN	UPPER WEST SIDE (96-116)	RX10	J	R10J	\$20.20	11.55
MANHATTAN	UPPER WEST SIDE (96-116)	CX09	H	C09H	\$21.32	11.54
BRONX	WAKEFIELD	RX06	J	R06J	\$13.63	9.95
BRONX	WAKEFIELD	CX03	F	C03F	\$12.93	8.83
MANHATTAN	WASHINGTON HEIGHTS LOWER	RX06	A	R06A	\$13.63	8.17

**Apartment Buildings with Less Than 11 Units  
Including Rental Buildings, Cooperatives and Condominiums**

Borough	Neighborhood	Bcat	Sub Bcat	Income Group	Median Income Per Sq. Ft.	Gross Income Multiplier
MANHATTAN	WASHINGTON HEIGHTS UPPER	RX08	A	R08A	\$17.08	8.30
MANHATTAN	WASHINGTON HEIGHTS UPPER	CX05	B	C05B	\$16.46	8.10
STATEN ISLAND	WEST NEW BRIGHTON	RX01	J	R01J	\$8.40	6.33
STATEN ISLAND	WEST NEW BRIGHTON	CX01	J	C01J	\$8.40	5.28
BRONX	WESTCHESTER	RX04	G	R04G	\$11.58	9.43
BRONX	WESTCHESTER	CX03	D	C03D	\$12.93	8.46
STATEN ISLAND	WESTERLEIGH	RX06	A	R06A	\$13.63	8.17
STATEN ISLAND	WESTERLEIGH	CX04	D	C04D	\$14.06	8.47
QUEENS	WHITESTONE	RX07	I	R07I	\$15.85	9.47
QUEENS	WHITESTONE	CX07	D	C07D	\$19.13	9.51
BRONX	WILLIAMSBRIDGE	RX03	I	R03I	\$10.34	9.95
BRONX	WILLIAMSBRIDGE	CX02	I	C02I	\$11.58	8.64
BROOKLYN	WILLIAMSBURG-CENTRAL	RX01	A	R01A	\$8.40	6.14
BROOKLYN	WILLIAMSBURG-CENTRAL	CX01	H	C01H	\$8.40	5.24
BROOKLYN	WILLIAMSBURG-EAST	RX10	B	R10B	\$20.20	9.41
BROOKLYN	WILLIAMSBURG-EAST	CX07	H	C07H	\$19.13	9.90
BROOKLYN	WILLIAMSBURG-NORTH	RX10	A	R10A	\$20.20	9.31
BROOKLYN	WILLIAMSBURG-NORTH	CX09	B	C09B	\$21.32	10.04
BROOKLYN	WILLIAMSBURG-SOUTH	RX10	F	R10F	\$20.20	9.73
BROOKLYN	WILLIAMSBURG-SOUTH	CX09	C	C09C	\$21.32	10.34
STATEN ISLAND	WILLOWBROOK	RX07	C	R07C	\$15.85	7.94
STATEN ISLAND	WILLOWBROOK	CX06	A	C06A	\$17.45	9.16
BROOKLYN	WINDSOR TERRACE	RX09	I	R09I	\$17.84	9.69
BROOKLYN	WINDSOR TERRACE	CX07	G	C07G	\$19.13	9.76
QUEENS	WOODHAVEN	RX06	G	R06G	\$13.63	9.17
QUEENS	WOODHAVEN	CX05	H	C05H	\$16.46	9.16
BRONX	WOODLAWN	RX05	H	R05H	\$12.93	8.89
BRONX	WOODLAWN	CX04	C	C04C	\$14.06	8.11
QUEENS	WOODSIDE	RX08	J	R08J	\$17.08	9.43
QUEENS	WOODSIDE	CX09	A	C09A	\$21.32	9.65
BROOKLYN	WYCKOFF HEIGHTS	RX05	C	R05C	\$12.93	8.57
BROOKLYN	WYCKOFF HEIGHTS	CX04	E	C04E	\$14.06	8.59

## HOTELS

### Luxury & Super Luxury

Rooms Less Than	106	Rooms Between	106 - 401	Rooms More Than	401
Typical Total Income per Room Range	\$117,448 - \$214,519	Typical Total Income per Room Range	\$92,391 - \$167,953	Typical Total Income per Room Range	\$97,670 - \$144,188
Expense Ratio	59% - 67%	Expense Ratio	64% - 71%	Expense Ratio	63% - 75%
Minimum Occupancy Rate	72%	Minimum Occupancy Rate	78%	Minimum Occupancy Rate	81%
Base Cap Rate	8.55%	Base Cap Rate	8.80%	Base Cap Rate	8.70%

### Class 1

Rooms Less Than	103	Rooms Between	103 - 289	Rooms More Than	289
Typical Total Income per Room Range	\$86,466 - \$215,928	Typical Total Income per Room Range	\$65,267 - \$105,505	Typical Total Income per Room Range	\$56,894 - \$105,382
Expense Ratio	61% - 66%	Expense Ratio	55% - 66%	Expense Ratio	51% - 74%
Minimum Occupancy Rate	72%	Minimum Occupancy Rate	77%	Minimum Occupancy Rate	79%
Base Cap Rate	9.60%	Base Cap Rate	9.50%	Base Cap Rate	9.30%

## HOTELS

### Class 2

Rooms Less Than	69	Rooms Between	69 - 201	Rooms More Than	201
Typical Total Income per Room Range	\$37,356 - \$76,129	Typical Total Income per Room Range	\$49,631 - \$83,546	Typical Total Income per Room Range	\$55,475 - \$81,497
Expense Ratio	57% - 61%	Expense Ratio	52% - 62%	Expense Ratio	50% - 65%
Minimum Occupancy Rate	75%	Minimum Occupancy Rate	76%	Minimum Occupancy Rate	81%
Base Cap Rate	9.85%	Base Cap Rate	9.75%	Base Cap Rate	9.50%

### Class 3

Rooms Less Than	45	Rooms Between	45 - 113	Rooms More Than	113
Typical Total Income per Room Range	\$29,891 - \$57,120	Typical Total Income per Room Range	\$29,201 - \$47,500	Typical Total Income per Room Range	\$34,410 - \$56,178
Expense Ratio	54% - 65%	Expense Ratio	52% - 64%	Expense Ratio	53% - 62%
Minimum Occupancy Rate	70%	Minimum Occupancy Rate	72%	Minimum Occupancy Rate	74%
Base Cap Rate	10.80%	Base Cap Rate	10.75%	Base Cap Rate	10.50%

## HOTELS

### Class 4

Rooms Less Than	31	Rooms Between	31 - 66	Rooms More Than	66
Typical Total Income per Room Range	\$22,890 - \$32,434	Typical Total Income per Room Range	\$19,163 - \$31,313	Typical Total Income per Room Range	\$18,214 - \$32,312
Expense Ratio	49% - 56%	Expense Ratio	48% - 59%	Expense Ratio	44% - 56%
Minimum Occupancy Rate	67%	Minimum Occupancy Rate	63%	Minimum Occupancy Rate	71%
Base Cap Rate	11.00%	Base Cap Rate	10.85%	Base Cap Rate	10.75%

<b>Income and Expense Trend Factors</b>		
<b>Guidelines Category</b>	<b>Median Income Trend Factor</b>	<b>Median Expense Trend Factor</b>
<b>Offices</b>		
Office Buildings Manhattan	3.00%	1.13%
Other Office Buildings Citywide	3.88%	3.33%
<b>Retail</b>		
One Story and Multi-Story Retail Manhattan	3.69%	3.09%
Mixed-Use/Miscellaneous Retail Manhattan	3.96%	2.84%
All Retail Outer Boroughs	0.30%	1.78%
<b>Industrial and Garages</b>		
Factories and Warehouses Citywide	2.59%	1.63%
Self Storage Facilities Citywide	2.59%	1.63%
Lofts Citywide	3.21%	3.41%
Garages Citywide	2.19%	0.51%

<b>Income and Expense Trend Factors</b>		
<b>Guidelines Category</b>	<b>Median Income Trend Factor</b>	<b>Median Expense Trend Factor</b>
<b>Residential Unregulated</b>		
Post-1973 Rental Elevator Buildings Manhattan	3.37%	4.03%
Post-1973 Rental Elevator Buildings Outer-Boroughs	3.14%	2.26%
Pre-1974 Rental Elevator Buildings Manhattan	3.82%	3.42%
Pre-1974 Rental Elevator Buildings Outer-Boroughs	2.85%	1.21%
Rental Walk-Ups Manhattan	4.61%	3.62%
Rental Walk-Ups Outer-Boroughs	2.97%	3.92%
<b>Residential Regulated</b>		
Post-1973 Rental Elevator Buildings Manhattan	4.14%	3.81%
Post-1973 Rental Elevator Buildings Outer-Boroughs	0.97%	5.43%
Pre-1974 Rental Elevator Buildings Manhattan	5.08%	4.75%
Pre-1974 Rental Elevator Buildings Outer-Boroughs	4.47%	4.06%
Rental Walk-Ups Manhattan	4.64%	3.66%
Rental Walk-Ups Outer-Boroughs	4.61%	4.20%