

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02290-0001	2-02285-0001	2-02550-0007
Address	401 EAST 145 STREET	401 EAST 140 STREET	218 ST ANNS AVENUE
Neighborhood	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	14	16
Year Built	1910	1910	1910
Gross SqFt	10,789	11,510	13,440
Estimated Gross Income	\$-	\$110,743	\$125,342
Gross Income per SqFt	\$0.00	\$9.62	\$9.33
Full Market Value	\$235,000	\$235,000	\$266,000
Market Value per SqFt	\$21.78	\$20.00	\$19.79
Distance from Cooperative in miles		0.25	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02293-0041	2-02551-0064	2-02285-0070
Address	426 EAST 149 STREET	605 EAST 138 STREET	441 EAST 140 STREET
Neighborhood	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	11	26	11
Year Built	1905	1905	1905
Gross SqFt	10,845	16,020	13,235
Estimated Gross Income	\$-	\$139,611	\$94,760
Gross Income per SqFt	\$0.00	\$8.71	\$7.16
Full Market Value	\$295,000	\$296,000	\$201,000
Market Value per SqFt	\$27.20	\$18.00	\$15.19
Distance from Cooperative in miles		0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02301-0004	2-02285-0003	2-02550-0003
Address	330 EAST 139 STREET	306 WILLIS AVENUE	214 ST ANNS AVENUE
Neighborhood	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	11	12
Year Built	1931	1931	1931
Gross SqFt	9,415	8,870	9,180
Estimated Gross Income	\$-	\$102,257	\$119,960
Gross Income per SqFt	\$0.00	\$11.53	\$13.07
Full Market Value	\$280,000	\$265,000	\$374,000
Market Value per SqFt	\$29.70	\$30.00	\$40.70
Distance from Cooperative in miles		0.20	0.50

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02360-0070	2-02748-0060	2-02612-0058
Address	530 EAST 159 STREET	1001 BRYANT AVENUE	1229 FRANKLIN AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	D3-ELEVATOR	D7-ELEVATOR
Total Units	46	26	62
Year Built	1928	1928	1928
Gross SqFt	46,210	22,075	68,722
Estimated Gross Income	\$-	\$240,221	\$466,897
Gross Income per SqFt	\$0.00	\$10.88	\$6.79
Full Market Value	\$974,000	\$509,000	\$990,000
Market Value per SqFt	\$21.08	\$23.00	\$14.41
Distance from Cooperative in miles		1.15	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02373-0043	2-02603-0067	2-02665-0061
Address	3531 3 AVENUE	576 TIMPSON PLACE	721 UNION AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	D1-ELEVATOR	C7-WALK-UP
Total Units	15	50	49
Year Built	1920	1920	1920
Gross SqFt	12,651	51,384	43,750
Estimated Gross Income	\$-	\$561,680	\$425,889
Gross Income per SqFt	\$0.00	\$10.93	\$9.73
Full Market Value	\$296,000	\$1,190,000	\$903,000
Market Value per SqFt	\$23.40	\$23.00	\$20.64
Distance from Cooperative in miles		1.40	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02375-0029	2-02615-0050	2-02674-0027
Address	425 EAST 153 STREET	1239 BOSTON ROAD	592 UNION AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	21	43
Year Built	1912	1912	1926
Gross SqFt	17,220	15,765	33,890
Estimated Gross Income	\$200,425	\$193,333	\$534,664
Gross Income per SqFt	\$11.64	\$12.26	\$15.78
Full Market Value	\$425,000	\$543,000	\$1,810,000
Market Value per SqFt	\$24.68	\$34.00	\$53.00
Distance from Cooperative in miles		1.05	0.70

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02410-0031	2-02430-0033	2-02427-0018
Address	318 EAST 151 STREET	1191 CLAY AVENUE	1268 CLAY AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	12
Year Built	1918	1929	1909
Gross SqFt	6,948	11,500	11,345
Estimated Gross Income	\$93,748	\$140,601	\$102,734
Gross Income per SqFt	\$13.49	\$12.23	\$9.06
Full Market Value	\$199,000	\$395,000	\$218,000
Market Value per SqFt	\$28.60	\$34.00	\$19.22
Distance from Cooperative in miles		1.05	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02410-0032	2-02430-0033	2-02674-0027
Address	320 EAST 151 STREET	1191 CLAY AVENUE	592 UNION AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	43
Year Built	1918	1929	1926
Gross SqFt	7,560	11,500	33,890
Estimated Gross Income	\$102,000	\$140,601	\$534,664
Gross Income per SqFt	\$13.49	\$12.23	\$15.78
Full Market Value	\$216,000	\$395,000	\$1,810,000
Market Value per SqFt	\$28.60	\$34.00	\$53.00
Distance from Cooperative in miles		1.05	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02421-0013	2-02430-0033	2-02427-0018
Address	270 EAST 162 STREET	1191 CLAY AVENUE	1268 CLAY AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	12	12
Year Built	1931	1929	1909
Gross SqFt	10,675	11,500	11,345
Estimated Gross Income	\$120,950	\$140,601	\$102,734
Gross Income per SqFt	\$11.33	\$12.23	\$9.06
Full Market Value	\$256,000	\$395,000	\$218,000
Market Value per SqFt	\$23.98	\$34.00	\$19.22
Distance from Cooperative in miles		0.50	0.65

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02422-0030	2-02427-0018	2-02430-0033
Address	943 TELLER AVENUE	1268 CLAY AVENUE	1191 CLAY AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	12	12
Year Built	1920	1909	1929
Gross SqFt	33,055	11,345	11,500
Estimated Gross Income	\$357,489	\$102,734	\$140,601
Gross Income per SqFt	\$10.81	\$9.06	\$12.23
Full Market Value	\$758,000	\$218,000	\$395,000
Market Value per SqFt	\$22.93	\$19.00	\$34.30
Distance from Cooperative in miles		0.60	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02430-0035	2-02430-0033	2-02427-0018
Address	1187 CLAY AVENUE	1191 CLAY AVENUE	1268 CLAY AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	12
Year Built	1913	1929	1909
Gross SqFt	11,500	11,500	11,345
Estimated Gross Income	\$106,605	\$140,601	\$102,734
Gross Income per SqFt	\$9.27	\$12.23	\$9.06
Full Market Value	\$226,000	\$395,000	\$218,000
Market Value per SqFt	\$19.65	\$34.00	\$19.22
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02443-0170	2-02282-0018	2-02338-0003
Address	773 CONCOURSE VILLAGE EAS	430 EAST 138 STREET	2862 PARK AVENUE
Neighborhood	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	1,248	155	520
Year Built	1964	1932	1974
Gross SqFt	876,500	145,936	547,382
Estimated Gross Income	\$10,598,813	\$1,779,558	\$7,114,310
Gross Income per SqFt	\$12.09	\$12.19	\$13.00
Full Market Value	\$22,500,000	\$5,000,000	\$15,100,000
Market Value per SqFt	\$25.70	\$34.00	\$27.60
Distance from Cooperative in miles		0.95	0.30

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02443-9080	2-02282-0018	2-02338-0003
Address	780 CONCOURSE VILLAGE WES	430 EAST 138 STREET	2862 PARK AVENUE
Neighborhood	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	936	155	520
Year Built	1963	1932	1974
Gross SqFt	862,500	145,936	547,382
Estimated Gross Income	\$10,385,103	\$1,779,558	\$7,114,310
Gross Income per SqFt	\$12.04	\$12.19	\$13.00
Full Market Value	\$29,200,000	\$5,000,000	\$15,100,000
Market Value per SqFt	\$33.90	\$34.00	\$27.60
Distance from Cooperative in miles		0.95	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02447-0001	2-03250-0065	2-04344-0042
Address	1010 SHERMAN AVENUE	2850 WEBB AVENUE	2225 HOLLAND AVENUE
Neighborhood	MELROSE/CONCOURSE	KINGSBRIDGE/JEROME PARK	PELHAM PARKWAY NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	57	61
Year Built	1958	1957	1957
Gross SqFt	80,009	54,256	73,500
Estimated Gross Income	\$698,340	\$553,808	\$714,500
Gross Income per SqFt	\$8.73	\$10.21	\$9.72
Full Market Value	\$1,480,000	\$1,320,000	\$1,700,000
Market Value per SqFt	\$18.50	\$24.00	\$23.13
Distance from Cooperative in miles		3.15	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02452-0029	2-02427-0018	2-02481-0028
Address	1113 GRANT AVENUE	1268 CLAY AVENUE	1265 WALTON AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	70	12	68
Year Built	1926	1909	1926
Gross SqFt	57,080	11,345	71,850
Estimated Gross Income	\$529,130	\$102,734	\$550,395
Gross Income per SqFt	\$9.27	\$9.06	\$7.66
Full Market Value	\$1,120,000	\$218,000	\$1,170,000
Market Value per SqFt	\$19.62	\$19.00	\$16.28
Distance from Cooperative in miles		0.40	0.40

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02456-0030	2-02457-0021	2-02422-0026
Address	201 EAST 165 STREET	214 EAST 168 STREET	312 EAST 163 STREET
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	49	34
Year Built	1918	1917	1918
Gross SqFt	19,955	44,880	33,535
Estimated Gross Income	\$240,964	\$370,693	\$350,858
Gross Income per SqFt	\$12.08	\$8.26	\$10.46
Full Market Value	\$511,000	\$786,000	\$909,000
Market Value per SqFt	\$25.60	\$18.00	\$27.10
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02458-0090	2-02432-0005	2-02555-0013
Address	800 GRAND CONCOURSE	986 MORRIS AVENUE	592 OAK TERRACE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	260	30	32
Year Built	1954	1929	1925
Gross SqFt	252,105	34,125	23,635
Estimated Gross Income	\$3,432,000	\$453,026	\$384,033
Gross Income per SqFt	\$13.61	\$13.28	\$16.25
Full Market Value	\$7,280,000	\$960,000	\$1,300,000
Market Value per SqFt	\$28.90	\$28.00	\$55.00
Distance from Cooperative in miles		0.50	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02459-0030	2-02282-0018	2-02338-0003
Address	860 GRAND CONCOURSE	430 EAST 138 STREET	2862 PARK AVENUE
Neighborhood	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	120	155	520
Year Built	1941	1932	1974
Gross SqFt	115,140	145,936	547,382
Estimated Gross Income	\$1,108,855	\$1,779,558	\$7,114,310
Gross Income per SqFt	\$9.63	\$12.19	\$13.00
Full Market Value	\$2,640,000	\$5,000,000	\$15,100,000
Market Value per SqFt	\$22.93	\$34.00	\$27.60
Distance from Cooperative in miles		1.25	0.55

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02461-0045	2-02282-0018	2-02338-0003
Address	940 GRAND CONCOURSE	430 EAST 138 STREET	2862 PARK AVENUE
Neighborhood	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	108	155	520
Year Built	1929	1932	1974
Gross SqFt	145,728	145,936	547,382
Estimated Gross Income	\$1,196,295	\$1,779,558	\$7,114,310
Gross Income per SqFt	\$8.21	\$12.19	\$13.00
Full Market Value	\$2,840,000	\$5,000,000	\$15,100,000
Market Value per SqFt	\$19.49	\$34.00	\$27.60
Distance from Cooperative in miles		1.40	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02461-0083	2-02508-0014	2-02806-0001
Address	185 EAST 163 STREET	1030 WOODYCREST AVENUE	105 EAST 177 STREET
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	36	46
Year Built	1927	1927	1927
Gross SqFt	45,483	23,508	45,060
Estimated Gross Income	\$376,653	\$224,845	\$466,703
Gross Income per SqFt	\$8.28	\$9.56	\$10.36
Full Market Value	\$799,000	\$535,000	\$1,210,000
Market Value per SqFt	\$17.57	\$23.00	\$26.90
Distance from Cooperative in miles		0.45	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02461-0094	2-02450-0001	2-02338-0003
Address	1020 GRAND CONCOURSE	1212 GRANT AVENUE	2862 PARK AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	466	58	520
Year Built	1963	1936	1974
Gross SqFt	428,360	67,700	547,382
Estimated Gross Income	\$7,325,214	\$690,493	\$7,114,310
Gross Income per SqFt	\$17.10	\$10.20	\$13.00
Full Market Value	\$15,500,000	\$1,640,000	\$15,100,000
Market Value per SqFt	\$36.20	\$24.00	\$27.60
Distance from Cooperative in miles		0.45	0.85

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02462-0033	2-02486-0025	2-02432-0005
Address	1100 GRAND CONCOURSE	1025 GERARD AVENUE	986 MORRIS AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	54	30
Year Built	1928	1928	1929
Gross SqFt	107,841	59,446	34,125
Estimated Gross Income	\$946,370	\$501,895	\$453,026
Gross Income per SqFt	\$8.78	\$8.44	\$13.28
Full Market Value	\$2,010,000	\$1,060,000	\$960,000
Market Value per SqFt	\$18.64	\$18.00	\$28.10
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02464-0023	2-02510-0040	2-02832-0060
Address	1235 GRAND CONCOURSE	1187 ANDERSON AVENUE	1455 SHERIDAN AVENUE
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	131	129	88
Year Built	1929	1929	1929
Gross SqFt	181,700	137,282	86,442
Estimated Gross Income	\$1,512,180	\$1,486,387	\$643,441
Gross Income per SqFt	\$8.32	\$10.83	\$7.44
Full Market Value	\$3,210,000	\$3,850,000	\$1,360,000
Market Value per SqFt	\$17.67	\$28.00	\$15.73
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02471-0036	2-02846-0041	2-02799-0035
Address	1015 GRAND CONCOURSE	1565 TOWNSEND AVENUE	1775 CLAY AVENUE
Neighborhood	MELROSE/CONCOURSE	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	61	49
Year Built	1941	1941	1941
Gross SqFt	75,000	68,400	39,930
Estimated Gross Income	\$650,830	\$541,565	\$447,141
Gross Income per SqFt	\$8.68	\$7.92	\$11.20
Full Market Value	\$1,380,000	\$1,150,000	\$1,160,000
Market Value per SqFt	\$18.40	\$17.00	\$29.10
Distance from Cooperative in miles		0.95	1.35

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02471-0050	2-02846-0041	2-02435-0007
Address	1001 GRAND CONCOURSE	1565 TOWNSEND AVENUE	1200 COLLEGE AVENUE
Neighborhood	MELROSE/CONCOURSE	MOUNT HOPE/MOUNT EDEN	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	61	72
Year Built	1941	1941	1941
Gross SqFt	92,417	68,400	82,600
Estimated Gross Income	\$802,613	\$541,565	\$666,400
Gross Income per SqFt	\$8.68	\$7.92	\$8.07
Full Market Value	\$1,910,000	\$1,150,000	\$1,410,000
Market Value per SqFt	\$20.67	\$17.00	\$17.07
Distance from Cooperative in miles		0.95	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02472-0011	2-02832-0060	2-02473-0048
Address	1075 GRAND CONCOURSE	1455 SHERIDAN AVENUE	721 WALTON AVENUE
Neighborhood	MELROSE/CONCOURSE	MOUNT HOPE/MOUNT EDEN	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	109	88	120
Year Built	1928	1929	1928
Gross SqFt	118,218	86,442	112,854
Estimated Gross Income	\$999,685	\$643,441	\$1,280,224
Gross Income per SqFt	\$8.46	\$7.44	\$11.34
Full Market Value	\$2,120,000	\$1,360,000	\$3,320,000
Market Value per SqFt	\$17.93	\$16.00	\$29.40
Distance from Cooperative in miles		0.75	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02473-0067	2-02456-0175	2-02449-0064
Address	660 WALTON AVENUE	1181 SHERIDAN AVENUE	1185 MORRIS AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	68	53
Year Built	1936	1936	1936
Gross SqFt	119,500	72,276	45,416
Estimated Gross Income	\$996,990	\$606,956	\$487,491
Gross Income per SqFt	\$8.34	\$8.40	\$10.73
Full Market Value	\$2,110,000	\$1,290,000	\$1,160,000
Market Value per SqFt	\$17.66	\$18.00	\$25.50
Distance from Cooperative in miles		0.80	0.85

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02474-0001	2-03225-0148	2-02844-0065
Address	811 WALTON AVENUE	2300 SEDGWICK AVENUE	1453 WALTON AVENUE
Neighborhood	MELROSE/CONCOURSE	KINGSBRIDGE HTS/UNIV HTS	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	80	73
Year Built	1927	1927	1927
Gross SqFt	150,640	92,748	76,650
Estimated Gross Income	\$1,208,068	\$776,153	\$789,380
Gross Income per SqFt	\$8.02	\$8.37	\$10.30
Full Market Value	\$2,560,000	\$1,650,000	\$2,050,000
Market Value per SqFt	\$16.99	\$18.00	\$26.70
Distance from Cooperative in miles		2.65	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02474-0010	2-02487-0010	2-02432-0005
Address	828 GERARD AVENUE	1065 GERARD AVENUE	986 MORRIS AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	126	30
Year Built	1924	1999	1929
Gross SqFt	42,660	96,774	34,125
Estimated Gross Income	\$505,310	\$1,054,293	\$453,026
Gross Income per SqFt	\$11.85	\$10.89	\$13.28
Full Market Value	\$1,310,000	\$2,730,000	\$960,000
Market Value per SqFt	\$30.70	\$28.00	\$28.10
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02474-0015	2-02436-0033	2-02432-0005
Address	825 WALTON AVENUE	1245 FINDLAY AVENUE	986 MORRIS AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	67	30
Year Built	1924	1924	1929
Gross SqFt	44,304	48,870	34,125
Estimated Gross Income	\$524,780	\$487,880	\$453,026
Gross Income per SqFt	\$11.84	\$9.98	\$13.28
Full Market Value	\$1,470,000	\$1,160,000	\$960,000
Market Value per SqFt	\$33.20	\$24.00	\$28.10
Distance from Cooperative in miles		0.90	0.55

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02477-0015	2-02432-0005	2-02456-0175
Address	1040 GERARD AVENUE	986 MORRIS AVENUE	1181 SHERIDAN AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	30	68
Year Built	1959	1929	1936
Gross SqFt	45,786	34,125	72,276
Estimated Gross Income	\$422,080	\$453,026	\$606,956
Gross Income per SqFt	\$9.22	\$13.28	\$8.40
Full Market Value	\$1,000,000	\$960,000	\$1,290,000
Market Value per SqFt	\$21.84	\$28.00	\$17.85
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02479-0001	2-02432-0005	2-02456-0175
Address	85 MC CLELLAN STREET	986 MORRIS AVENUE	1181 SHERIDAN AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	30	68
Year Built	1940	1929	1936
Gross SqFt	56,400	34,125	72,276
Estimated Gross Income	\$566,400	\$453,026	\$606,956
Gross Income per SqFt	\$10.04	\$13.28	\$8.40
Full Market Value	\$1,350,000	\$960,000	\$1,290,000
Market Value per SqFt	\$23.94	\$28.00	\$17.85
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02488-0036	2-02427-0018	2-02430-0033
Address	1175 GERARD AVENUE	1268 CLAY AVENUE	1191 CLAY AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	12	12
Year Built	1924	1909	1929
Gross SqFt	51,000	11,345	11,500
Estimated Gross Income	\$472,770	\$102,734	\$140,601
Gross Income per SqFt	\$9.27	\$9.06	\$12.23
Full Market Value	\$1,000,000	\$218,000	\$395,000
Market Value per SqFt	\$19.61	\$19.00	\$34.30
Distance from Cooperative in miles		0.65	0.55

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02504-0036	2-02456-0175	2-02555-0013
Address	941 JEROME AVENUE	1181 SHERIDAN AVENUE	592 OAK TERRACE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	68	32
Year Built	1927	1936	1925
Gross SqFt	114,941	72,276	23,635
Estimated Gross Income	\$1,160,900	\$606,956	\$384,033
Gross Income per SqFt	\$10.10	\$8.40	\$16.25
Full Market Value	\$2,460,000	\$1,290,000	\$1,300,000
Market Value per SqFt	\$21.40	\$18.00	\$55.00
Distance from Cooperative in miles		0.50	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02508-0026	2-02506-0134	2-02514-0025
Address	1045 ANDERSON AVENUE	1337 EDWARD L GRANT HIGHW	1085 NELSON AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	28	48
Year Built	1931	1931	1931
Gross SqFt	54,180	25,800	42,000
Estimated Gross Income	\$641,760	\$258,760	\$510,531
Gross Income per SqFt	\$11.84	\$10.03	\$12.16
Full Market Value	\$1,360,000	\$615,000	\$1,430,000
Market Value per SqFt	\$25.10	\$24.00	\$34.00
Distance from Cooperative in miles		0.55	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02508-0041	2-02674-0027	2-02427-0018
Address	1015 ANDERSON AVENUE	592 UNION AVENUE	1268 CLAY AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	43	12
Year Built	1922	1926	1909
Gross SqFt	23,802	33,890	11,345
Estimated Gross Income	\$220,645	\$534,664	\$102,734
Gross Income per SqFt	\$9.27	\$15.78	\$9.06
Full Market Value	\$468,000	\$1,810,000	\$218,000
Market Value per SqFt	\$19.66	\$53.00	\$19.22
Distance from Cooperative in miles		1.80	0.95

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02508-0043	2-02427-0018	2-02430-0033
Address	1001 ANDERSON AVENUE	1268 CLAY AVENUE	1191 CLAY AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	12	12
Year Built	1922	1909	1929
Gross SqFt	20,057	11,345	11,500
Estimated Gross Income	\$194,810	\$102,734	\$140,601
Gross Income per SqFt	\$9.71	\$9.06	\$12.23
Full Market Value	\$413,000	\$218,000	\$395,000
Market Value per SqFt	\$20.59	\$19.00	\$34.30
Distance from Cooperative in miles		0.95	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02510-0050	2-02510-0040	2-02554-0049
Address	1177 ANDERSON AVENUE	1187 ANDERSON AVENUE	345 CYPRESS AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	MOTT HAVEN/PORT MORRIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	116	129	40
Year Built	1929	1929	1924
Gross SqFt	106,386	137,282	39,810
Estimated Gross Income	\$1,128,650	\$1,486,387	\$475,694
Gross Income per SqFt	\$10.61	\$10.83	\$11.95
Full Market Value	\$2,920,000	\$3,850,000	\$1,340,000
Market Value per SqFt	\$27.40	\$28.00	\$33.70
Distance from Cooperative in miles		0.00	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02510-0074	2-02529-0063	2-02555-0013
Address	1201 SHAKESPEARE AVENUE	1261 MERRIAM AVENUE	592 OAK TERRACE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	MOTT HAVEN/PORT MORRIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	78	32
Year Built	1930	1930	1925
Gross SqFt	57,230	72,727	23,635
Estimated Gross Income	\$580,920	\$676,710	\$384,033
Gross Income per SqFt	\$10.15	\$9.30	\$16.25
Full Market Value	\$1,230,000	\$1,610,000	\$1,300,000
Market Value per SqFt	\$21.49	\$22.00	\$55.00
Distance from Cooperative in miles		0.25	1.95

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02511-0027	2-02427-0018	2-02487-0010
Address	100 WEST 162 STREET	1268 CLAY AVENUE	1065 GERARD AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	D1-ELEVATOR
Total Units	16	12	126
Year Built	1907	1909	1999
Gross SqFt	13,425	11,345	96,774
Estimated Gross Income	\$147,290	\$102,734	\$1,054,293
Gross Income per SqFt	\$10.97	\$9.06	\$10.89
Full Market Value	\$312,000	\$218,000	\$2,730,000
Market Value per SqFt	\$23.24	\$19.00	\$28.20
Distance from Cooperative in miles		1.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02516-0026	2-02514-0036	2-02374-0073
Address	136 WEST 168 STREET	1065 NELSON AVENUE	650 MELROSE AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	30	21
Year Built	1926	1926	1913
Gross SqFt	30,800	31,875	9,342
Estimated Gross Income	\$336,275	\$358,740	\$139,360
Gross Income per SqFt	\$10.92	\$11.25	\$14.92
Full Market Value	\$713,000	\$930,000	\$471,000
Market Value per SqFt	\$23.15	\$29.00	\$50.00
Distance from Cooperative in miles		0.20	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02518-0028	2-02504-0126	2-02514-0032
Address	132 WEST 169 STREET	1005 JEROME AVENUE	1075 NELSON AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	211	37
Year Built	1931	1931	1931
Gross SqFt	27,018	205,008	36,900
Estimated Gross Income	\$250,735	\$1,573,234	\$381,979
Gross Income per SqFt	\$9.28	\$7.67	\$10.35
Full Market Value	\$532,000	\$3,340,000	\$990,000
Market Value per SqFt	\$19.69	\$16.00	\$26.80
Distance from Cooperative in miles		0.50	0.35

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02521-0001	2-02397-0006	2-02376-0053
Address	127 WEST 170 STREET	582 COURTLANDT AVENUE	2997 3 AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	40	11	19
Year Built	1925	1920	1920
Gross SqFt	39,432	9,635	14,670
Estimated Gross Income	\$450,825	\$64,384	\$167,505
Gross Income per SqFt	\$11.43	\$6.68	\$11.42
Full Market Value	\$956,000	\$151,000	\$471,000
Market Value per SqFt	\$24.24	\$16.00	\$32.10
Distance from Cooperative in miles		1.70	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02522-0109	2-02397-0001	2-02504-0094
Address	1383 PLIMPTON AVENUE	357 EAST 150 STREET	1038 ANDERSON AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	18	172
Year Built	1922	1931	1926
Gross SqFt	19,250	20,728	143,606
Estimated Gross Income	\$187,570	\$183,529	\$1,277,308
Gross Income per SqFt	\$9.74	\$8.85	\$8.89
Full Market Value	\$398,000	\$389,000	\$2,710,000
Market Value per SqFt	\$20.68	\$19.00	\$18.87
Distance from Cooperative in miles		1.75	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02523-0150	2-02555-0013	2-02456-0175
Address	1015 SUMMIT AVENUE	592 OAK TERRACE	1181 SHERIDAN AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MOTT HAVEN/PORT MORRIS	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	38	32	68
Year Built	1928	1925	1936
Gross SqFt	36,900	23,635	72,276
Estimated Gross Income	\$266,810	\$384,033	\$606,956
Gross Income per SqFt	\$7.23	\$16.25	\$8.40
Full Market Value	\$566,000	\$1,300,000	\$1,290,000
Market Value per SqFt	\$15.34	\$55.00	\$17.85
Distance from Cooperative in miles		1.85	0.70

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02534-0008	2-02869-0058	2-02878-0015
Address	1380 DR M L KING JR BOULE	109 WEST TREMONT AVENUE	1615 DR M L KING JR BOULE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	140	69	33
Year Built	1967	1941	1917
Gross SqFt	182,218	64,594	46,383
Estimated Gross Income	\$1,645,990	\$636,273	\$480,945
Gross Income per SqFt	\$9.03	\$9.85	\$10.37
Full Market Value	\$3,910,000	\$1,510,000	\$1,020,000
Market Value per SqFt	\$21.46	\$23.00	\$21.99
Distance from Cooperative in miles		1.00	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02534-0038	2-02674-0027	2-02532-0015
Address	185 WEST 170 STREET	592 UNION AVENUE	1344 DR M L KING JR BOULE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	43	52
Year Built	1926	1926	1926
Gross SqFt	18,750	33,890	55,000
Estimated Gross Income	\$179,220	\$534,664	\$510,873
Gross Income per SqFt	\$9.56	\$15.78	\$9.29
Full Market Value	\$426,000	\$1,810,000	\$1,080,000
Market Value per SqFt	\$22.72	\$53.00	\$19.64
Distance from Cooperative in miles		2.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02582-0061	2-02579-0025	2-02265-0049
Address	823 EAST 147 STREET	740 EAST 149 STREET	213 ST ANNS AVENUE
Neighborhood	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	21	11
Year Built	1920	1920	1920
Gross SqFt	25,980	15,045	12,539
Estimated Gross Income	\$201,230	\$122,228	\$136,611
Gross Income per SqFt	\$7.75	\$8.12	\$10.89
Full Market Value	\$427,000	\$259,000	\$354,000
Market Value per SqFt	\$16.44	\$17.00	\$28.20
Distance from Cooperative in miles		0.15	0.75

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02603-0024	2-02750-0022	2-02603-0026
Address	590 SOUTHERN BOULEVARD	1206 WESTCHESTER AVENUE	1034 AVENUE ST JOHN
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	29	106	32
Year Built	1924	1924	1924
Gross SqFt	26,742	81,708	31,050
Estimated Gross Income	\$264,975	\$871,877	\$183,233
Gross Income per SqFt	\$9.91	\$10.67	\$5.90
Full Market Value	\$562,000	\$2,260,000	\$389,000
Market Value per SqFt	\$21.02	\$28.00	\$12.53
Distance from Cooperative in miles		1.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02608-0019	2-02609-0028	2-02418-0001
Address	1109 FRANKLIN AVENUE	536 EAST 168 STREET	299 EAST 158 STREET
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	38	15
Year Built	1917	1917	1931
Gross SqFt	24,750	24,174	11,815
Estimated Gross Income	\$197,255	\$329,683	\$99,710
Gross Income per SqFt	\$7.97	\$13.64	\$8.44
Full Market Value	\$418,000	\$1,030,000	\$211,000
Market Value per SqFt	\$16.89	\$43.00	\$17.86
Distance from Cooperative in miles		0.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02608-0022	2-02609-0028	2-02418-0001
Address	1103 FRANKLIN AVENUE	536 EAST 168 STREET	299 EAST 158 STREET
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	38	15
Year Built	1917	1917	1931
Gross SqFt	24,750	24,174	11,815
Estimated Gross Income	\$298,260	\$329,683	\$99,710
Gross Income per SqFt	\$12.05	\$13.64	\$8.44
Full Market Value	\$632,000	\$1,030,000	\$211,000
Market Value per SqFt	\$25.50	\$43.00	\$17.86
Distance from Cooperative in miles		0.20	0.65

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02609-0051	2-02433-0057	2-02418-0001
Address	1165 FULTON AVENUE	320 EAST 166 STREET	299 EAST 158 STREET
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	40	15	15
Year Built	1927	1928	1931
Gross SqFt	36,560	15,925	11,815
Estimated Gross Income	\$320,080	\$111,874	\$99,710
Gross Income per SqFt	\$8.75	\$7.03	\$8.44
Full Market Value	\$679,000	\$237,000	\$211,000
Market Value per SqFt	\$18.57	\$15.00	\$17.86
Distance from Cooperative in miles		0.45	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02615-0055	2-02615-0029	2-02376-0049
Address	1225 BOSTON ROAD	622 EAST 169 STREET	3009 3 AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	24	12
Year Built	1905	1905	1905
Gross SqFt	24,930	25,790	11,022
Estimated Gross Income	\$236,749	\$272,429	\$162,569
Gross Income per SqFt	\$9.50	\$10.56	\$14.75
Full Market Value	\$502,000	\$706,000	\$550,000
Market Value per SqFt	\$20.14	\$27.00	\$49.90
Distance from Cooperative in miles		0.00	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02627-0005	2-02620-0001	2-02680-0077
Address	902 EAGLE AVENUE	575 EAST 161 STREET	1095 PROSPECT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	14	24
Year Built	1914	1914	1914
Gross SqFt	21,295	10,829	15,020
Estimated Gross Income	\$241,270	\$116,673	\$229,452
Gross Income per SqFt	\$11.33	\$10.77	\$15.28
Full Market Value	\$512,000	\$277,000	\$776,000
Market Value per SqFt	\$24.04	\$26.00	\$52.00
Distance from Cooperative in miles		0.05	0.50

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02627-0007	2-02427-0001	2-02266-0020
Address	906 EAGLE AVENUE	391 EAST 168 STREET	550 EAST 139 STREET
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	16	11
Year Built	1914	1923	1931
Gross SqFt	21,295	11,055	11,405
Estimated Gross Income	\$241,270	\$134,407	\$210,856
Gross Income per SqFt	\$11.33	\$12.16	\$18.49
Full Market Value	\$512,000	\$378,000	\$788,000
Market Value per SqFt	\$24.04	\$34.00	\$69.00
Distance from Cooperative in miles		0.70	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02638-0001	2-02456-0175	2-02555-0013
Address	872 TRINITY AVENUE	1181 SHERIDAN AVENUE	592 OAK TERRACE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	320	68	32
Year Built	1960	1936	1925
Gross SqFt	292,000	72,276	23,635
Estimated Gross Income	\$3,431,670	\$606,956	\$384,033
Gross Income per SqFt	\$11.75	\$8.40	\$16.25
Full Market Value	\$7,280,000	\$1,290,000	\$1,300,000
Market Value per SqFt	\$24.93	\$18.00	\$55.00
Distance from Cooperative in miles		1.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02663-0004	2-02430-0033	2-02427-0018
Address	1218 BOSTON ROAD	1191 CLAY AVENUE	1268 CLAY AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	12	12
Year Built	1905	1929	1909
Gross SqFt	14,516	11,500	11,345
Estimated Gross Income	\$142,340	\$140,601	\$102,734
Gross Income per SqFt	\$9.81	\$12.23	\$9.06
Full Market Value	\$302,000	\$395,000	\$218,000
Market Value per SqFt	\$20.80	\$34.00	\$19.22
Distance from Cooperative in miles		0.55	0.50

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02663-0011	2-02749-0010	2-02749-0020
Address	1230 BOSTON ROAD	1018 HOE AVENUE	1046 HOE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	21
Year Built	1909	1909	1909
Gross SqFt	21,500	14,450	14,450
Estimated Gross Income	\$256,880	\$161,001	\$160,061
Gross Income per SqFt	\$11.95	\$11.14	\$11.08
Full Market Value	\$545,000	\$417,000	\$415,000
Market Value per SqFt	\$25.30	\$29.00	\$28.70
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02669-0050	2-02615-0048	2-02674-0027
Address	975 UNION AVENUE	1245 BOSTON ROAD	592 UNION AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	14	43
Year Built	1912	1912	1926
Gross SqFt	33,790	11,725	33,890
Estimated Gross Income	\$410,680	\$132,444	\$534,664
Gross Income per SqFt	\$12.15	\$11.30	\$15.78
Full Market Value	\$1,150,000	\$343,000	\$1,810,000
Market Value per SqFt	\$34.00	\$29.00	\$53.00
Distance from Cooperative in miles		0.45	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02683-0041	2-02266-0020	2-02620-0022
Address	571 SOUTHERN BOULEVARD	550 EAST 139 STREET	3246 3 AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	42	11	25
Year Built	1907	1931	1907
Gross SqFt	25,926	11,405	22,672
Estimated Gross Income	\$320,445	\$210,856	\$358,446
Gross Income per SqFt	\$12.36	\$18.49	\$15.81
Full Market Value	\$679,000	\$788,000	\$1,210,000
Market Value per SqFt	\$26.20	\$69.00	\$53.00
Distance from Cooperative in miles		0.90	0.75

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02683-0052	2-02653-0067	2-02653-0065
Address	547 SOUTHERN BOULEVARD	786 EAST 152 STREET	644 WALES AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	19	31	25
Year Built	1906	1906	1906
Gross SqFt	16,875	19,422	20,700
Estimated Gross Income	\$203,360	\$243,483	\$222,176
Gross Income per SqFt	\$12.05	\$12.54	\$10.73
Full Market Value	\$431,000	\$684,000	\$576,000
Market Value per SqFt	\$25.50	\$35.00	\$27.80
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02683-0100	2-02742-0043	2-02757-0014
Address	1021 AVENUE ST JOHN	952 ALDUS STREET	1244 WESTCHESTER AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	79	19	58
Year Built	1925	1925	1925
Gross SqFt	61,878	15,780	43,565
Estimated Gross Income	\$520,070	\$128,942	\$375,138
Gross Income per SqFt	\$8.40	\$8.17	\$8.61
Full Market Value	\$1,100,000	\$273,000	\$795,000
Market Value per SqFt	\$17.78	\$17.00	\$18.25
Distance from Cooperative in miles		0.75	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02684-0074	2-02612-0053	2-02266-0020
Address	986 LEGGETT AVENUE	1253 FRANKLIN AVENUE	550 EAST 139 STREET
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	21	37	11
Year Built	1916	1916	1931
Gross SqFt	16,950	33,055	11,405
Estimated Gross Income	\$170,395	\$278,466	\$210,856
Gross Income per SqFt	\$10.05	\$8.42	\$18.49
Full Market Value	\$361,000	\$590,000	\$788,000
Market Value per SqFt	\$21.30	\$18.00	\$69.00
Distance from Cooperative in miles		1.15	1.00

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02691-0117	2-03249-0108	2-04655-0011
Address	883 EAST 165 STREET	2769 UNIVERSITY AVENUE	630 EAST 221 STREET
Neighborhood	MORRISANIA/LONGWOOD	KINGSBRIDGE/JEROME PARK	WILLIAMSBRIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	38	37	38
Year Built	1907	1923	1931
Gross SqFt	29,664	31,875	32,780
Estimated Gross Income	\$385,335	\$404,168	\$356,934
Gross Income per SqFt	\$12.99	\$12.68	\$10.89
Full Market Value	\$817,000	\$1,260,000	\$757,000
Market Value per SqFt	\$27.50	\$40.00	\$23.09
Distance from Cooperative in miles		3.15	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02698-0063	2-05042-0025	2-02785-0048
Address	941 ROGERS PLACE	676 NEREID AVENUE	1369 COLLEGE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	WAKEFIELD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	22	21
Year Built	1925	1924	1924
Gross SqFt	16,950	17,952	16,000
Estimated Gross Income	\$193,060	\$214,346	\$137,472
Gross Income per SqFt	\$11.39	\$11.94	\$8.59
Full Market Value	\$409,000	\$602,000	\$291,000
Market Value per SqFt	\$24.13	\$34.00	\$18.19
Distance from Cooperative in miles		5.70	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02700-0053	2-02716-0034	2-02948-0018
Address	1061 INTERVALE AVENUE	900 EAST 167 STREET	1795 CLINTON AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	CROTONA PARK
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	31	31	30
Year Built	1925	1924	1924
Gross SqFt	20,825	22,770	20,785
Estimated Gross Income	\$254,273	\$290,849	\$202,625
Gross Income per SqFt	\$12.21	\$12.77	\$9.75
Full Market Value	\$539,000	\$906,000	\$430,000
Market Value per SqFt	\$25.90	\$40.00	\$20.69
Distance from Cooperative in miles		0.10	1.20

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02711-0021	2-02700-0001	2-04305-0004
Address	921 TIFFANY STREET	911 EAST 165 STREET	1110 LYDIG AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	PELHAM PARKWAY SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	18	18	15
Year Built	1989	1989	1952
Gross SqFt	14,000	12,730	14,400
Estimated Gross Income	\$147,560	\$138,606	\$243,792
Gross Income per SqFt	\$10.54	\$10.89	\$16.93
Full Market Value	\$383,000	\$294,000	\$824,000
Market Value per SqFt	\$27.40	\$23.00	\$57.00
Distance from Cooperative in miles		0.35	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02717-0048	2-03172-0011	2-03324-0055
Address	1049 FOX STREET	2324 MORRIS AVENUE	3450 GATES PLACE
Neighborhood	MORRISANIA/LONGWOOD	FORDHAM	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	43	43
Year Built	1915	1937	1937
Gross SqFt	42,000	41,910	41,610
Estimated Gross Income	\$513,720	\$454,075	\$515,561
Gross Income per SqFt	\$12.23	\$10.83	\$12.39
Full Market Value	\$1,090,000	\$963,000	\$1,450,000
Market Value per SqFt	\$26.00	\$23.00	\$34.80
Distance from Cooperative in miles		2.35	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02717-0070	2-02690-0105	2-03334-0022
Address	1020 TIFFANY STREET	954 PROSPECT AVENUE	3070 BAINBRIDGE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C4-WALK-UP	
Total Units	13	12	11
Year Built	1931	1904	1920
Gross SqFt	10,055	12,495	9,000
Estimated Gross Income	\$135,742	\$132,743	\$164,219
Gross Income per SqFt	\$13.50	\$10.62	\$18.25
Full Market Value	\$288,000	\$344,000	\$614,000
Market Value per SqFt	\$28.60	\$28.00	\$68.00
Distance from Cooperative in miles		0.35	3.35

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02720-0041	2-02855-0020	2-03305-0001
Address	1025 LEGGETT AVENUE	8 WEST 169 STREET	2851 VALENTINE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	HIGHBRIDGE/MORRIS HEIGHTS	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	57	54	59
Year Built	1924	1928	1922
Gross SqFt	41,010	38,288	53,000
Estimated Gross Income	\$652,138	\$482,718	\$649,530
Gross Income per SqFt	\$15.90	\$12.61	\$12.26
Full Market Value	\$1,380,000	\$1,360,000	\$1,830,000
Market Value per SqFt	\$33.70	\$36.00	\$34.50
Distance from Cooperative in miles		1.95	3.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02721-0020	2-03196-0058	2-03923-0009
Address	829 SOUTHERN BOULEVARD	2265 DAVIDSON AVENUE	1565 WHITE PLAINS ROAD
Neighborhood	MORRISANIA/LONGWOOD	KINGSBRIDGE HTS/UNIV HTS	PARKCHESTER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	49	56	49
Year Built	1925	1926	1927
Gross SqFt	31,335	38,920	31,282
Estimated Gross Income	\$418,948	\$582,208	\$418,868
Gross Income per SqFt	\$13.37	\$14.96	\$13.39
Full Market Value	\$888,000	\$1,970,000	\$1,300,000
Market Value per SqFt	\$28.30	\$51.00	\$41.60
Distance from Cooperative in miles		2.85	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02721-0042	2-02426-0002	2-03071-0039
Address	1019 LONGWOOD AVENUE	1100 CLAY AVENUE	2220 ADAMS PLACE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1931	1929	1931
Gross SqFt	18,300	14,355	14,652
Estimated Gross Income	\$190,137	\$143,220	\$158,753
Gross Income per SqFt	\$10.39	\$9.98	\$10.83
Full Market Value	\$493,000	\$341,000	\$412,000
Market Value per SqFt	\$26.90	\$24.00	\$28.10
Distance from Cooperative in miles		1.20	2.45

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02721-0043	2-04839-0017	2-02522-0124
Address	1015 LONGWOOD AVENUE	765 EAST 225 STREET	1345 PLIMPTON AVENUE
Neighborhood	MORRISANIA/LONGWOOD	WILLIAMSBRIDGE	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	23	23
Year Built	1931	1927	1917
Gross SqFt	20,580	19,080	20,800
Estimated Gross Income	\$-	\$233,234	\$292,865
Gross Income per SqFt	\$0.00	\$12.22	\$14.08
Full Market Value	\$494,000	\$655,000	\$621,000
Market Value per SqFt	\$24.00	\$34.00	\$29.90
Distance from Cooperative in miles		5.20	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02722-0001	2-02410-0001	2-03080-0038
Address	854 INTERVALE AVENUE	271 EAST 150 STREET	2037 BELMONT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	EAST TREMONT
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	18	20	17
Year Built	1931	1910	1909
Gross SqFt	10,220	10,587	11,629
Estimated Gross Income	\$-	\$123,126	\$162,311
Gross Income per SqFt	\$0.00	\$11.63	\$13.96
Full Market Value	\$400,000	\$346,000	\$344,000
Market Value per SqFt	\$39.10	\$33.00	\$29.60
Distance from Cooperative in miles		1.35	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02723-0028	2-04833-0058	2-03301-0066
Address	906 SIMPSON STREET	636 EAST 231 STREET	2821 BRIGGS AVENUE
Neighborhood	MORRISANIA/LONGWOOD	WILLIAMSBRIDGE	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	31	31
Year Built	1925	1929	1916
Gross SqFt	34,875	32,710	30,780
Estimated Gross Income	\$367,931	\$314,822	\$386,206
Gross Income per SqFt	\$10.55	\$9.62	\$12.55
Full Market Value	\$780,000	\$749,000	\$1,090,000
Market Value per SqFt	\$22.37	\$23.00	\$35.40
Distance from Cooperative in miles		5.20	3.35

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02723-0029	2-04833-0058	2-03301-0066
Address	914 SIMPSON STREET	636 EAST 231 STREET	2821 BRIGGS AVENUE
Neighborhood	MORRISANIA/LONGWOOD	WILLIAMSBRIDGE	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	31	31
Year Built	1925	1929	1916
Gross SqFt	34,875	32,710	30,780
Estimated Gross Income	\$367,931	\$314,822	\$386,206
Gross Income per SqFt	\$10.55	\$9.62	\$12.55
Full Market Value	\$780,000	\$749,000	\$1,090,000
Market Value per SqFt	\$22.37	\$23.00	\$35.40
Distance from Cooperative in miles		5.20	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02727-0039	2-02699-0048	2-02740-0007
Address	1111 SOUTHERN BOULEVARD	993 INTERVALE AVENUE	887 HUNTS POINT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	HUNTS POINT
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	25	25
Year Built	1925	1925	1925
Gross SqFt	21,917	21,995	22,120
Estimated Gross Income	\$185,856	\$237,106	\$212,874
Gross Income per SqFt	\$8.48	\$10.78	\$9.62
Full Market Value	\$394,000	\$503,000	\$506,000
Market Value per SqFt	\$17.98	\$23.00	\$22.88
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02732-0021	2-02603-0020	2-02674-0027
Address	850 SOUTHERN BOULEVARD	582 SOUTHERN BOULEVARD	592 UNION AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	58	35	43
Year Built	1923	1923	1926
Gross SqFt	41,874	29,230	33,890
Estimated Gross Income	\$375,235	\$325,680	\$534,664
Gross Income per SqFt	\$8.96	\$11.14	\$15.78
Full Market Value	\$796,000	\$690,000	\$1,810,000
Market Value per SqFt	\$19.01	\$24.00	\$53.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02740-0071	2-02762-0049	2-02740-0073
Address	874 MANIDA STREET	1216 SENECA AVENUE	1002 GARRISON AVENUE
Neighborhood	HUNTS POINT	HUNTS POINT	HUNTS POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	26	21
Year Built	1910	1910	1910
Gross SqFt	14,880	18,470	15,915
Estimated Gross Income	\$173,160	\$160,587	\$196,774
Gross Income per SqFt	\$11.64	\$8.69	\$12.36
Full Market Value	\$487,000	\$340,000	\$553,000
Market Value per SqFt	\$32.70	\$18.00	\$34.70
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02744-0060	2-02427-0018	2-02674-0027
Address	1116 HOE AVENUE	1268 CLAY AVENUE	592 UNION AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	12	43
Year Built	1914	1909	1926
Gross SqFt	21,025	11,345	33,890
Estimated Gross Income	\$188,190	\$102,734	\$534,664
Gross Income per SqFt	\$8.95	\$9.06	\$15.78
Full Market Value	\$399,000	\$218,000	\$1,810,000
Market Value per SqFt	\$18.98	\$19.00	\$53.00
Distance from Cooperative in miles		1.10	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02746-0021	2-02674-0027	2-02427-0018
Address	946 HOE AVENUE	592 UNION AVENUE	1268 CLAY AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	43	12
Year Built	1913	1926	1909
Gross SqFt	17,550	33,890	11,345
Estimated Gross Income	\$173,895	\$534,664	\$102,734
Gross Income per SqFt	\$9.91	\$15.78	\$9.06
Full Market Value	\$369,000	\$1,810,000	\$218,000
Market Value per SqFt	\$21.03	\$53.00	\$19.22
Distance from Cooperative in miles		0.95	1.30

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02746-0023	2-02674-0027	2-02427-0018
Address	950 HOE AVENUE	592 UNION AVENUE	1268 CLAY AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	43	12
Year Built	1913	1926	1909
Gross SqFt	17,550	33,890	11,345
Estimated Gross Income	\$173,895	\$534,664	\$102,734
Gross Income per SqFt	\$9.91	\$15.78	\$9.06
Full Market Value	\$369,000	\$1,810,000	\$218,000
Market Value per SqFt	\$21.03	\$53.00	\$19.22
Distance from Cooperative in miles		0.95	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02751-0008	2-02674-0027	2-02427-0018
Address	1096 WEST FARMS ROAD	592 UNION AVENUE	1268 CLAY AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	43	12
Year Built	1910	1926	1909
Gross SqFt	14,575	33,890	11,345
Estimated Gross Income	\$133,890	\$534,664	\$102,734
Gross Income per SqFt	\$9.19	\$15.78	\$9.06
Full Market Value	\$284,000	\$1,810,000	\$218,000
Market Value per SqFt	\$19.49	\$53.00	\$19.22
Distance from Cooperative in miles		1.15	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02763-0227	2-02740-0001	2-02762-0181
Address	750 FAILE STREET	893 HUNTS POINT AVENUE	1325 LAFAYETTE AVENUE
Neighborhood	HUNTS POINT	HUNTS POINT	HUNTS POINT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	111	26	60
Year Built	1965	1914	1931
Gross SqFt	108,306	24,640	67,800
Estimated Gross Income	\$1,435,715	\$340,920	\$617,868
Gross Income per SqFt	\$13.26	\$13.84	\$9.11
Full Market Value	\$3,040,000	\$723,000	\$1,470,000
Market Value per SqFt	\$28.10	\$29.00	\$21.68
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02765-0140	2-02608-0033	2-02674-0027
Address	1230 SPOFFORD AVENUE	3416 3 AVENUE	592 UNION AVENUE
Neighborhood	HUNTS POINT	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	68	13	43
Year Built	1928	1910	1926
Gross SqFt	56,400	10,850	33,890
Estimated Gross Income	\$489,715	\$87,523	\$534,664
Gross Income per SqFt	\$8.68	\$8.07	\$15.78
Full Market Value	\$1,040,000	\$186,000	\$1,810,000
Market Value per SqFt	\$18.44	\$17.00	\$53.00
Distance from Cooperative in miles		1.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02765-0146	2-02762-0086	2-02674-0027
Address	645 BARRETTO STREET	836 FAILE STREET	592 UNION AVENUE
Neighborhood	HUNTS POINT	HUNTS POINT	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	35	43
Year Built	1927	1927	1926
Gross SqFt	38,720	33,880	33,890
Estimated Gross Income	\$391,238	\$354,486	\$534,664
Gross Income per SqFt	\$10.10	\$10.46	\$15.78
Full Market Value	\$829,000	\$919,000	\$1,810,000
Market Value per SqFt	\$21.41	\$27.00	\$53.00
Distance from Cooperative in miles		0.35	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02791-0052	2-02792-0014	2-02795-0026
Address	1695 TOPPING AVENUE	1665 MONROE AVENUE	1796 GRAND CONCOURSE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	48	24
Year Built	1926	1926	1911
Gross SqFt	17,000	28,000	24,500
Estimated Gross Income	\$200,770	\$514,860	\$289,361
Gross Income per SqFt	\$11.81	\$18.39	\$11.81
Full Market Value	\$478,000	\$1,930,000	\$813,000
Market Value per SqFt	\$28.10	\$69.00	\$33.20
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02791-0054	2-02845-0062	2-02847-0022
Address	1685 TOPPING AVENUE	1535 WALTON AVENUE	1605 TOWNSEND AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	48	36
Year Built	1931	1928	1927
Gross SqFt	33,000	45,630	33,000
Estimated Gross Income	\$180,225	\$578,877	\$308,437
Gross Income per SqFt	\$5.46	\$12.69	\$9.35
Full Market Value	\$3,736,500	\$1,230,000	\$734,000
Market Value per SqFt	\$113.00	\$27.00	\$22.24
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02794-0062	2-02791-0005	2-02794-0054
Address	221 EAST 173 STREET	1654 MONROE AVENUE	1691 EASTBURN AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	50	36
Year Built	1939	1940	1937
Gross SqFt	32,150	44,000	26,000
Estimated Gross Income	\$364,902	\$348,363	\$295,068
Gross Income per SqFt	\$11.35	\$7.92	\$11.35
Full Market Value	\$946,000	\$739,000	\$765,000
Market Value per SqFt	\$29.40	\$17.00	\$29.40
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02799-0022	2-02810-0050	2-02877-0458
Address	1776 TOPPING AVENUE	219 ECHO PLACE	1759 MONTGOMERY AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	25	31	21
Year Built	1931	1939	1921
Gross SqFt	21,080	21,600	21,250
Estimated Gross Income	\$265,818	\$272,320	\$267,208
Gross Income per SqFt	\$12.61	\$12.61	\$12.57
Full Market Value	\$747,000	\$765,000	\$751,000
Market Value per SqFt	\$35.40	\$35.00	\$35.30
Distance from Cooperative in miles		0.30	0.80

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02802-0005	2-02792-0014	2-02795-0026
Address	1854 MONROE AVENUE	1665 MONROE AVENUE	1796 GRAND CONCOURSE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	48	24
Year Built	1915	1926	1911
Gross SqFt	22,500	28,000	24,500
Estimated Gross Income	\$265,725	\$514,860	\$289,361
Gross Income per SqFt	\$11.81	\$18.39	\$11.81
Full Market Value	\$563,000	\$1,930,000	\$813,000
Market Value per SqFt	\$25.00	\$69.00	\$33.20
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02809-0022	2-02797-0025	2-02814-0065
Address	240 ECHO PLACE	1790 WEEKS AVENUE	2000 ANTHONY AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	42	45	55
Year Built	1931	1936	1939
Gross SqFt	45,700	40,000	48,600
Estimated Gross Income	\$563,024	\$460,177	\$598,844
Gross Income per SqFt	\$12.32	\$11.50	\$12.32
Full Market Value	\$1,580,000	\$1,290,000	\$1,680,000
Market Value per SqFt	\$34.60	\$32.00	\$34.60
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02810-0026	2-02804-0052	2-02807-0070
Address	250 EAST 178 STREET	215 MT HOPE PLACE	2015 CRESTON AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	73	67
Year Built	1936	1937	1939
Gross SqFt	70,000	78,000	68,000
Estimated Gross Income	\$775,600	\$864,027	\$500,083
Gross Income per SqFt	\$11.08	\$11.08	\$7.35
Full Market Value	\$1,840,000	\$2,050,000	\$1,060,000
Market Value per SqFt	\$26.30	\$26.00	\$15.59
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02821-0052	2-02827-0053	2-02827-0046
Address	1561 SHERIDAN AVENUE	1881 MORRIS AVENUE	1895 MORRIS AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	55	55
Year Built	1928	1941	1936
Gross SqFt	74,462	57,600	52,800
Estimated Gross Income	\$728,601	\$538,617	\$519,533
Gross Income per SqFt	\$9.78	\$9.35	\$9.84
Full Market Value	\$1,730,000	\$1,280,000	\$1,240,000
Market Value per SqFt	\$23.23	\$22.00	\$23.48
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02826-0011	2-02829-0030	2-02829-0042
Address	1770 WALTON AVENUE	55 EAST 179 STREET	2030 WALTON AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	33	36
Year Built	1925	1923	1924
Gross SqFt	29,600	29,655	26,835
Estimated Gross Income	\$354,312	\$354,970	\$306,247
Gross Income per SqFt	\$11.97	\$11.97	\$11.41
Full Market Value	\$996,000	\$998,000	\$861,000
Market Value per SqFt	\$33.60	\$34.00	\$32.10
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02826-0024	2-02829-0030	2-02829-0042
Address	110 EAST 176 STREET	55 EAST 179 STREET	2030 WALTON AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	33	36
Year Built	1924	1923	1924
Gross SqFt	28,100	29,655	26,835
Estimated Gross Income	\$336,357	\$354,970	\$306,247
Gross Income per SqFt	\$11.97	\$11.97	\$11.41
Full Market Value	\$713,000	\$998,000	\$861,000
Market Value per SqFt	\$25.40	\$34.00	\$32.10
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02849-0028	2-02786-0009	2-02848-0020
Address	1723 TOWNSEND AVENUE	1420 MORRIS AVENUE	12 CLIFFORD PLACE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	17	27
Year Built	1926	1927	1927
Gross SqFt	24,900	10,100	15,925
Estimated Gross Income	\$426,537	\$99,990	\$272,837
Gross Income per SqFt	\$17.13	\$9.90	\$17.13
Full Market Value	\$1,590,000	\$212,000	\$1,020,000
Market Value per SqFt	\$64.00	\$21.00	\$64.00
Distance from Cooperative in miles		0.60	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02850-0040	2-02850-0067	2-02850-0047
Address	1770 TOWNSEND AVENUE	65 EAST 175 STREET	54 EAST 176 STREET
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	57	49	53
Year Built	1925	1924	1924
Gross SqFt	44,440	37,500	37,090
Estimated Gross Income	\$478,174	\$403,422	\$349,014
Gross Income per SqFt	\$10.76	\$10.76	\$9.41
Full Market Value	\$1,010,000	\$959,000	\$740,000
Market Value per SqFt	\$22.73	\$26.00	\$19.95
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02861-0114	2-02506-0010	2-02505-0064
Address	1770 DAVIDSON AVENUE	1190 SHAKESPEARE AVENUE	1161 JEROME AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	80	96
Year Built	1927	1929	1927
Gross SqFt	81,502	97,000	84,018
Estimated Gross Income	\$880,221	\$851,795	\$907,790
Gross Income per SqFt	\$10.80	\$8.78	\$10.80
Full Market Value	\$1,870,000	\$1,810,000	\$2,350,000
Market Value per SqFt	\$22.94	\$19.00	\$28.00
Distance from Cooperative in miles		1.05	1.15

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02861-0119	2-02505-0046	2-02506-0022
Address	1780 DAVIDSON AVENUE	1130 ANDERSON AVENUE	1214 SHAKESPEARE AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	42	43
Year Built	1928	1928	1926
Gross SqFt	42,450	40,800	39,816
Estimated Gross Income	\$418,132	\$321,254	\$392,360
Gross Income per SqFt	\$9.85	\$7.87	\$9.85
Full Market Value	\$886,000	\$681,000	\$832,000
Market Value per SqFt	\$20.87	\$17.00	\$20.90
Distance from Cooperative in miles		1.15	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02867-0047	2-02505-0064	2-02505-0019
Address	1711 DAVIDSON AVENUE	1161 JEROME AVENUE	1105 JEROME AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	87	96	79
Year Built	1928	1927	1927
Gross SqFt	98,700	84,018	92,600
Estimated Gross Income	\$1,169,595	\$907,790	\$1,097,092
Gross Income per SqFt	\$11.85	\$10.80	\$11.85
Full Market Value	\$3,290,000	\$2,350,000	\$2,330,000
Market Value per SqFt	\$33.30	\$28.00	\$25.20
Distance from Cooperative in miles		1.00	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02868-0121	2-02876-0067	2-02876-0065
Address	1966 DR M L KING JR BOULE	1600 DR M L KING JR BOULE	1592 DR M L KING JR BOULE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	32	32
Year Built	1914	1922	1922
Gross SqFt	17,100	29,315	29,315
Estimated Gross Income	\$175,446	\$300,824	\$279,059
Gross Income per SqFt	\$10.26	\$10.26	\$9.52
Full Market Value	\$417,000	\$715,000	\$664,000
Market Value per SqFt	\$24.39	\$24.00	\$22.65
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02869-0143	2-02876-0067	2-02876-0065
Address	2015 GRAND AVENUE	1600 DR M L KING JR BOULE	1592 DR M L KING JR BOULE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	32	32
Year Built	1924	1922	1922
Gross SqFt	25,000	29,315	29,315
Estimated Gross Income	\$256,500	\$300,824	\$279,059
Gross Income per SqFt	\$10.26	\$10.26	\$9.52
Full Market Value	\$544,000	\$715,000	\$664,000
Market Value per SqFt	\$21.76	\$24.00	\$22.65
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02870-0007	2-02876-0067	2-02876-0065
Address	1986 GRAND AVENUE	1600 DR M L KING JR BOULE	1592 DR M L KING JR BOULE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	32	32
Year Built	1924	1922	1922
Gross SqFt	18,000	29,315	29,315
Estimated Gross Income	\$184,680	\$300,824	\$279,059
Gross Income per SqFt	\$10.26	\$10.26	\$9.52
Full Market Value	\$392,000	\$715,000	\$664,000
Market Value per SqFt	\$21.78	\$24.00	\$22.65
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02872-0001	2-02876-0065	2-02876-0067
Address	1372 SHAKESPEARE AVENUE	1592 DR M L KING JR BOULE	1600 DR M L KING JR BOULE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	57	32	32
Year Built	1926	1922	1922
Gross SqFt	39,745	29,315	29,315
Estimated Gross Income	\$407,783	\$279,059	\$300,824
Gross Income per SqFt	\$10.26	\$9.52	\$10.26
Full Market Value	\$865,000	\$664,000	\$715,000
Market Value per SqFt	\$21.76	\$23.00	\$24.39
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02875-0051	2-02814-0069	
Address	150 FEATHERBED LANE	270 EAST BURNSIDE AVENUE	
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MOUNT HOPE/MOUNT EDEN	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	51	115	
Year Built	2008	2006	
Gross SqFt	83,145	119,250	
Estimated Gross Income	\$2,053,682	\$1,018,879	
Gross Income per SqFt	\$24.70	\$8.54	
Full Market Value	\$7,652,000	\$2,160,000	
Market Value per SqFt	\$92.00	\$18.00	
Distance from Cooperative in miles		1.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02876-0001	2-02876-0065	2-02876-0067
Address	1600 NELSON AVENUE	1592 DR M L KING JR BOULE	1600 DR M L KING JR BOULE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	32	32
Year Built	1912	1922	1922
Gross SqFt	26,650	29,315	29,315
Estimated Gross Income	\$273,429	\$279,059	\$300,824
Gross Income per SqFt	\$10.26	\$9.52	\$10.26
Full Market Value	\$650,000	\$664,000	\$715,000
Market Value per SqFt	\$24.39	\$23.00	\$24.39
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02876-0131	2-02870-0016	2-02870-0020
Address	1713 NELSON AVENUE	2010 GRAND AVENUE	2020 GRAND AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	48	55
Year Built	1927	1924	1925
Gross SqFt	58,350	50,400	50,400
Estimated Gross Income	\$505,311	\$436,489	\$375,965
Gross Income per SqFt	\$8.66	\$8.66	\$7.46
Full Market Value	\$1,070,000	\$925,000	\$797,000
Market Value per SqFt	\$18.34	\$18.00	\$15.81
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02878-0061	2-02865-0032	2-02879-0080
Address	1641 ANDREWS AVENUE SOUTH	1566 MACOMBS ROAD	1834 PHELAN PLACE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	61	56	60
Year Built	1925	1925	1926
Gross SqFt	55,750	60,000	55,700
Estimated Gross Income	\$543,562	\$584,726	\$504,123
Gross Income per SqFt	\$9.75	\$9.75	\$9.05
Full Market Value	\$1,150,000	\$1,240,000	\$1,200,000
Market Value per SqFt	\$20.63	\$21.00	\$21.54
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02931-0098	2-03237-0097	2-03298-0028
Address	605 EAST 169 STREET	160 WEST KINGSBRIDGE ROAD	2986 BRIGGS AVENUE
Neighborhood	MORRISANIA/LONGWOOD	KINGSBRIDGE HTS/UNIV HTS	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	36	36
Year Built	1931	1927	1938
Gross SqFt	41,580	39,600	40,381
Estimated Gross Income	\$350,103	\$392,609	\$318,279
Gross Income per SqFt	\$8.42	\$9.91	\$7.88
Full Market Value	\$742,000	\$832,000	\$675,000
Market Value per SqFt	\$17.85	\$21.00	\$16.72
Distance from Cooperative in miles		2.45	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02933-0029	2-03352-0012	2-03356-0178
Address	1372 FRANKLIN AVENUE	3312 HULL AVENUE	3510 DECATUR AVENUE
Neighborhood	MORRISANIA/LONGWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	48	49
Year Built	1931	1927	1929
Gross SqFt	48,852	52,000	49,700
Estimated Gross Income	\$484,611	\$535,785	\$467,991
Gross Income per SqFt	\$9.92	\$10.30	\$9.42
Full Market Value	\$1,030,000	\$1,390,000	\$1,110,000
Market Value per SqFt	\$21.08	\$27.00	\$22.33
Distance from Cooperative in miles		3.40	3.55

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02935-0001	2-02556-0017	2-03335-0142
Address	625 JEFFERSON PLACE	364 ST ANNS AVENUE	171 EAST MOSHOLU PARKWAY
Neighborhood	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	16	17	18
Year Built	1906	1905	1923
Gross SqFt	17,100	12,830	21,000
Estimated Gross Income	\$195,624	\$194,866	\$198,935
Gross Income per SqFt	\$11.44	\$15.19	\$9.47
Full Market Value	\$415,000	\$659,000	\$473,000
Market Value per SqFt	\$24.27	\$51.00	\$22.52
Distance from Cooperative in miles		1.85	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02948-0025	2-02968-0014	2-03369-0034
Address	705 CROTONA PARK NORTH	1347 PROSPECT AVENUE	125 EAST 233 STREET
Neighborhood	CROTONA PARK	MORRISANIA/LONGWOOD	WOODLAWN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1916	1913	1929
Gross SqFt	15,000	14,325	14,798
Estimated Gross Income	\$196,200	\$186,225	\$198,420
Gross Income per SqFt	\$13.08	\$13.00	\$13.41
Full Market Value	\$416,000	\$580,000	\$618,000
Market Value per SqFt	\$27.70	\$41.00	\$41.80
Distance from Cooperative in miles		0.90	3.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02948-0028	2-02754-0044	2-03082-0031
Address	701 CROTONA PARK NORTH	1145 LONGFELLOW AVENUE	650 EAST 182 STREET
Neighborhood	CROTONA PARK	MORRISANIA/LONGWOOD	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	25	25
Year Built	1916	1915	1911
Gross SqFt	17,860	17,270	17,835
Estimated Gross Income	\$225,393	\$252,445	\$225,262
Gross Income per SqFt	\$12.62	\$14.62	\$12.63
Full Market Value	\$478,000	\$854,000	\$633,000
Market Value per SqFt	\$26.80	\$49.00	\$35.50
Distance from Cooperative in miles		1.00	0.60

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02961-0015	2-03225-0169	2-02998-0166
Address	757 EAST 169 STREET	2333 LORING PLACE NORTH	985 EAST 174 STREET
Neighborhood	MORRISANIA/LONGWOOD	KINGSBRIDGE HTS/UNIV HTS	CROTONA PARK
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	32	26	28
Year Built	1926	1927	1931
Gross SqFt	26,347	26,556	24,750
Estimated Gross Income	\$320,335	\$320,731	\$305,561
Gross Income per SqFt	\$12.16	\$12.08	\$12.35
Full Market Value	\$900,000	\$901,000	\$859,000
Market Value per SqFt	\$34.20	\$34.00	\$34.70
Distance from Cooperative in miles		2.15	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02962-0044	2-02709-0009	2-03237-0107
Address	1409 PROSPECT AVENUE	834 BECK STREET	2635 SEDGWICK AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	12	11
Year Built	1904	1907	1916
Gross SqFt	14,175	10,110	13,690
Estimated Gross Income	\$161,878	\$139,895	\$130,278
Gross Income per SqFt	\$11.42	\$13.84	\$9.52
Full Market Value	\$343,000	\$297,000	\$310,000
Market Value per SqFt	\$24.20	\$29.00	\$22.64
Distance from Cooperative in miles		1.00	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02966-0017	2-02683-0043	2-03974-0004
Address	1500 BOSTON ROAD	567 SOUTHERN BOULEVARD	1410 ROWLAND STREET
Neighborhood	CROTONA PARK	MORRISANIA/LONGWOOD	WESTCHESTER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	43	41	39
Year Built	1933	1907	1928
Gross SqFt	30,000	25,926	32,000
Estimated Gross Income	\$321,600	\$217,573	\$344,474
Gross Income per SqFt	\$10.72	\$8.39	\$10.76
Full Market Value	\$834,000	\$461,000	\$893,000
Market Value per SqFt	\$27.80	\$18.00	\$27.90
Distance from Cooperative in miles		1.60	2.45

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02967-0006	2-02453-0030	2-03197-0001
Address	1574 BOSTON ROAD	1210 SHERMAN AVENUE	2280 GRAND AVENUE
Neighborhood	CROTONA PARK	MELROSE/CONCOURSE	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	54	56	55
Year Built	1929	1938	1927
Gross SqFt	50,000	53,000	53,662
Estimated Gross Income	\$675,000	\$739,959	\$621,530
Gross Income per SqFt	\$13.50	\$13.96	\$11.58
Full Market Value	\$1,430,000	\$2,300,000	\$1,750,000
Market Value per SqFt	\$28.60	\$43.00	\$32.60
Distance from Cooperative in miles		1.25	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02968-0035	2-02422-0048	2-02955-0005
Address	810 RITTER PLACE	299 EAST 162 STREET	1912 PROSPECT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	21	21
Year Built	1910	1910	1910
Gross SqFt	17,520	17,550	18,250
Estimated Gross Income	\$200,604	\$180,957	\$226,515
Gross Income per SqFt	\$11.45	\$10.31	\$12.41
Full Market Value	\$425,000	\$430,000	\$637,000
Market Value per SqFt	\$24.26	\$25.00	\$34.90
Distance from Cooperative in miles		1.05	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02985-0023	2-03214-0080	2-03335-0142
Address	1922 CROTONA PARKWAY	2533 AQUEDUCT AVENUE WEST	171 EAST MOSHOLU PARKWAY
Neighborhood	EAST TREMONT	KINGSBRIDGE HTS/UNIV HTS	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	18	18
Year Built	1911	1929	1923
Gross SqFt	27,691	24,500	21,000
Estimated Gross Income	\$251,157	\$176,233	\$198,935
Gross Income per SqFt	\$9.07	\$7.19	\$9.47
Full Market Value	\$533,000	\$374,000	\$473,000
Market Value per SqFt	\$19.25	\$15.00	\$22.52
Distance from Cooperative in miles		1.90	2.35

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02992-0018	2-03077-0050	2-03199-0007
Address	1898 DALY AVENUE	2463 HUGHES AVENUE	2392 GRAND AVENUE
Neighborhood	EAST TREMONT	BELMONT	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1993	2004	2005
Gross SqFt	15,840	13,520	15,712
Estimated Gross Income	\$260,295	\$227,559	\$311,097
Gross Income per SqFt	\$16.43	\$16.83	\$19.80
Full Market Value	\$880,000	\$851,000	\$1,160,000
Market Value per SqFt	\$56.00	\$63.00	\$74.00
Distance from Cooperative in miles		1.10	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02992-0073	2-03077-0050	2-03199-0007
Address	1883 VYSE AVENUE	2463 HUGHES AVENUE	2392 GRAND AVENUE
Neighborhood	EAST TREMONT	BELMONT	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1993	2004	2005
Gross SqFt	15,840	13,520	15,712
Estimated Gross Income	\$260,295	\$227,559	\$311,097
Gross Income per SqFt	\$16.43	\$16.83	\$19.80
Full Market Value	\$880,000	\$851,000	\$1,160,000
Market Value per SqFt	\$56.00	\$63.00	\$74.00
Distance from Cooperative in miles		1.10	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02998-0145	2-02609-0046	2-02754-0005
Address	1003 EAST 174 STREET	1175 FULTON AVENUE	1134 WEST FARMS ROAD
Neighborhood	CROTONA PARK	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	43	43	43
Year Built	1923	1925	1926
Gross SqFt	28,165	28,800	30,540
Estimated Gross Income	\$330,093	\$394,510	\$339,827
Gross Income per SqFt	\$11.72	\$13.70	\$11.13
Full Market Value	\$700,000	\$1,230,000	\$881,000
Market Value per SqFt	\$24.85	\$43.00	\$28.80
Distance from Cooperative in miles		1.20	0.75

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03010-0004	2-02453-0045	2-03909-0081
Address	1670 LONGFELLOW AVENUE	1254 SHERMAN AVENUE	1230 EAST TREMONT AVENUE
Neighborhood	CROTONA PARK	MELROSE/CONCOURSE	EAST TREMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	60	60
Year Built	1928	1927	1932
Gross SqFt	66,258	60,360	62,400
Estimated Gross Income	\$550,603	\$450,000	\$610,064
Gross Income per SqFt	\$8.31	\$7.46	\$9.78
Full Market Value	\$1,170,000	\$954,000	\$1,450,000
Market Value per SqFt	\$17.66	\$16.00	\$23.24
Distance from Cooperative in miles		1.60	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03016-0005	2-03055-0014	2-03282-0042
Address	1898 LONGFELLOW AVENUE	540 EAST 187 STREET	2679 DECATUR AVENUE
Neighborhood	EAST TREMONT	BELMONT	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	17	17
Year Built	1914	1910	1912
Gross SqFt	19,250	13,600	18,839
Estimated Gross Income	\$206,297	\$135,306	\$188,236
Gross Income per SqFt	\$10.72	\$9.95	\$9.99
Full Market Value	\$437,000	\$322,000	\$399,000
Market Value per SqFt	\$22.70	\$24.00	\$21.18
Distance from Cooperative in miles		1.25	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03016-0007	2-03287-0066	2-03346-0017
Address	1900 LONGFELLOW AVENUE	314 EAST 196 STREET	3220 PERRY AVENUE
Neighborhood	EAST TREMONT	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	28	28
Year Built	1931	1922	1927
Gross SqFt	27,550	27,000	25,250
Estimated Gross Income	\$229,216	\$216,029	\$246,867
Gross Income per SqFt	\$8.32	\$8.00	\$9.78
Full Market Value	\$486,000	\$458,000	\$523,000
Market Value per SqFt	\$17.64	\$17.00	\$20.71
Distance from Cooperative in miles		1.90	2.50

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03030-0143	2-03050-0089	2-03030-0138
Address	2250 WEBSTER AVENUE	509 EAST 182 STREET	2242 WEBSTER AVENUE
Neighborhood	BATHGATE	BATHGATE	BATHGATE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	25
Year Built	1913	1914	1916
Gross SqFt	16,120	11,200	19,500
Estimated Gross Income	\$230,032	\$159,824	\$261,323
Gross Income per SqFt	\$14.27	\$14.27	\$13.40
Full Market Value	\$488,000	\$540,000	\$814,000
Market Value per SqFt	\$30.30	\$48.00	\$41.70
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03035-0048	2-03046-0003	
Address	463 EAST 178 STREET	2028 WASHINGTON AVENUE	
Neighborhood	BATHGATE	BATHGATE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	38	34	
Year Built	1935	1928	
Gross SqFt	32,200	29,300	
Estimated Gross Income	\$340,354	\$309,699	
Gross Income per SqFt	\$10.57	\$10.57	
Full Market Value	\$722,000	\$657,000	
Market Value per SqFt	\$22.42	\$22.00	
Distance from Cooperative in miles		0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03038-0046	2-03050-0008	2-02927-0050
Address	4554 PARK AVENUE	2235 BASSFORD AVENUE	1485 FULTON AVENUE
Neighborhood	BATHGATE	BATHGATE	BATHGATE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	35	33	46
Year Built	1915	1925	1931
Gross SqFt	33,663	28,000	41,474
Estimated Gross Income	\$-	\$293,720	\$428,008
Gross Income per SqFt	\$0.00	\$10.49	\$10.32
Full Market Value	\$765,000	\$761,000	\$907,000
Market Value per SqFt	\$22.73	\$27.00	\$21.87
Distance from Cooperative in miles		0.15	1.40

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03044-0027	2-03044-0029	2-02927-0033
Address	1993 BATHGATE AVENUE	1991 BATHGATE AVENUE	545 ST PAUL'S PLACE
Neighborhood	BATHGATE	BATHGATE	BATHGATE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	17	20
Year Built	1908	1908	1928
Gross SqFt	15,175	15,175	17,020
Estimated Gross Income	\$163,738	\$156,133	\$183,634
Gross Income per SqFt	\$10.79	\$10.29	\$10.79
Full Market Value	\$347,000	\$331,000	\$437,000
Market Value per SqFt	\$22.87	\$22.00	\$25.70
Distance from Cooperative in miles		0.00	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03044-0040	2-03044-0035	2-02929-0024
Address	495 EAST 178 STREET	1975 BATHGATE AVENUE	1605 FULTON AVENUE
Neighborhood	BATHGATE	BATHGATE	BATHGATE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	54	49
Year Built	1941	1928	1928
Gross SqFt	55,137	49,500	45,444
Estimated Gross Income	\$540,893	\$334,126	\$445,760
Gross Income per SqFt	\$9.81	\$6.75	\$9.81
Full Market Value	\$1,290,000	\$708,000	\$945,000
Market Value per SqFt	\$23.40	\$14.00	\$20.79
Distance from Cooperative in miles		0.00	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03045-0019	2-03031-0069	2-03038-0055
Address	2068 BATHGATE AVENUE	4575 PARK AVENUE	450 EAST 184 STREET
Neighborhood	BATHGATE	BATHGATE	BATHGATE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	62	47
Year Built	1911	1926	1926
Gross SqFt	32,700	52,547	40,715
Estimated Gross Income	\$295,608	\$475,024	\$367,950
Gross Income per SqFt	\$9.04	\$9.04	\$9.04
Full Market Value	\$627,000	\$1,130,000	\$875,000
Market Value per SqFt	\$19.17	\$22.00	\$21.49
Distance from Cooperative in miles		0.50	0.40

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03047-0014	2-03047-0067	2-03048-0030
Address	490 EAST 181 STREET	503 EAST 180 STREET	546 EAST 182 STREET
Neighborhood	BATHGATE	BATHGATE	BATHGATE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	21	25
Year Built	1927	1911	1913
Gross SqFt	26,000	20,050	21,200
Estimated Gross Income	\$333,320	\$188,040	\$271,783
Gross Income per SqFt	\$12.82	\$9.38	\$12.82
Full Market Value	\$707,000	\$399,000	\$576,000
Market Value per SqFt	\$27.20	\$20.00	\$27.20
Distance from Cooperative in miles		0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03061-0070	2-03070-0026	2-03070-0028
Address	565 EAST 178 STREET	2119 HUGHES AVENUE	2115 HUGHES AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	25	27
Year Built	1907	1911	1911
Gross SqFt	16,100	22,000	22,000
Estimated Gross Income	\$209,461	\$286,135	\$239,567
Gross Income per SqFt	\$13.01	\$13.01	\$10.89
Full Market Value	\$444,000	\$607,000	\$508,000
Market Value per SqFt	\$27.60	\$28.00	\$23.09
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03068-0006	2-03070-0026	2-03070-0028
Address	1974 LA FONTAINE AVENUE	2119 HUGHES AVENUE	2115 HUGHES AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	49	25	27
Year Built	1925	1911	1911
Gross SqFt	46,800	22,000	22,000
Estimated Gross Income	\$608,868	\$286,135	\$239,567
Gross Income per SqFt	\$13.01	\$13.01	\$10.89
Full Market Value	\$1,900,000	\$607,000	\$508,000
Market Value per SqFt	\$40.60	\$28.00	\$23.09
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03069-0024	2-03110-0063	2-03119-0037
Address	2089 ARTHUR AVENUE	786 EAST 182 STREET	2136 SOUTHERN BOULEVARD
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	72	52	66
Year Built	1925	1924	1931
Gross SqFt	55,920	41,550	43,910
Estimated Gross Income	\$-	\$495,320	\$1,097,320
Gross Income per SqFt	\$0.00	\$11.92	\$24.99
Full Market Value	\$1,510,000	\$1,390,000	\$4,550,000
Market Value per SqFt	\$27.00	\$34.00	\$104.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03069-0090	2-03061-0032	2-03061-0034
Address	2039 HUGHES AVENUE	2005 MONTEREY AVENUE	547 MONTEREY AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	12	18	20
Year Built	1911	1913	1913
Gross SqFt	13,200	17,407	18,800
Estimated Gross Income	\$165,528	\$196,386	\$235,663
Gross Income per SqFt	\$12.54	\$11.28	\$12.54
Full Market Value	\$465,000	\$416,000	\$500,000
Market Value per SqFt	\$35.20	\$24.00	\$26.60
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03073-0041	2-03078-0010	2-03086-0007
Address	2386 ARTHUR AVENUE	2500 ARTHUR AVENUE	643 EAST 182 STREET
Neighborhood	BELMONT	BELMONT	BELMONT
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	16	17
Year Built	1905	1903	1907
Gross SqFt	10,776	13,600	11,232
Estimated Gross Income	\$114,764	\$165,017	\$118,107
Gross Income per SqFt	\$10.65	\$12.13	\$10.52
Full Market Value	\$243,000	\$464,000	\$306,000
Market Value per SqFt	\$22.55	\$34.00	\$27.20
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03080-0082	2-03080-0038	2-03081-0048
Address	2076 BELMONT AVENUE	2037 BELMONT AVENUE	666 EAST 181 STREET
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	17	20
Year Built	1925	1909	1927
Gross SqFt	14,850	11,629	20,250
Estimated Gross Income	\$146,272	\$162,311	\$193,603
Gross Income per SqFt	\$9.85	\$13.96	\$9.56
Full Market Value	\$310,000	\$344,000	\$410,000
Market Value per SqFt	\$20.88	\$30.00	\$20.25
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03081-0013	2-03080-0038	2-03081-0045
Address	2121 BELMONT AVENUE	2037 BELMONT AVENUE	2120 BELMONT AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	17	25
Year Built	1910	1909	1914
Gross SqFt	17,000	11,629	18,113
Estimated Gross Income	\$203,150	\$162,311	\$216,700
Gross Income per SqFt	\$11.95	\$13.96	\$11.96
Full Market Value	\$431,000	\$344,000	\$459,000
Market Value per SqFt	\$25.40	\$30.00	\$25.30
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03081-0042	2-03119-0066	2-03134-0033
Address	2114 BELMONT AVENUE	2155 MOHEGAN AVENUE	983 EAST 181 STREET
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	15	20
Year Built	1927	1912	1913
Gross SqFt	12,200	10,500	18,200
Estimated Gross Income	\$136,030	\$120,750	\$249,053
Gross Income per SqFt	\$11.15	\$11.50	\$13.68
Full Market Value	\$288,000	\$339,000	\$776,000
Market Value per SqFt	\$23.61	\$32.00	\$42.60
Distance from Cooperative in miles		0.35	0.60

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03083-0001	2-03138-0001	2-03113-0009
Address	661 EAST 181 STREET	999 EAST 180 STREET	769 GROTE STREET
Neighborhood	EAST TREMONT	EAST TREMONT	BELMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	281	237	249
Year Built	1959	1974	1973
Gross SqFt	272,000	276,135	207,850
Estimated Gross Income	\$3,223,200	\$3,272,518	\$2,967,215
Gross Income per SqFt	\$11.85	\$11.85	\$14.28
Full Market Value	\$9,060,000	\$6,940,000	\$6,290,000
Market Value per SqFt	\$33.30	\$25.00	\$30.30
Distance from Cooperative in miles		0.65	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03083-0045	2-03123-0056	2-03128-0032
Address	2167 CROTONA AVENUE	882 EAST 180 STREET	945 EAST 180 STREET
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	22	30	25
Year Built	1926	1916	1915
Gross SqFt	21,000	34,200	25,527
Estimated Gross Income	\$248,850	\$620,288	\$362,707
Gross Income per SqFt	\$11.85	\$18.14	\$14.21
Full Market Value	\$699,000	\$2,320,000	\$769,000
Market Value per SqFt	\$33.30	\$68.00	\$30.10
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03090-0049	2-03102-0029	2-03115-0001
Address	684 EAST 189 STREET	724 EAST 187 STREET	751 EAST 187 STREET
Neighborhood	BELMONT	BELMONT	BELMONT
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	37	41	31
Year Built	1928	1927	1931
Gross SqFt	33,984	28,000	22,500
Estimated Gross Income	\$468,979	\$385,313	\$313,623
Gross Income per SqFt	\$13.80	\$13.76	\$13.94
Full Market Value	\$1,460,000	\$1,200,000	\$977,000
Market Value per SqFt	\$43.00	\$43.00	\$43.40
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03092-0006	2-03096-0052	2-03107-0016
Address	1974 CROTONA AVENUE	2120 CROTONA AVENUE	800 EAST 179 STREET
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	35	29
Year Built	1927	1914	1912
Gross SqFt	24,100	24,540	20,300
Estimated Gross Income	\$265,100	\$268,281	\$273,340
Gross Income per SqFt	\$11.00	\$10.93	\$13.47
Full Market Value	\$562,000	\$695,000	\$851,000
Market Value per SqFt	\$23.32	\$28.00	\$41.90
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03095-0001	2-03096-0052	2-03134-0035
Address	705 EAST 179 STREET	2120 CROTONA AVENUE	975 EAST 181 STREET
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	35	49
Year Built	1916	1914	1926
Gross SqFt	30,000	24,540	40,880
Estimated Gross Income	\$300,000	\$268,281	\$424,626
Gross Income per SqFt	\$10.00	\$10.93	\$10.39
Full Market Value	\$636,000	\$695,000	\$1,100,000
Market Value per SqFt	\$21.20	\$28.00	\$26.90
Distance from Cooperative in miles		0.10	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03095-0007	2-03129-0018	2-03198-0110
Address	700 OAKLAND PLACE	938 BRONX PARK SOUTH	15 EVELYN PLACE
Neighborhood	EAST TREMONT	EAST TREMONT	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	38	30
Year Built	1931	1931	1931
Gross SqFt	25,176	37,000	29,892
Estimated Gross Income	\$283,230	\$514,535	\$330,537
Gross Income per SqFt	\$11.25	\$13.91	\$11.06
Full Market Value	\$734,000	\$1,600,000	\$857,000
Market Value per SqFt	\$29.20	\$43.00	\$28.70
Distance from Cooperative in miles		0.45	1.20

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03097-0053	2-03080-0038	2-03108-0004
Address	2141 PROSPECT AVENUE	2037 BELMONT AVENUE	2052 MAPES AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	17	13
Year Built	1910	1909	1931
Gross SqFt	10,560	11,629	11,748
Estimated Gross Income	\$125,136	\$162,311	\$138,935
Gross Income per SqFt	\$11.85	\$13.96	\$11.83
Full Market Value	\$265,000	\$344,000	\$390,000
Market Value per SqFt	\$25.10	\$30.00	\$33.20
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03098-0050	2-03107-0016	2-03107-0034
Address	2131 CLINTON AVENUE	800 EAST 179 STREET	1981 MARMION AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	29	25
Year Built	1927	1912	1915
Gross SqFt	29,600	20,300	21,213
Estimated Gross Income	\$333,000	\$273,340	\$235,118
Gross Income per SqFt	\$11.25	\$13.47	\$11.08
Full Market Value	\$706,000	\$851,000	\$609,000
Market Value per SqFt	\$23.85	\$42.00	\$28.70
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03100-0018	2-03099-0006	2-03102-0035
Address	765 GARDEN STREET	743 EAST 182 STREET	2367 PROSPECT AVENUE
Neighborhood	BELMONT	BELMONT	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	24
Year Built	1931	1913	1916
Gross SqFt	17,600	19,750	17,200
Estimated Gross Income	\$180,400	\$202,239	\$213,500
Gross Income per SqFt	\$10.25	\$10.24	\$12.41
Full Market Value	\$382,000	\$481,000	\$600,000
Market Value per SqFt	\$21.70	\$24.00	\$34.90
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03105-0005	2-03090-0036	2-03114-0075
Address	2420 BEAUMONT AVENUE	691 EAST 188 STREET	775 EAST 185 STREET
Neighborhood	BELMONT	BELMONT	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	20	20
Year Built	1912	1913	1931
Gross SqFt	11,580	17,845	17,200
Estimated Gross Income	\$131,433	\$227,045	\$185,400
Gross Income per SqFt	\$11.35	\$12.72	\$10.78
Full Market Value	\$279,000	\$707,000	\$481,000
Market Value per SqFt	\$24.09	\$40.00	\$28.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03106-0044	2-03111-0010	2-03183-0076
Address	1961 MAPES AVENUE	2125 SOUTHERN BOULEVARD	2295 MORRIS AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	FORDHAM
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	41	29
Year Built	1910	1931	1916
Gross SqFt	23,550	31,190	24,642
Estimated Gross Income	\$243,742	\$297,468	\$297,443
Gross Income per SqFt	\$10.35	\$9.54	\$12.07
Full Market Value	\$517,000	\$631,000	\$836,000
Market Value per SqFt	\$21.95	\$20.00	\$33.90
Distance from Cooperative in miles		0.25	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03107-0006	2-03080-0038	2-03119-0058
Address	810 EAST 178 STREET	2037 BELMONT AVENUE	2150 CROTONA PARKWAY
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	17	11
Year Built	1911	1909	1914
Gross SqFt	18,450	11,629	9,815
Estimated Gross Income	\$210,330	\$162,311	\$111,928
Gross Income per SqFt	\$11.40	\$13.96	\$11.40
Full Market Value	\$446,000	\$344,000	\$237,000
Market Value per SqFt	\$24.17	\$30.00	\$24.15
Distance from Cooperative in miles		0.35	0.30

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03110-0089	2-03111-0010	2-03183-0076
Address	785 EAST 181 STREET	2125 SOUTHERN BOULEVARD	2295 MORRIS AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	FORDHAM
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	41	29
Year Built	1913	1931	1916
Gross SqFt	19,523	31,190	24,642
Estimated Gross Income	\$202,063	\$297,468	\$297,443
Gross Income per SqFt	\$10.35	\$9.54	\$12.07
Full Market Value	\$428,000	\$631,000	\$836,000
Market Value per SqFt	\$21.92	\$20.00	\$33.90
Distance from Cooperative in miles		0.10	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03111-0004	2-03082-0031	2-03107-0016
Address	2120 MAPES AVENUE	650 EAST 182 STREET	800 EAST 179 STREET
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	25	29
Year Built	1914	1911	1912
Gross SqFt	27,495	17,835	20,300
Estimated Gross Income	\$329,940	\$225,262	\$273,340
Gross Income per SqFt	\$12.00	\$12.63	\$13.47
Full Market Value	\$700,000	\$633,000	\$851,000
Market Value per SqFt	\$25.50	\$36.00	\$41.90
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03112-0003	2-03084-0008	2-03102-0043
Address	803 EAST 182 STREET	670 GARDEN STREET	2343 PROSPECT AVENUE
Neighborhood	BELMONT	BELMONT	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	42	48
Year Built	1931	1923	1925
Gross SqFt	35,715	33,350	35,500
Estimated Gross Income	\$375,007	\$364,968	\$465,785
Gross Income per SqFt	\$10.50	\$10.94	\$13.12
Full Market Value	\$795,000	\$868,000	\$1,110,000
Market Value per SqFt	\$22.26	\$26.00	\$31.30
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03117-0010	2-03118-0029	2-03121-0058
Address	851 EAST TREMONT AVENUE	2095 MOHEGAN AVENUE	1963 DALY AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	27	26
Year Built	1931	1911	1911
Gross SqFt	21,150	22,750	22,619
Estimated Gross Income	\$232,650	\$254,606	\$247,930
Gross Income per SqFt	\$11.00	\$11.19	\$10.96
Full Market Value	\$493,000	\$660,000	\$643,000
Market Value per SqFt	\$23.31	\$29.00	\$28.40
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03117-0023	2-03110-0063	2-03134-0035
Address	855 EAST 178 STREET	786 EAST 182 STREET	975 EAST 181 STREET
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	107	52	49
Year Built	1931	1924	1926
Gross SqFt	90,600	41,550	40,880
Estimated Gross Income	\$906,000	\$495,320	\$424,626
Gross Income per SqFt	\$10.00	\$11.92	\$10.39
Full Market Value	\$1,920,000	\$1,390,000	\$1,100,000
Market Value per SqFt	\$21.19	\$34.00	\$26.90
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03126-0028	2-03080-0038	2-03187-0045
Address	940 EAST 178 STREET	2037 BELMONT AVENUE	2327 WALTON AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	17	17
Year Built	1992	1909	1926
Gross SqFt	17,820	11,629	16,200
Estimated Gross Income	\$231,660	\$162,311	\$218,062
Gross Income per SqFt	\$13.00	\$13.96	\$13.46
Full Market Value	\$721,000	\$344,000	\$679,000
Market Value per SqFt	\$40.50	\$30.00	\$41.90
Distance from Cooperative in miles		0.60	1.60

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03127-0001	2-03111-0049	2-03119-0029
Address	2000 DALY AVENUE	2158 MAPES AVENUE	2104 EAST 180 STREET
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	50	46	43
Year Built	1926	1931	1924
Gross SqFt	42,455	46,000	42,426
Estimated Gross Income	\$379,972	\$459,157	\$367,405
Gross Income per SqFt	\$8.95	\$9.98	\$8.66
Full Market Value	\$806,000	\$973,000	\$779,000
Market Value per SqFt	\$18.98	\$21.00	\$18.36
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03130-0007	2-03082-0031	2-03187-0045
Address	1962 VYSE AVENUE	650 EAST 182 STREET	2327 WALTON AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	25	17
Year Built	1992	1911	1926
Gross SqFt	23,760	17,835	16,200
Estimated Gross Income	\$308,880	\$225,262	\$218,062
Gross Income per SqFt	\$13.00	\$12.63	\$13.46
Full Market Value	\$962,000	\$633,000	\$679,000
Market Value per SqFt	\$40.50	\$36.00	\$41.90
Distance from Cooperative in miles		0.75	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03130-0100	2-03124-0001	2-03136-0001
Address	1010 EAST 178 STREET	883 EAST 180 STREET	2008 BRYANT AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	225	196	204
Year Built	1972	1979	1973
Gross SqFt	214,344	181,093	222,060
Estimated Gross Income	\$2,786,472	\$2,610,067	\$2,739,100
Gross Income per SqFt	\$13.00	\$14.41	\$12.33
Full Market Value	\$8,680,000	\$8,820,000	\$5,810,000
Market Value per SqFt	\$40.50	\$49.00	\$26.20
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03131-0020	2-03108-0044	2-03797-0001
Address	998 EAST 179 STREET	825 EAST 179 STREET	2001 BRUCKNER BOULEVARD
Neighborhood	EAST TREMONT	EAST TREMONT	CASTLE HILL/UNIONPORT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	90	90	118
Year Built	1971	2001	1964
Gross SqFt	90,900	82,309	112,507
Estimated Gross Income	\$1,090,800	\$772,426	\$1,466,470
Gross Income per SqFt	\$12.00	\$9.38	\$13.03
Full Market Value	\$3,070,000	\$1,840,000	\$4,570,000
Market Value per SqFt	\$33.80	\$22.00	\$40.60
Distance from Cooperative in miles		0.35	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03144-0018	2-03153-0037	2-03148-0034
Address	2122 VALENTINE AVENUE	2463 VALENTINE AVENUE	2463 TIEBOUT AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	30	20
Year Built	1926	1915	1915
Gross SqFt	19,715	22,700	17,545
Estimated Gross Income	\$213,907	\$344,539	\$227,570
Gross Income per SqFt	\$10.85	\$15.18	\$12.97
Full Market Value	\$554,000	\$1,160,000	\$709,000
Market Value per SqFt	\$28.10	\$51.00	\$40.40
Distance from Cooperative in miles		0.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03145-0026	2-03145-0019	2-03199-0017
Address	2279 TIEBOUT AVENUE	304 EAST 183 STREET	2420 GRAND AVENUE
Neighborhood	FORDHAM	FORDHAM	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1925	1925	1910
Gross SqFt	10,032	9,472	14,590
Estimated Gross Income	\$127,406	\$137,241	\$120,605
Gross Income per SqFt	\$12.70	\$14.49	\$8.27
Full Market Value	\$397,000	\$464,000	\$256,000
Market Value per SqFt	\$39.60	\$49.00	\$17.55
Distance from Cooperative in miles		0.00	0.50

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03149-0061	2-03146-0023	2-03149-0118
Address	2025 VALENTINE AVENUE	2340 VALENTINE AVENUE	253 EAST 181 STREET
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	49	37
Year Built	1940	1927	1939
Gross SqFt	37,350	38,500	32,175
Estimated Gross Income	\$399,645	\$496,189	\$343,431
Gross Income per SqFt	\$10.70	\$12.89	\$10.67
Full Market Value	\$1,040,000	\$1,550,000	\$890,000
Market Value per SqFt	\$27.80	\$40.00	\$27.70
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03149-0096	2-03148-0001	2-03153-0037
Address	268 EAST 181 STREET	2460 VALENTINE AVENUE	2463 VALENTINE AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	30	23	30
Year Built	1913	1915	1915
Gross SqFt	22,202	17,870	22,700
Estimated Gross Income	\$240,891	\$209,848	\$344,539
Gross Income per SqFt	\$10.85	\$11.74	\$15.18
Full Market Value	\$624,000	\$499,000	\$1,160,000
Market Value per SqFt	\$28.10	\$28.00	\$51.00
Distance from Cooperative in miles		0.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03151-0028	2-03151-0022	2-03174-0024
Address	254 EAST 184 STREET	2350 RYER AVENUE	62 EAST 190 STREET
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	24	26
Year Built	1916	1923	1916
Gross SqFt	20,955	17,640	21,190
Estimated Gross Income	\$204,311	\$187,954	\$221,023
Gross Income per SqFt	\$9.75	\$10.65	\$10.43
Full Market Value	\$486,000	\$487,000	\$469,000
Market Value per SqFt	\$23.19	\$28.00	\$22.13
Distance from Cooperative in miles		0.00	0.30

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03165-0022	2-03149-0056	2-03172-0025
Address	2414 CRESTON AVENUE	2033 VALENTINE AVENUE	2333 CRESTON AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	30	30
Year Built	1914	1927	1915
Gross SqFt	23,250	30,520	23,030
Estimated Gross Income	\$238,312	\$254,141	\$339,200
Gross Income per SqFt	\$10.25	\$8.33	\$14.73
Full Market Value	\$618,000	\$539,000	\$1,150,000
Market Value per SqFt	\$26.60	\$18.00	\$49.90
Distance from Cooperative in miles		0.60	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03173-0001	2-03168-0049	2-03169-0053
Address	2386 MORRIS AVENUE	2625 GRAND CONCOURSE	2075 CRESTON AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	33	41	32
Year Built	1928	1948	1921
Gross SqFt	30,886	44,550	29,000
Estimated Gross Income	\$301,138	\$417,328	\$308,022
Gross Income per SqFt	\$9.75	\$9.37	\$10.62
Full Market Value	\$781,000	\$992,000	\$733,000
Market Value per SqFt	\$25.30	\$22.00	\$25.30
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03173-0013	2-03143-0001	2-03169-0045
Address	2420 MORRIS AVENUE	2100 TIEBOUT AVENUE	2089 CRESTON AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	84	92
Year Built	1955	1971	2003
Gross SqFt	75,010	86,275	92,728
Estimated Gross Income	\$746,349	\$1,216,326	\$868,550
Gross Income per SqFt	\$9.95	\$14.10	\$9.37
Full Market Value	\$1,770,000	\$2,580,000	\$2,070,000
Market Value per SqFt	\$23.60	\$30.00	\$22.32
Distance from Cooperative in miles		0.50	0.55

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03175-0010	2-03147-0026	2-03157-0020
Address	55 EAST 190 STREET	2395 TIEBOUT AVENUE	2186 GRAND CONCOURSE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	54	54
Year Built	1942	1936	1940
Gross SqFt	55,440	51,240	46,495
Estimated Gross Income	\$645,876	\$616,342	\$542,459
Gross Income per SqFt	\$11.65	\$12.03	\$11.67
Full Market Value	\$1,810,000	\$1,730,000	\$1,520,000
Market Value per SqFt	\$32.60	\$34.00	\$32.70
Distance from Cooperative in miles		0.30	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03179-0052	2-03144-0058	2-03173-0024
Address	2075 WALTON AVENUE	2206 VALENTINE AVENUE	2438 MORRIS AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	66	65
Year Built	1927	1928	1928
Gross SqFt	53,898	62,094	48,000
Estimated Gross Income	\$482,387	\$532,911	\$517,845
Gross Income per SqFt	\$8.95	\$8.58	\$10.79
Full Market Value	\$1,150,000	\$1,130,000	\$1,340,000
Market Value per SqFt	\$21.34	\$18.00	\$27.90
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03180-0013	2-03158-0043	2-03183-0072
Address	2163 MORRIS AVENUE	2243 RYER AVENUE	2307 MORRIS AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	21	21
Year Built	1917	1924	1916
Gross SqFt	18,710	18,000	21,544
Estimated Gross Income	\$187,100	\$226,094	\$184,653
Gross Income per SqFt	\$10.00	\$12.56	\$8.57
Full Market Value	\$445,000	\$635,000	\$392,000
Market Value per SqFt	\$23.78	\$35.00	\$18.20
Distance from Cooperative in miles		0.25	0.30

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03199-0062	2-03193-0001	2-03214-0013
Address	2400 DAVIDSON AVENUE	2042 GRAND AVENUE	2532 UNIVERSITY AVENUE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	52	55	57
Year Built	1923	1923	1922
Gross SqFt	40,000	54,723	42,730
Estimated Gross Income	\$438,000	\$579,108	\$568,738
Gross Income per SqFt	\$10.95	\$10.58	\$13.31
Full Market Value	\$1,140,000	\$1,380,000	\$1,470,000
Market Value per SqFt	\$28.50	\$25.00	\$34.40
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03199-0066	2-03214-0074	2-03213-0063
Address	2410 DAVIDSON AVENUE	2525 AQUEDUCT AVENUE WEST	60 WEST 190 STREET
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	51	51	47
Year Built	1923	1923	1922
Gross SqFt	40,000	42,790	45,035
Estimated Gross Income	\$438,000	\$450,316	\$485,413
Gross Income per SqFt	\$10.95	\$10.52	\$10.78
Full Market Value	\$1,140,000	\$1,170,000	\$1,260,000
Market Value per SqFt	\$28.50	\$27.00	\$28.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03201-0003	2-03216-0016	2-03225-0106
Address	2506 DAVIDSON AVENUE	1940 ANDREWS AVENUE SOUTH	2326 LORING PLACE NORTH
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	43	42
Year Built	1941	1925	1928
Gross SqFt	37,000	54,150	39,780
Estimated Gross Income	\$351,500	\$505,861	\$443,379
Gross Income per SqFt	\$9.50	\$9.34	\$11.15
Full Market Value	\$836,000	\$1,070,000	\$1,150,000
Market Value per SqFt	\$22.59	\$20.00	\$28.90
Distance from Cooperative in miles		0.95	0.50

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03209-0045	2-03196-0001	2-03218-0052
Address	2333 GRAND AVENUE	2200 GRAND AVENUE	2325 DR M L KING JR BOULE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	49	49
Year Built	1926	1932	1924
Gross SqFt	40,428	45,387	39,792
Estimated Gross Income	\$462,900	\$426,287	\$601,753
Gross Income per SqFt	\$11.45	\$9.39	\$15.12
Full Market Value	\$1,300,000	\$904,000	\$2,030,000
Market Value per SqFt	\$32.20	\$20.00	\$51.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03212-0092	2-03196-0074	2-03219-0216
Address	55 WEST 184 STREET	18 WEST 183 STREET	117 FATHER ZEISER PLACE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	27	29	27
Year Built	1926	1924	1916
Gross SqFt	22,500	22,475	22,000
Estimated Gross Income	\$254,250	\$301,145	\$249,181
Gross Income per SqFt	\$11.30	\$13.40	\$11.33
Full Market Value	\$539,000	\$938,000	\$646,000
Market Value per SqFt	\$23.96	\$42.00	\$29.40
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03213-0033	2-03203-0038	2-03228-0097
Address	2471 GRAND AVENUE	2487 DAVIDSON AVENUE	1945 LORING PLACE SOUTH
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	42	42
Year Built	1928	1931	1927
Gross SqFt	43,000	36,750	47,500
Estimated Gross Income	\$470,850	\$412,997	\$468,574
Gross Income per SqFt	\$10.95	\$11.24	\$9.86
Full Market Value	\$1,220,000	\$1,070,000	\$1,110,000
Market Value per SqFt	\$28.40	\$29.00	\$23.37
Distance from Cooperative in miles		0.05	0.85

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03218-0074	2-03203-0038	2-03228-0097
Address	2265 DR M L KING JR BOULE	2487 DAVIDSON AVENUE	1945 LORING PLACE SOUTH
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	42	42
Year Built	1936	1931	1927
Gross SqFt	46,440	36,750	47,500
Estimated Gross Income	\$464,400	\$412,997	\$468,574
Gross Income per SqFt	\$10.00	\$11.24	\$9.86
Full Market Value	\$1,100,000	\$1,070,000	\$1,110,000
Market Value per SqFt	\$23.69	\$29.00	\$23.37
Distance from Cooperative in miles		0.30	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03219-0201	2-03219-0091	2-03214-0005
Address	2471 UNIVERSITY AVENUE	2440 WEBB AVENUE	2512 UNIVERSITY AVENUE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	24
Year Built	1915	1917	1914
Gross SqFt	21,750	19,280	21,385
Estimated Gross Income	\$221,850	\$177,961	\$259,802
Gross Income per SqFt	\$10.20	\$9.23	\$12.15
Full Market Value	\$528,000	\$423,000	\$730,000
Market Value per SqFt	\$24.28	\$22.00	\$34.10
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03225-0022	2-03213-0037	2-03224-0017
Address	2295 ANDREWS AVENUE NORTH	2463 GRAND AVENUE	2226 LORING PLACE NORTH
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	36	32
Year Built	1922	1922	1917
Gross SqFt	41,107	26,315	31,050
Estimated Gross Income	\$452,177	\$405,931	\$333,429
Gross Income per SqFt	\$11.00	\$15.43	\$10.74
Full Market Value	\$959,000	\$1,370,000	\$864,000
Market Value per SqFt	\$23.33	\$52.00	\$27.80
Distance from Cooperative in miles		0.35	0.15

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03226-0053	2-03623-0001	2-03142-0200
Address	4 FORDHAM HILL OVAL	823 COLGATE AVENUE	1937 WEBSTER AVENUE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	SOUNDVIEW	FORDHAM
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	1,153	968	99
Year Built	1950	1969	1972
Gross SqFt	1,230,965	1,069,698	199,500
Estimated Gross Income	\$12,925,132	\$10,959,184	\$2,356,634
Gross Income per SqFt	\$10.50	\$10.25	\$11.81
Full Market Value	\$33,500,000	\$26,100,000	\$5,000,000
Market Value per SqFt	\$27.20	\$24.00	\$25.10
Distance from Cooperative in miles		3.45	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03237-0067	2-03230-0016	2-03212-0005
Address	2630 KINGSBRIDGE TERRACE	1981 SEDGWICK AVENUE	2260 DR M L KING JR BOULE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	185	225	110
Year Built	1955	1952	1959
Gross SqFt	200,000	202,600	122,883
Estimated Gross Income	\$2,150,000	\$2,777,516	\$1,212,521
Gross Income per SqFt	\$10.75	\$13.71	\$9.87
Full Market Value	\$5,570,000	\$8,650,000	\$2,880,000
Market Value per SqFt	\$27.90	\$43.00	\$23.44
Distance from Cooperative in miles		0.90	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03237-0145	2-03212-0088	2-03211-0035
Address	2545 SEDGWICK AVENUE	2385 GRAND AVENUE	2230 DR M L KING JR BOULE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	51	84
Year Built	1964	1961	1951
Gross SqFt	71,640	50,000	75,085
Estimated Gross Income	\$716,400	\$486,922	\$908,038
Gross Income per SqFt	\$10.00	\$9.74	\$12.09
Full Market Value	\$1,700,000	\$1,160,000	\$1,930,000
Market Value per SqFt	\$23.73	\$23.00	\$25.70
Distance from Cooperative in miles		0.50	0.70

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03246-0056	2-02880-0115	2-03253-0063
Address	3850 SEDGWICK AVENUE	1655 UNDERCLIFF AVENUE	2735 SEDGWICK AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	HIGHBRIDGE/MORRIS HEIGHTS	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	122	125	124
Year Built	1955	1967	1922
Gross SqFt	141,055	146,286	137,495
Estimated Gross Income	\$1,489,940	\$1,351,677	\$1,611,582
Gross Income per SqFt	\$10.56	\$9.24	\$11.72
Full Market Value	\$3,860,000	\$2,870,000	\$4,530,000
Market Value per SqFt	\$27.40	\$20.00	\$32.90
Distance from Cooperative in miles		2.50	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03250-0040	2-02431-0001	2-03343-0042
Address	2835 WEBB AVENUE	1230 TELLER AVENUE	277 EAST 207 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	MELROSE/CONCOURSE	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	73	79	68
Year Built	1959	1941	1959
Gross SqFt	83,000	73,724	75,000
Estimated Gross Income	\$787,670	\$746,322	\$849,505
Gross Income per SqFt	\$9.49	\$10.12	\$11.33
Full Market Value	\$1,870,000	\$1,770,000	\$2,200,000
Market Value per SqFt	\$22.53	\$24.00	\$29.30
Distance from Cooperative in miles		2.85	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03251-0420	2-03668-0001	2-03672-0001
Address	3400 PAUL AVENUE	920 THIERIOT AVENUE	1965 LAFAYETTE AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	SOUNDVIEW	CASTLE HILL/UNIONPORT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	352	459	353
Year Built	1967	1965	1969
Gross SqFt	381,213	490,000	400,932
Estimated Gross Income	\$4,287,758	\$4,789,336	\$2,882,677
Gross Income per SqFt	\$11.25	\$9.77	\$7.19
Full Market Value	\$9,090,000	\$11,400,000	\$6,110,000
Market Value per SqFt	\$23.84	\$23.00	\$15.24
Distance from Cooperative in miles		3.95	4.15

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0052	2-02944-0001	2-04347-0007
Address	3975 SEDGWICK AVENUE	1803 CROTONA PARK NORTH	2324 BOSTON ROAD
Neighborhood	KINGSBRIDGE/JEROME PARK	CROTONA PARK	PELHAM PARKWAY NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	317	281	322
Year Built	1968	1962	1963
Gross SqFt	425,070	286,346	337,570
Estimated Gross Income	\$3,774,621	\$3,172,713	\$3,060,499
Gross Income per SqFt	\$8.88	\$11.08	\$9.07
Full Market Value	\$8,000,000	\$6,730,000	\$7,280,000
Market Value per SqFt	\$18.82	\$24.00	\$21.57
Distance from Cooperative in miles		2.80	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0117	2-02386-0144	2-03262-0077
Address	3960 SEDGWICK AVENUE	1011 WASHINGTON AVENUE	114 WEST 238 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	MORRISANIA/LONGWOOD	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	140	136	139
Year Built	1950	2004	1928
Gross SqFt	186,000	126,284	115,428
Estimated Gross Income	\$1,627,500	\$1,345,572	\$1,426,786
Gross Income per SqFt	\$8.75	\$10.66	\$12.36
Full Market Value	\$2,870,000	\$3,490,000	\$4,010,000
Market Value per SqFt	\$15.43	\$28.00	\$34.70
Distance from Cooperative in miles		4.05	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0135	2-03636-0001	2-04248-0026
Address	4016 HILLMAN AVENUE	1735 LAFAYETTE AVENUE	2954 EAST 196 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	SOUNDVIEW	SCHUYLerville/PELHAM BAY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	32	33
Year Built	1947	1929	1932
Gross SqFt	31,150	31,300	31,500
Estimated Gross Income	\$276,300	\$359,950	\$299,504
Gross Income per SqFt	\$8.87	\$11.50	\$9.51
Full Market Value	\$586,000	\$1,010,000	\$712,000
Market Value per SqFt	\$18.81	\$32.00	\$22.60
Distance from Cooperative in miles		4.40	3.80

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0143	2-03191-0048	2-03258-0177
Address	74 VAN CORTLANDT PARK SOU	25 EAST 193 STREET	3470 CANNON PLACE
Neighborhood	KINGSBRIDGE/JEROME PARK	FORDHAM	KINGSBRIDGE/JEROME PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	55	56	55
Year Built	1928	1921	1927
Gross SqFt	76,320	69,000	65,000
Estimated Gross Income	\$676,958	\$638,800	\$537,362
Gross Income per SqFt	\$8.87	\$9.26	\$8.27
Full Market Value	\$1,440,000	\$1,520,000	\$1,140,000
Market Value per SqFt	\$18.87	\$22.00	\$17.54
Distance from Cooperative in miles		1.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0209	2-02420-0120	2-03124-0001
Address	80 GOUVERNEUR AVENUE	280 EAST 161 STREET	883 EAST 180 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	MELROSE/CONCOURSE	EAST TREMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	207	204	196
Year Built	1930	1980	1979
Gross SqFt	197,406	239,712	181,093
Estimated Gross Income	\$2,704,462	\$2,764,778	\$2,610,067
Gross Income per SqFt	\$13.70	\$11.53	\$14.41
Full Market Value	\$5,730,000	\$5,860,000	\$8,820,000
Market Value per SqFt	\$29.00	\$24.00	\$48.70
Distance from Cooperative in miles		4.35	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0237	2-03326-0060	2-04322-0043
Address	3989 HILLMAN AVENUE	3310 KOSSUTH AVENUE	2179 MATTHEWS AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	PELHAM PARKWAY SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	48	48	48
Year Built	1941	1928	1948
Gross SqFt	30,552	34,620	35,960
Estimated Gross Income	\$439,884	\$497,723	\$445,576
Gross Income per SqFt	\$14.40	\$14.38	\$12.39
Full Market Value	\$933,000	\$1,680,000	\$1,250,000
Market Value per SqFt	\$30.50	\$49.00	\$34.80
Distance from Cooperative in miles		0.60	2.40

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0268	2-03332-0021	2-05834-3001
Address	91 VAN CORTLANDT AVENUE E	3070 HULL AVENUE	6255 BROADWAY
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	FIELDSTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	50	50
Year Built	1963	1939	1958
Gross SqFt	55,800	56,000	55,400
Estimated Gross Income	\$571,392	\$579,923	\$548,460
Gross Income per SqFt	\$10.24	\$10.36	\$9.90
Full Market Value	\$1,360,000	\$1,380,000	\$1,300,000
Market Value per SqFt	\$24.37	\$25.00	\$23.47
Distance from Cooperative in miles		1.10	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0276	2-02823-0046	2-05760-0112
Address	3980 ORLOFF AVENUE	1700 GRAND CONCOURSE	3424 KINGSBRIDGE AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	MOUNT HOPE/MOUNT EDEN	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	151	158	138
Year Built	1950	1963	1962
Gross SqFt	155,477	154,656	128,500
Estimated Gross Income	\$1,548,550	\$1,499,374	\$1,609,377
Gross Income per SqFt	\$9.96	\$9.69	\$12.52
Full Market Value	\$3,280,000	\$3,570,000	\$4,520,000
Market Value per SqFt	\$21.10	\$23.00	\$35.20
Distance from Cooperative in miles		2.90	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0287	2-03778-0010	2-04178-0010
Address	92 VAN CORTLANDT PARK SOU	1240 MORRISON AVENUE	3555 BRUCKNER BOULEVARD
Neighborhood	KINGSBRIDGE/JEROME PARK	SOUNDVIEW	SCHUYLERVILLE/PELHAM BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	145	154	142
Year Built	1949	1968	1960
Gross SqFt	150,500	147,727	112,000
Estimated Gross Income	\$1,637,440	\$1,664,181	\$1,426,482
Gross Income per SqFt	\$10.88	\$11.27	\$12.74
Full Market Value	\$3,470,000	\$3,960,000	\$4,010,000
Market Value per SqFt	\$23.06	\$27.00	\$35.80
Distance from Cooperative in miles		3.75	4.15

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0340	2-02822-0019	2-03642-0001
Address	120 GALE PLACE	1749 GRAND CONCOURSE	880 THIÉRIOT AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	MOUNT HOPE/MOUNT EDEN	SOUNDVIEW
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	282	279	317
Year Built	1949	1924	1968
Gross SqFt	351,827	423,500	352,866
Estimated Gross Income	\$3,346,920	\$2,652,980	\$3,372,867
Gross Income per SqFt	\$9.51	\$6.26	\$9.56
Full Market Value	\$7,100,000	\$5,620,000	\$7,150,000
Market Value per SqFt	\$20.18	\$13.00	\$20.26
Distance from Cooperative in miles		2.80	4.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0361	2-03211-0009	2-03212-0005
Address	100 VAN CORTLANDT PARK SO	2170 DR M L KING JR BOULE	2260 DR M L KING JR BOULE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	115	111	110
Year Built	1932	1959	1959
Gross SqFt	120,000	141,800	122,883
Estimated Gross Income	\$1,213,043	\$1,297,912	\$1,212,521
Gross Income per SqFt	\$10.11	\$9.15	\$9.87
Full Market Value	\$2,570,000	\$2,750,000	\$2,880,000
Market Value per SqFt	\$21.42	\$19.00	\$23.44
Distance from Cooperative in miles		2.00	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03253-0221	2-03343-0126	2-04319-0045
Address	3065 SEDGWICK AVENUE	3320 RESERVOIR OVAL EAST	2157 HOLLAND AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	73	73
Year Built	1960	1959	1930
Gross SqFt	75,390	75,821	73,842
Estimated Gross Income	\$791,595	\$725,338	\$847,683
Gross Income per SqFt	\$10.50	\$9.57	\$11.48
Full Market Value	\$2,050,000	\$1,720,000	\$2,200,000
Market Value per SqFt	\$27.20	\$23.00	\$29.80
Distance from Cooperative in miles		1.35	2.30

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03253-0255	2-03250-0102	2-04320-0005
Address	2875 SEDGWICK AVENUE	117 WEST 197 STREET	2160 HOLLAND AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	85	85
Year Built	1927	1926	1930
Gross SqFt	107,220	108,500	82,548
Estimated Gross Income	\$1,024,362	\$983,038	\$923,806
Gross Income per SqFt	\$9.55	\$9.06	\$11.19
Full Market Value	\$2,440,000	\$2,080,000	\$2,390,000
Market Value per SqFt	\$22.76	\$19.00	\$29.00
Distance from Cooperative in miles		0.20	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03255-0065	2-03262-0077	2-04323-0018
Address	3355 SEDGWICK AVENUE	114 WEST 238 STREET	2160 MATTHEWS AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	135	139	133
Year Built	1963	1928	1964
Gross SqFt	117,045	115,428	136,122
Estimated Gross Income	\$1,230,142	\$1,426,786	\$1,793,068
Gross Income per SqFt	\$10.51	\$12.36	\$13.17
Full Market Value	\$3,190,000	\$4,010,000	\$5,580,000
Market Value per SqFt	\$27.30	\$35.00	\$41.00
Distance from Cooperative in miles		0.20	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03256-0156	2-02483-0059	2-04222-0093
Address	2865 KINGSBRIDGE TERRACE	831 GERARD AVENUE	1545 RHINELANDER AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	MELROSE/CONCOURSE	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	106	100	106
Year Built	1965	1938	1962
Gross SqFt	111,300	107,250	112,339
Estimated Gross Income	\$1,354,521	\$1,027,506	\$1,435,107
Gross Income per SqFt	\$12.17	\$9.58	\$12.77
Full Market Value	\$2,870,000	\$2,440,000	\$4,470,000
Market Value per SqFt	\$25.80	\$23.00	\$39.80
Distance from Cooperative in miles		3.50	3.45

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03258-0013	2-03258-0228	2-05784-0340
Address	3311 GILES PLACE	3435 GILES PLACE	500 WEST 235 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	67	87
Year Built	1962	1959	1954
Gross SqFt	98,000	79,000	92,600
Estimated Gross Income	\$1,078,480	\$858,875	\$1,246,526
Gross Income per SqFt	\$11.00	\$10.87	\$13.46
Full Market Value	\$2,800,000	\$2,230,000	\$3,880,000
Market Value per SqFt	\$28.60	\$28.00	\$41.90
Distance from Cooperative in miles		0.10	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03258-0073	2-02269-0001	2-03140-0007
Address	3400 FT INDEPENDENCE STRE	370 BROOK AVENUE	2082 BOSTON ROAD
Neighborhood	KINGSBRIDGE/JEROME PARK	MOTT HAVEN/PORT MORRIS	EAST TREMONT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	171	173	169
Year Built	1965	1970	1974
Gross SqFt	232,808	209,819	200,529
Estimated Gross Income	\$2,262,893	\$2,053,080	\$2,352,122
Gross Income per SqFt	\$9.72	\$9.79	\$11.73
Full Market Value	\$4,800,000	\$4,350,000	\$4,990,000
Market Value per SqFt	\$20.62	\$21.00	\$24.88
Distance from Cooperative in miles		4.90	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03260-0005	2-05732-0924	2-05746-0567
Address	2860 BAILEY AVENUE	2700 HENRY HUDSON PARKWAY	2675 HENRY HUDSON PARKWAY
Neighborhood	KINGSBRIDGE/JEROME PARK	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	78	78
Year Built	1955	1955	1951
Gross SqFt	77,760	108,955	92,782
Estimated Gross Income	\$1,108,525	\$1,203,875	\$1,170,220
Gross Income per SqFt	\$14.26	\$11.05	\$12.61
Full Market Value	\$3,750,000	\$3,120,000	\$3,290,000
Market Value per SqFt	\$48.20	\$29.00	\$35.50
Distance from Cooperative in miles		0.75	0.85

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03263-0067	2-04222-0093	2-03175-0015
Address	3915 ORLOFF AVENUE	1545 RHINELANDER AVENUE	50 EAST 191 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	PELHAM PARKWAY SOUTH	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	106	103
Year Built	1957	1962	1942
Gross SqFt	115,000	112,339	119,460
Estimated Gross Income	\$1,335,150	\$1,435,107	\$1,246,502
Gross Income per SqFt	\$11.61	\$12.77	\$10.43
Full Market Value	\$2,830,000	\$4,470,000	\$3,230,000
Market Value per SqFt	\$24.61	\$40.00	\$27.00
Distance from Cooperative in miles		3.35	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03263-0085	2-03670-0001	2-05909-0163
Address	3900 BAILEY AVENUE	950 UNDERHILL AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	SOUNDVIEW	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	188	209	176
Year Built	1963	1966	1959
Gross SqFt	247,530	216,650	237,000
Estimated Gross Income	\$2,935,705	\$2,161,936	\$3,082,644
Gross Income per SqFt	\$11.86	\$9.98	\$13.01
Full Market Value	\$6,220,000	\$5,140,000	\$9,600,000
Market Value per SqFt	\$25.10	\$24.00	\$40.50
Distance from Cooperative in miles		4.45	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03263-0225	2-03287-0031	2-05047-0014
Address	75 WEST 238 STREET	2670 BAINBRIDGE AVENUE	4382 FURMAN AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	WAKEFIELD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	70	72
Year Built	1960	1959	1931
Gross SqFt	77,000	81,315	75,630
Estimated Gross Income	\$793,100	\$1,088,000	\$673,528
Gross Income per SqFt	\$10.30	\$13.38	\$8.91
Full Market Value	\$2,060,000	\$3,390,000	\$1,430,000
Market Value per SqFt	\$26.80	\$42.00	\$18.91
Distance from Cooperative in miles		1.20	2.40

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03263-0235	2-02511-0022	2-03100-0065
Address	3840 CANNON PLACE	939 WOODYCREST AVENUE	711 GARDEN STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	HIGHBRIDGE/MORRIS HEIGHTS	BELMONT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	171	169	167
Year Built	1958	1928	1971
Gross SqFt	170,350	196,432	190,000
Estimated Gross Income	\$2,014,214	\$1,813,756	\$2,270,224
Gross Income per SqFt	\$11.82	\$9.23	\$11.95
Full Market Value	\$4,270,000	\$4,310,000	\$4,810,000
Market Value per SqFt	\$25.10	\$22.00	\$25.30
Distance from Cooperative in miles		4.05	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03267-0056	2-02449-0064	2-03324-0077
Address	3123 BAILEY AVENUE	1185 MORRIS AVENUE	3435 KNOX PLACE
Neighborhood	KINGSBRIDGE/JEROME PARK	MELROSE/CONCOURSE	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	53	54
Year Built	1964	1936	1949
Gross SqFt	43,645	45,416	44,280
Estimated Gross Income	\$526,795	\$487,491	\$556,820
Gross Income per SqFt	\$12.07	\$10.73	\$12.57
Full Market Value	\$1,480,000	\$1,160,000	\$1,560,000
Market Value per SqFt	\$33.90	\$26.00	\$35.20
Distance from Cooperative in miles		3.25	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03267-0060	2-03156-0044	2-04348-0005
Address	3119 BAILEY AVENUE	2056 ANTHONY AVENUE	2310 HOLLAND AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	FORDHAM	PELHAM PARKWAY NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	66	66
Year Built	1961	1942	1951
Gross SqFt	65,000	64,963	65,250
Estimated Gross Income	\$705,900	\$690,426	\$736,748
Gross Income per SqFt	\$10.86	\$10.63	\$11.29
Full Market Value	\$1,830,000	\$1,790,000	\$1,750,000
Market Value per SqFt	\$28.20	\$28.00	\$26.80
Distance from Cooperative in miles		1.85	2.30

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03271-0210	2-02844-0105	2-03343-0126
Address	180 VAN CORTLANDT PARK SO	1459 WYTHE PLACE	3320 RESERVOIR OVAL EAST
Neighborhood	KINGSBRIDGE/JEROME PARK	MOUNT HOPE/MOUNT EDEN	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	73	73
Year Built	1956	1929	1959
Gross SqFt	78,864	76,000	75,821
Estimated Gross Income	\$890,658	\$953,040	\$725,338
Gross Income per SqFt	\$11.29	\$12.54	\$9.57
Full Market Value	\$2,310,000	\$2,680,000	\$1,720,000
Market Value per SqFt	\$29.30	\$35.00	\$22.69
Distance from Cooperative in miles		3.20	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03277-0002	2-03278-0018	2-03277-0014
Address	389 EAST 194 STREET	2726 DECATUR AVENUE	2656 DECATUR AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	31	23
Year Built	1910	1915	1910
Gross SqFt	13,475	24,080	22,000
Estimated Gross Income	\$154,558	\$262,087	\$289,429
Gross Income per SqFt	\$11.47	\$10.88	\$13.16
Full Market Value	\$328,000	\$679,000	\$614,000
Market Value per SqFt	\$24.34	\$28.00	\$27.90
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03277-0023	2-03277-0014	2-03278-0018
Address	2676 DECATUR AVENUE	2656 DECATUR AVENUE	2726 DECATUR AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	23	31
Year Built	1908	1910	1915
Gross SqFt	18,000	22,000	24,080
Estimated Gross Income	\$206,460	\$289,429	\$262,087
Gross Income per SqFt	\$11.47	\$13.16	\$10.88
Full Market Value	\$438,000	\$614,000	\$679,000
Market Value per SqFt	\$24.33	\$28.00	\$28.20
Distance from Cooperative in miles		0.00	0.10

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03279-0016	2-03285-0015	2-03297-0001
Address	398 OLIVER PLACE	2970 MARION AVENUE	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	36	55
Year Built	1938	1936	1955
Gross SqFt	42,975	36,185	59,085
Estimated Gross Income	\$505,816	\$395,718	\$743,992
Gross Income per SqFt	\$11.77	\$10.94	\$12.59
Full Market Value	\$1,420,000	\$1,030,000	\$2,090,000
Market Value per SqFt	\$33.00	\$29.00	\$35.40
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03280-0013	2-03285-0015	2-03297-0001
Address	2962 DECATUR AVENUE	2970 MARION AVENUE	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	36	55
Year Built	1940	1936	1955
Gross SqFt	43,195	36,185	59,085
Estimated Gross Income	\$508,405	\$395,718	\$743,992
Gross Income per SqFt	\$11.77	\$10.94	\$12.59
Full Market Value	\$1,430,000	\$1,030,000	\$2,090,000
Market Value per SqFt	\$33.10	\$29.00	\$35.40
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03281-0001	2-03308-0051	2-03320-0044
Address	325 EAST 201 STREET	253 EAST 202 STREET	222 BEDFORD PARK BOULEVAR
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	101	63
Year Built	1950	1965	1939
Gross SqFt	96,250	101,050	71,250
Estimated Gross Income	\$1,032,762	\$1,129,955	\$732,435
Gross Income per SqFt	\$10.73	\$11.18	\$10.28
Full Market Value	\$2,680,000	\$2,930,000	\$1,740,000
Market Value per SqFt	\$27.80	\$29.00	\$24.42
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03281-0018	2-03285-0015	2-03297-0001
Address	340 EAST MOSHOLU PARKWAY	2970 MARION AVENUE	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	36	55
Year Built	1937	1936	1955
Gross SqFt	48,628	36,185	59,085
Estimated Gross Income	\$572,351	\$395,718	\$743,992
Gross Income per SqFt	\$11.77	\$10.94	\$12.59
Full Market Value	\$1,610,000	\$1,030,000	\$2,090,000
Market Value per SqFt	\$33.10	\$29.00	\$35.40
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03282-0007	2-03308-0051	2-03320-0044
Address	2640 MARION AVENUE	253 EAST 202 STREET	222 BEDFORD PARK BOULEVAR
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	101	63
Year Built	1961	1965	1939
Gross SqFt	91,075	101,050	71,250
Estimated Gross Income	\$977,234	\$1,129,955	\$732,435
Gross Income per SqFt	\$10.73	\$11.18	\$10.28
Full Market Value	\$2,530,000	\$2,930,000	\$1,740,000
Market Value per SqFt	\$27.80	\$29.00	\$24.42
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03282-0046	2-03282-0019	2-03278-0018
Address	2665 DECATUR AVENUE	2654 MARION AVENUE	2726 DECATUR AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	21	31
Year Built	1916	1911	1915
Gross SqFt	24,000	23,750	24,080
Estimated Gross Income	\$246,240	\$228,596	\$262,087
Gross Income per SqFt	\$10.26	\$9.63	\$10.88
Full Market Value	\$522,000	\$544,000	\$679,000
Market Value per SqFt	\$21.75	\$23.00	\$28.20
Distance from Cooperative in miles		0.00	0.10

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03283-0013	2-03308-0051	2-03320-0044
Address	2716 MARION AVENUE	253 EAST 202 STREET	222 BEDFORD PARK BOULEVAR
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	101	63
Year Built	1950	1965	1939
Gross SqFt	88,400	101,050	71,250
Estimated Gross Income	\$948,532	\$1,129,955	\$732,435
Gross Income per SqFt	\$10.73	\$11.18	\$10.28
Full Market Value	\$2,460,000	\$2,930,000	\$1,740,000
Market Value per SqFt	\$27.80	\$29.00	\$24.42
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03284-0048	2-03308-0051	2-03320-0044
Address	2866 MARION AVENUE	253 EAST 202 STREET	222 BEDFORD PARK BOULEVAR
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	101	63
Year Built	1956	1965	1939
Gross SqFt	71,652	101,050	71,250
Estimated Gross Income	\$768,825	\$1,129,955	\$732,435
Gross Income per SqFt	\$10.73	\$11.18	\$10.28
Full Market Value	\$1,990,000	\$2,930,000	\$1,740,000
Market Value per SqFt	\$27.80	\$29.00	\$24.42
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03285-0052	2-03281-0040	2-03281-0050
Address	2965 DECATUR AVENUE	357 EAST 201 STREET	366 EAST MOSHOLU PARKWAY
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	37	60	37
Year Built	1936	1948	1934
Gross SqFt	39,550	64,824	26,750
Estimated Gross Income	\$405,387	\$731,059	\$290,460
Gross Income per SqFt	\$10.25	\$11.28	\$10.86
Full Market Value	\$964,000	\$1,890,000	\$753,000
Market Value per SqFt	\$24.37	\$29.00	\$28.10
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03287-0100	2-03308-0051	2-03281-0040
Address	2661 MARION AVENUE	253 EAST 202 STREET	357 EAST 201 STREET
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	101	60
Year Built	1966	1965	1948
Gross SqFt	81,730	101,050	64,824
Estimated Gross Income	\$917,827	\$1,129,955	\$731,059
Gross Income per SqFt	\$11.23	\$11.18	\$11.28
Full Market Value	\$2,380,000	\$2,930,000	\$1,890,000
Market Value per SqFt	\$29.10	\$29.00	\$29.20
Distance from Cooperative in miles		0.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03293-0052	2-03278-0018	2-03277-0014
Address	274 EAST 194 STREET	2726 DECATUR AVENUE	2656 DECATUR AVENUE
Neighborhood	FORDHAM	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	31	23
Year Built	1912	1915	1910
Gross SqFt	18,500	24,080	22,000
Estimated Gross Income	\$212,195	\$262,087	\$289,429
Gross Income per SqFt	\$11.47	\$10.88	\$13.16
Full Market Value	\$450,000	\$679,000	\$614,000
Market Value per SqFt	\$24.32	\$28.00	\$27.90
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03295-0033	2-03281-0040	2-03297-0001
Address	2830 BRIGGS AVENUE	357 EAST 201 STREET	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	60	55
Year Built	1955	1948	1955
Gross SqFt	51,060	64,824	59,085
Estimated Gross Income	\$609,656	\$731,059	\$743,992
Gross Income per SqFt	\$11.94	\$11.28	\$12.59
Full Market Value	\$1,710,000	\$1,890,000	\$2,090,000
Market Value per SqFt	\$33.50	\$29.00	\$35.40
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03299-0014	2-03320-0044	2-03297-0001
Address	306 MOSHOLU PARKWAY	222 BEDFORD PARK BOULEVAR	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	63	55
Year Built	1939	1939	1955
Gross SqFt	65,070	71,250	59,085
Estimated Gross Income	\$744,400	\$732,435	\$743,992
Gross Income per SqFt	\$11.44	\$10.28	\$12.59
Full Market Value	\$2,090,000	\$1,740,000	\$2,090,000
Market Value per SqFt	\$32.10	\$24.00	\$35.40
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03307-0001	2-03320-0044	2-03297-0001
Address	3000 VALENTINE AVENUE	222 BEDFORD PARK BOULEVAR	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	63	55
Year Built	1937	1939	1955
Gross SqFt	55,800	71,250	59,085
Estimated Gross Income	\$638,352	\$732,435	\$743,992
Gross Income per SqFt	\$11.44	\$10.28	\$12.59
Full Market Value	\$1,790,000	\$1,740,000	\$2,090,000
Market Value per SqFt	\$32.10	\$24.00	\$35.40
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03311-0001	2-03323-0022	2-03307-0072
Address	3127 GRAND CONCOURSE	3235 GRAND CONCOURSE	3010 GRAND CONCOURSE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	120	86	96
Year Built	1956	1928	1963
Gross SqFt	128,900	105,000	106,146
Estimated Gross Income	\$1,455,281	\$1,109,943	\$1,298,040
Gross Income per SqFt	\$11.29	\$10.57	\$12.23
Full Market Value	\$3,770,000	\$2,880,000	\$3,650,000
Market Value per SqFt	\$29.20	\$27.00	\$34.40
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03311-0044	2-03308-0051	2-03297-0001
Address	3201 GRAND CONCOURSE	253 EAST 202 STREET	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	101	55
Year Built	1963	1965	1955
Gross SqFt	93,000	101,050	59,085
Estimated Gross Income	\$1,105,770	\$1,129,955	\$743,992
Gross Income per SqFt	\$11.89	\$11.18	\$12.59
Full Market Value	\$3,110,000	\$2,930,000	\$2,090,000
Market Value per SqFt	\$33.40	\$29.00	\$35.40
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03311-0138	2-03320-0044	2-03297-0001
Address	190 EAST MOSHOLU PARKWAY	222 BEDFORD PARK BOULEVAR	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	63	55
Year Built	1939	1939	1955
Gross SqFt	63,763	71,250	59,085
Estimated Gross Income	\$729,448	\$732,435	\$743,992
Gross Income per SqFt	\$11.44	\$10.28	\$12.59
Full Market Value	\$2,050,000	\$1,740,000	\$2,090,000
Market Value per SqFt	\$32.20	\$24.00	\$35.40
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03313-0069	2-03308-0051	2-03297-0001
Address	3184 GRAND CONCOURSE	253 EAST 202 STREET	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	101	55
Year Built	1963	1965	1955
Gross SqFt	80,811	101,050	59,085
Estimated Gross Income	\$960,842	\$1,129,955	\$743,992
Gross Income per SqFt	\$11.89	\$11.18	\$12.59
Full Market Value	\$2,700,000	\$2,930,000	\$2,090,000
Market Value per SqFt	\$33.40	\$29.00	\$35.40
Distance from Cooperative in miles		0.25	0.45

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03316-0050	2-03320-0044	2-03320-0037
Address	2685 CRESTON AVENUE	222 BEDFORD PARK BOULEVAR	2940 GRAND CONCOURSE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	73	63	66
Year Built	1940	1939	1923
Gross SqFt	77,850	71,250	75,121
Estimated Gross Income	\$760,594	\$732,435	\$694,904
Gross Income per SqFt	\$9.77	\$10.28	\$9.25
Full Market Value	\$1,810,000	\$1,740,000	\$1,650,000
Market Value per SqFt	\$23.25	\$24.00	\$21.96
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03322-0037	2-03285-0015	2-03306-0018
Address	3175 VILLA AVENUE	2970 MARION AVENUE	210 EAST 201 STREET
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	36	34
Year Built	1914	1936	1936
Gross SqFt	34,820	36,185	32,300
Estimated Gross Income	\$383,020	\$395,718	\$357,234
Gross Income per SqFt	\$11.00	\$10.94	\$11.06
Full Market Value	\$812,000	\$1,030,000	\$926,000
Market Value per SqFt	\$23.32	\$29.00	\$28.70
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03326-0045	2-03089-0026	2-03196-0029
Address	91 EAST 208 STREET	2350 CAMBRELENG AVENUE	2234 DAVIDSON AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BELMONT	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	65	65	65
Year Built	1926	1925	1923
Gross SqFt	56,000	55,780	51,000
Estimated Gross Income	\$589,040	\$592,334	\$585,480
Gross Income per SqFt	\$10.52	\$10.62	\$11.48
Full Market Value	\$1,530,000	\$1,540,000	\$1,520,000
Market Value per SqFt	\$27.30	\$28.00	\$29.80
Distance from Cooperative in miles		1.80	1.90

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03343-0076	2-03324-0025	2-05907-0348
Address	3245 PERRY AVENUE	51 WEST MOSHOLU PARKWAY N	3725 BLACKSTONE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	42	42
Year Built	1940	1940	1968
Gross SqFt	41,000	45,934	41,803
Estimated Gross Income	\$494,460	\$397,680	\$660,893
Gross Income per SqFt	\$12.06	\$8.66	\$15.81
Full Market Value	\$1,390,000	\$843,000	\$2,230,000
Market Value per SqFt	\$33.90	\$18.00	\$53.00
Distance from Cooperative in miles		0.55	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03343-0260	2-04286-0004	2-04286-0013
Address	3388 WAYNE AVENUE	2070 BRONX PARK EAST	2084 BRONX PARK EAST
Neighborhood	BEDFORD PARK/NORWOOD	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	104	106
Year Built	1928	1928	1929
Gross SqFt	148,000	129,000	132,000
Estimated Gross Income	\$1,334,960	\$1,250,681	\$1,254,980
Gross Income per SqFt	\$9.02	\$9.70	\$9.51
Full Market Value	\$3,170,000	\$2,970,000	\$2,980,000
Market Value per SqFt	\$21.42	\$23.00	\$22.58
Distance from Cooperative in miles		1.90	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03344-0086	2-02867-0103	2-04831-0064
Address	3520 TRYON AVENUE	1718 GRAND AVENUE	4054 CARPENTER AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	HIGHBRIDGE/MORRIS HEIGHTS	WILLIAMSBRIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	64	64
Year Built	1962	1938	1928
Gross SqFt	53,700	59,700	53,664
Estimated Gross Income	\$599,345	\$566,661	\$593,000
Gross Income per SqFt	\$11.16	\$9.49	\$11.05
Full Market Value	\$1,550,000	\$1,350,000	\$1,540,000
Market Value per SqFt	\$28.90	\$23.00	\$28.70
Distance from Cooperative in miles		2.85	1.05

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03344-0102	2-03253-0063	2-05732-0941
Address	3535 KINGS COLLEGE PLACE	2735 SEDGWICK AVENUE	2728 HENRY HUDSON PARKWAY
Neighborhood	BEDFORD PARK/NORWOOD	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	124	121
Year Built	1954	1922	1928
Gross SqFt	160,000	137,495	158,408
Estimated Gross Income	\$1,742,400	\$1,611,582	\$2,230,472
Gross Income per SqFt	\$10.89	\$11.72	\$14.08
Full Market Value	\$4,520,000	\$4,530,000	\$6,950,000
Market Value per SqFt	\$28.30	\$33.00	\$43.90
Distance from Cooperative in miles		1.55	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03347-0043	2-02466-0040	2-03197-0005
Address	3279 HULL AVENUE	155 EAST 168 STREET	2284 GRAND AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	MELROSE/CONCOURSE	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	51	51	51
Year Built	1924	1924	1924
Gross SqFt	44,950	45,500	46,285
Estimated Gross Income	\$373,085	\$403,066	\$411,712
Gross Income per SqFt	\$8.30	\$8.86	\$8.90
Full Market Value	\$791,000	\$855,000	\$873,000
Market Value per SqFt	\$17.60	\$19.00	\$18.86
Distance from Cooperative in miles		3.50	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03352-0001	2-02785-0020	2-03308-0030
Address	333 EAST 209 STREET	1340 MORRIS AVENUE	225 EAST 202 STREET
Neighborhood	BEDFORD PARK/NORWOOD	MELROSE/CONCOURSE	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	43	44	43
Year Built	1924	1923	1927
Gross SqFt	36,000	36,000	36,200
Estimated Gross Income	\$433,440	\$414,295	\$442,076
Gross Income per SqFt	\$12.04	\$11.51	\$12.21
Full Market Value	\$919,000	\$1,160,000	\$1,240,000
Market Value per SqFt	\$25.50	\$32.00	\$34.30
Distance from Cooperative in miles		3.45	0.70

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03353-0033	2-03285-0019	2-03344-0014
Address	3176 DECATUR AVENUE	2976 MARION AVENUE	3530 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	62	62
Year Built	1960	1950	1959
Gross SqFt	59,000	67,930	61,000
Estimated Gross Income	\$671,815	\$750,992	\$569,406
Gross Income per SqFt	\$11.39	\$11.06	\$9.33
Full Market Value	\$1,740,000	\$1,950,000	\$1,350,000
Market Value per SqFt	\$29.50	\$29.00	\$22.13
Distance from Cooperative in miles		0.45	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03356-0096	2-03198-0050	2-03377-0047
Address	316 EAST 211 STREET	2324 DAVIDSON AVENUE	256 EAST 237 STREET
Neighborhood	BEDFORD PARK/NORWOOD	KINGSBRIDGE HTS/UNIV HTS	WOODLAWN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	17	17
Year Built	1927	1911	1927
Gross SqFt	16,600	16,560	15,480
Estimated Gross Income	\$162,313	\$134,292	\$142,154
Gross Income per SqFt	\$9.78	\$8.11	\$9.18
Full Market Value	\$386,000	\$285,000	\$338,000
Market Value per SqFt	\$23.25	\$17.00	\$21.83
Distance from Cooperative in miles		2.10	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03363-0058	2-02797-0025	2-03299-0026
Address	4200 HERKIMER PLACE	1790 WEEKS AVENUE	3015 PERRY AVENUE
Neighborhood	WOODLAWN	MOUNT HOPE/MOUNT EDEN	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	45	44
Year Built	1967	1936	1942
Gross SqFt	39,959	40,000	40,196
Estimated Gross Income	\$488,348	\$460,177	\$380,325
Gross Income per SqFt	\$12.22	\$11.50	\$9.46
Full Market Value	\$1,370,000	\$1,290,000	\$904,000
Market Value per SqFt	\$34.30	\$32.00	\$22.49
Distance from Cooperative in miles		3.80	1.75

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03368-0010	2-04286-0013	2-04338-0012
Address	4320 VAN CORTLANDT PARK E	2084 BRONX PARK EAST	660 THWAITES PLACE
Neighborhood	WOODLAWN	PELHAM PARKWAY SOUTH	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	110	106	108
Year Built	1958	1929	1954
Gross SqFt	151,800	132,000	137,350
Estimated Gross Income	\$1,335,840	\$1,254,980	\$1,057,852
Gross Income per SqFt	\$8.80	\$9.51	\$7.70
Full Market Value	\$2,830,000	\$2,980,000	\$2,240,000
Market Value per SqFt	\$18.64	\$23.00	\$16.31
Distance from Cooperative in miles		3.15	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03379-0001	2-03168-0052	2-04426-0005
Address	201 EAST 238 STREET	2615 GRAND CONCOURSE	679 WARING AVENUE
Neighborhood	WOODLAWN	FORDHAM	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	49	49
Year Built	1954	1938	1931
Gross SqFt	47,679	47,776	47,886
Estimated Gross Income	\$523,038	\$571,127	\$609,239
Gross Income per SqFt	\$10.97	\$11.95	\$12.72
Full Market Value	\$1,360,000	\$1,600,000	\$1,900,000
Market Value per SqFt	\$28.50	\$34.00	\$39.70
Distance from Cooperative in miles		2.75	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03383-0001	2-03308-0051	2-03395-0047
Address	4260 KATONAH AVENUE	253 EAST 202 STREET	530 EAST 234 STREET
Neighborhood	WOODLAWN	BEDFORD PARK/NORWOOD	WOODLAWN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	108	101	88
Year Built	1958	1965	1955
Gross SqFt	93,645	101,050	113,670
Estimated Gross Income	\$1,087,504	\$1,129,955	\$959,974
Gross Income per SqFt	\$11.61	\$11.18	\$8.45
Full Market Value	\$2,310,000	\$2,930,000	\$2,040,000
Market Value per SqFt	\$24.67	\$29.00	\$17.95
Distance from Cooperative in miles		1.95	0.15

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03396-0021	2-03256-0020	2-04365-0064
Address	4265 WEBSTER AVENUE	201 WEST KINGSBRIDGE ROAD	1135 PELHAM PARKWAY NORTH
Neighborhood	WOODLAWN	KINGSBRIDGE/JEROME PARK	PELHAM PARKWAY NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	54	53
Year Built	1955	1998	1955
Gross SqFt	62,015	76,362	57,000
Estimated Gross Income	\$683,405	\$885,799	\$622,554
Gross Income per SqFt	\$11.02	\$11.60	\$10.92
Full Market Value	\$1,770,000	\$2,490,000	\$1,610,000
Market Value per SqFt	\$28.50	\$33.00	\$28.20
Distance from Cooperative in miles		2.70	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03398-0044	2-04087-0033	2-05780-0940
Address	4380 VIREO AVENUE	1541 WILLIAMSBRIDGE ROAD	3900 GREYSTONE AVENUE
Neighborhood	WOODLAWN	MORRIS PARK/VAN NEST	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	127	125	127
Year Built	1958	1928	1928
Gross SqFt	109,206	107,340	134,703
Estimated Gross Income	\$1,461,293	\$1,362,115	\$1,542,298
Gross Income per SqFt	\$13.38	\$12.69	\$11.45
Full Market Value	\$4,550,000	\$4,240,000	\$4,330,000
Market Value per SqFt	\$41.70	\$40.00	\$32.10
Distance from Cooperative in miles		3.75	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03398-0087	2-03256-0053	2-04999-0068
Address	4315 WEBSTER AVENUE	2800 HEATH AVENUE	730 EAST 236 STREET
Neighborhood	WOODLAWN	KINGSBRIDGE/JEROME PARK	WAKEFIELD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	78	78
Year Built	1958	1962	1929
Gross SqFt	61,914	57,349	60,968
Estimated Gross Income	\$682,292	\$714,245	\$698,401
Gross Income per SqFt	\$11.02	\$12.45	\$11.46
Full Market Value	\$1,770,000	\$2,010,000	\$1,960,000
Market Value per SqFt	\$28.60	\$35.00	\$32.10
Distance from Cooperative in miles		2.85	0.50

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03398-0097	2-04827-0029	2-04999-0068
Address	4295 WEBSTER AVENUE	641 EAST 225 STREET	730 EAST 236 STREET
Neighborhood	WOODLAWN	WILLIAMSBRIDGE	WAKEFIELD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	77	78
Year Built	1957	1998	1929
Gross SqFt	57,840	63,115	60,968
Estimated Gross Income	\$701,889	\$664,243	\$698,401
Gross Income per SqFt	\$12.14	\$10.52	\$11.46
Full Market Value	\$1,970,000	\$1,410,000	\$1,960,000
Market Value per SqFt	\$34.10	\$22.00	\$32.10
Distance from Cooperative in miles		0.80	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03567-0001	2-03132-0001	2-03681-0001
Address	633 OLMSTEAD AVENUE	989 EAST 179 STREET	2001 STORY AVENUE
Neighborhood	CASTLE HILL/UNIONPORT	EAST TREMONT	CASTLE HILL/UNIONPORT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	624	328	355
Year Built	1966	1974	1973
Gross SqFt	598,478	402,290	421,833
Estimated Gross Income	\$6,912,420	\$4,467,941	\$5,209,624
Gross Income per SqFt	\$11.55	\$11.11	\$12.35
Full Market Value	\$14,700,000	\$9,470,000	\$12,400,000
Market Value per SqFt	\$24.56	\$24.00	\$29.40
Distance from Cooperative in miles		2.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03627-0020	2-03600-0004	2-03623-0001
Address	875 MORRISON AVENUE	1850 LAFAYETTE AVENUE	823 COLGATE AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	225	955	968
Year Built	1962	1977	1969
Gross SqFt	256,750	1,021,752	1,069,698
Estimated Gross Income	\$2,631,687	\$10,917,966	\$10,959,184
Gross Income per SqFt	\$10.25	\$10.69	\$10.25
Full Market Value	\$5,580,000	\$23,100,000	\$26,100,000
Market Value per SqFt	\$21.73	\$23.00	\$24.40
Distance from Cooperative in miles		0.75	0.20

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03627-0030	2-03600-0004	2-03623-0001
Address	825 MORRISON AVENUE	1850 LAFAYETTE AVENUE	823 COLGATE AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	225	955	968
Year Built	1962	1977	1969
Gross SqFt	256,750	1,021,752	1,069,698
Estimated Gross Income	\$2,631,687	\$10,917,966	\$10,959,184
Gross Income per SqFt	\$10.25	\$10.69	\$10.25
Full Market Value	\$5,580,000	\$23,100,000	\$26,100,000
Market Value per SqFt	\$21.73	\$23.00	\$24.40
Distance from Cooperative in miles		0.75	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03627-0040	2-03600-0004	2-03623-0001
Address	820 BOYNTON AVENUE	1850 LAFAYETTE AVENUE	823 COLGATE AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	225	955	968
Year Built	1962	1977	1969
Gross SqFt	256,750	1,021,752	1,069,698
Estimated Gross Income	\$2,631,687	\$10,917,966	\$10,959,184
Gross Income per SqFt	\$10.25	\$10.69	\$10.25
Full Market Value	\$5,580,000	\$23,100,000	\$26,100,000
Market Value per SqFt	\$21.73	\$23.00	\$24.40
Distance from Cooperative in miles		0.75	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03627-0050	2-03600-0004	2-03623-0001
Address	880 BOYNTON AVENUE	1850 LAFAYETTE AVENUE	823 COLGATE AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	225	955	968
Year Built	1962	1977	1969
Gross SqFt	256,750	1,021,752	1,069,698
Estimated Gross Income	\$2,631,687	\$10,917,966	\$10,959,184
Gross Income per SqFt	\$10.25	\$10.69	\$10.25
Full Market Value	\$5,580,000	\$23,100,000	\$26,100,000
Market Value per SqFt	\$21.73	\$23.00	\$24.40
Distance from Cooperative in miles		0.75	0.20

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03659-0001	2-03670-0001	2-03136-0001
Address	920 METCALF AVENUE	950 UNDERHILL AVENUE	2008 BRYANT AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	EAST TREMONT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	239	209	204
Year Built	1967	1966	1973
Gross SqFt	212,300	216,650	222,060
Estimated Gross Income	\$2,229,150	\$2,161,936	\$2,739,100
Gross Income per SqFt	\$10.50	\$9.98	\$12.33
Full Market Value	\$5,780,000	\$5,140,000	\$5,810,000
Market Value per SqFt	\$27.20	\$24.00	\$26.20
Distance from Cooperative in miles		0.55	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03663-0002	2-03642-0001	2-03668-0001
Address	1760 BRUCKNER BOULEVARD	880 THIERIOT AVENUE	920 THIERIOT AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	408	317	459
Year Built	1958	1968	1965
Gross SqFt	361,452	352,866	490,000
Estimated Gross Income	\$3,451,866	\$3,372,867	\$4,789,336
Gross Income per SqFt	\$9.55	\$9.56	\$9.77
Full Market Value	\$8,210,000	\$7,150,000	\$11,400,000
Market Value per SqFt	\$22.71	\$20.00	\$23.27
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03716-0001	2-03682-0001	2-03778-0010
Address	1569 BRUCKNER BOULEVARD	2010 BRUCKNER BOULEVARD	1240 MORRISON AVENUE
Neighborhood	SOUNDVIEW	CASTLE HILL/UNIONPORT	SOUNDVIEW
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	104	330	154
Year Built	1962	1966	1968
Gross SqFt	124,778	359,556	147,727
Estimated Gross Income	\$1,247,780	\$2,995,688	\$1,664,181
Gross Income per SqFt	\$10.00	\$8.33	\$11.27
Full Market Value	\$2,970,000	\$6,350,000	\$3,960,000
Market Value per SqFt	\$23.80	\$18.00	\$26.80
Distance from Cooperative in miles		1.10	0.40

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03717-0001	2-03682-0001	2-03778-0010
Address	1591 BRUCKNER BOULEVARD	2010 BRUCKNER BOULEVARD	1240 MORRISON AVENUE
Neighborhood	SOUNDVIEW	CASTLE HILL/UNIONPORT	SOUNDVIEW
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	105	330	154
Year Built	1960	1966	1968
Gross SqFt	117,922	359,556	147,727
Estimated Gross Income	\$1,179,220	\$2,995,688	\$1,664,181
Gross Income per SqFt	\$10.00	\$8.33	\$11.27
Full Market Value	\$2,800,000	\$6,350,000	\$3,960,000
Market Value per SqFt	\$23.74	\$18.00	\$26.80
Distance from Cooperative in miles		1.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03717-0018	2-03164-0037	
Address	1036 MANOR AVENUE	2350 CRESTON AVENUE	
Neighborhood	SOUNDVIEW	FORDHAM	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	44	44	
Year Built	1928	1920	
Gross SqFt	35,700	32,405	
Estimated Gross Income	\$339,150	\$450,118	
Gross Income per SqFt	\$9.50	\$13.89	
Full Market Value	\$807,000	\$1,400,000	
Market Value per SqFt	\$22.61	\$43.00	
Distance from Cooperative in miles		2.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03737-0037	2-03737-0035	2-03737-0033
Address	1160 COLGATE AVENUE	1156 COLGATE AVENUE	1150 COLGATE AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	17	17
Year Built	1927	1927	1927
Gross SqFt	13,446	13,446	13,446
Estimated Gross Income	\$131,770	\$258,224	\$114,151
Gross Income per SqFt	\$9.80	\$19.20	\$8.49
Full Market Value	\$313,000	\$966,000	\$242,000
Market Value per SqFt	\$23.28	\$72.00	\$18.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03788-0021	2-03682-0001	2-03778-0010
Address	1041 PUGSLEY AVENUE	2010 BRUCKNER BOULEVARD	1240 MORRISON AVENUE
Neighborhood	CASTLE HILL/UNIONPORT	CASTLE HILL/UNIONPORT	SOUNDVIEW
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	133	330	154
Year Built	1963	1966	1968
Gross SqFt	151,155	359,556	147,727
Estimated Gross Income	\$1,624,916	\$2,995,688	\$1,664,181
Gross Income per SqFt	\$10.75	\$8.33	\$11.27
Full Market Value	\$4,210,000	\$6,350,000	\$3,960,000
Market Value per SqFt	\$27.90	\$18.00	\$26.80
Distance from Cooperative in miles		0.20	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03794-0013	2-03682-0001	2-03778-0010
Address	1966 NEWBOLD AVENUE	2010 BRUCKNER BOULEVARD	1240 MORRISON AVENUE
Neighborhood	CASTLE HILL/UNIONPORT	CASTLE HILL/UNIONPORT	SOUNDVIEW
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	139	330	154
Year Built	1967	1966	1968
Gross SqFt	144,460	359,556	147,727
Estimated Gross Income	\$1,552,945	\$2,995,688	\$1,664,181
Gross Income per SqFt	\$10.75	\$8.33	\$11.27
Full Market Value	\$4,030,000	\$6,350,000	\$3,960,000
Market Value per SqFt	\$27.90	\$18.00	\$26.80
Distance from Cooperative in miles		0.50	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03900-0039	2-03649-0001	2-03797-0001
Address	1475 THIERIOT AVENUE	955 EVERGREEN AVENUE	2001 BRUCKNER BOULEVARD
Neighborhood	PARKCHESTER	SOUNDVIEW	CASTLE HILL/UNIONPORT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	169	144	118
Year Built	1954	1964	1964
Gross SqFt	216,000	153,400	112,507
Estimated Gross Income	\$2,030,400	\$1,442,211	\$1,466,470
Gross Income per SqFt	\$9.40	\$9.40	\$13.03
Full Market Value	\$4,830,000	\$3,060,000	\$4,570,000
Market Value per SqFt	\$22.36	\$20.00	\$40.60
Distance from Cooperative in miles		1.20	0.85

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03901-0031	2-04178-0010	2-04323-0018
Address	1430 THIERIOT AVENUE	3555 BRUCKNER BOULEVARD	2160 MATTHEWS AVENUE
Neighborhood	PARKCHESTER	SCHUYLerville/PELHAM BAY	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	170	142	133
Year Built	1960	1960	1964
Gross SqFt	217,800	112,000	136,122
Estimated Gross Income	\$2,868,426	\$1,426,482	\$1,793,068
Gross Income per SqFt	\$13.17	\$12.74	\$13.17
Full Market Value	\$8,930,000	\$4,010,000	\$5,580,000
Market Value per SqFt	\$41.00	\$36.00	\$41.00
Distance from Cooperative in miles		2.05	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03931-0001	2-03295-0016	2-04328-0023
Address	1332 METROPOLITAN AVENUE	2770 BRIGGS AVENUE	1025 ESPLANADE
Neighborhood	PARKCHESTER	BEDFORD PARK/NORWOOD	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	55	48
Year Built	1962	1948	1954
Gross SqFt	67,800	68,340	56,200
Estimated Gross Income	\$844,788	\$851,695	\$666,785
Gross Income per SqFt	\$12.46	\$12.46	\$11.86
Full Market Value	\$2,370,000	\$2,390,000	\$1,870,000
Market Value per SqFt	\$35.00	\$35.00	\$33.30
Distance from Cooperative in miles		2.75	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03931-0006	2-04430-0028	2-04432-0028
Address	1910 MC GRAW AVENUE	2455 CRUGER AVENUE	750 MACE AVENUE
Neighborhood	PARKCHESTER	BRONXDALE	PELHAM PARKWAY NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	54	54	58
Year Built	1929	1928	1928
Gross SqFt	57,000	66,368	67,400
Estimated Gross Income	\$359,670	\$416,355	\$425,013
Gross Income per SqFt	\$6.31	\$6.27	\$6.31
Full Market Value	\$763,000	\$883,000	\$901,000
Market Value per SqFt	\$13.39	\$13.00	\$13.37
Distance from Cooperative in miles		1.95	1.95

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03948-0047	2-04994-0017	2-04328-0011
Address	2181 STARLING AVENUE	667 EAST 233 STREET	2185 HONE AVENUE
Neighborhood	PARKCHESTER	WAKEFIELD	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	51	43
Year Built	1962	1963	1962
Gross SqFt	30,927	48,041	41,225
Estimated Gross Income	\$364,938	\$566,749	\$305,863
Gross Income per SqFt	\$11.80	\$11.80	\$7.42
Full Market Value	\$1,030,000	\$1,590,000	\$648,000
Market Value per SqFt	\$33.30	\$33.00	\$15.72
Distance from Cooperative in miles		3.95	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03987-0058	2-03982-0035	2-04068-0001
Address	1500 OVERING STREET	1443 OVERING STREET	1500 HONE AVENUE
Neighborhood	WESTCHESTER	WESTCHESTER	WESTCHESTER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	57	49
Year Built	1926	1927	1927
Gross SqFt	27,150	49,044	43,340
Estimated Gross Income	\$255,210	\$354,596	\$407,350
Gross Income per SqFt	\$9.40	\$7.23	\$9.40
Full Market Value	\$607,000	\$752,000	\$969,000
Market Value per SqFt	\$22.36	\$15.00	\$22.36
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04162-0002	2-04178-0010	
Address	1720 MAYFLOWER AVENUE	3555 BRUCKNER BOULEVARD	
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	120	142	
Year Built	1966	1960	
Gross SqFt	127,000	112,000	
Estimated Gross Income	\$1,490,980	\$1,426,482	
Gross Income per SqFt	\$11.74	\$12.74	
Full Market Value	\$3,160,000	\$4,010,000	
Market Value per SqFt	\$24.88	\$36.00	
Distance from Cooperative in miles		0.30	

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04174-0024	2-04178-0010	
Address	3121 MIDDLETOWN ROAD	3555 BRUCKNER BOULEVARD	
Neighborhood	SCHUYLerville/PELHAM BAY	SCHUYLerville/PELHAM BAY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	157	142	
Year Built	1963	1960	
Gross SqFt	135,250	112,000	
Estimated Gross Income	\$1,593,245	\$1,426,482	
Gross Income per SqFt	\$11.78	\$12.74	
Full Market Value	\$4,480,000	\$4,010,000	
Market Value per SqFt	\$33.10	\$36.00	
Distance from Cooperative in miles		0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04230-0015	2-04178-0010	
Address	1950 HUTCH RIVER PARKWAY	3555 BRUCKNER BOULEVARD	
Neighborhood	SCHUYLerville/PELHAM BAY	SCHUYLerville/PELHAM BAY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	158	142	
Year Built	1961	1960	
Gross SqFt	179,920	112,000	
Estimated Gross Income	\$2,119,457	\$1,426,482	
Gross Income per SqFt	\$11.78	\$12.74	
Full Market Value	\$4,490,000	\$4,010,000	
Market Value per SqFt	\$24.96	\$36.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04247-0057	2-04246-0020	2-04178-0010
Address	2015 ST PAUL AVENUE	2025 CONTINENTAL AVENUE	3555 BRUCKNER BOULEVARD
Neighborhood	SCHUYLerville/PELHAM BAY	SCHUYLerville/PELHAM BAY	SCHUYLerville/PELHAM BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	66	55	142
Year Built	1964	1963	1960
Gross SqFt	58,600	57,840	112,000
Estimated Gross Income	\$746,564	\$481,575	\$1,426,482
Gross Income per SqFt	\$12.74	\$8.33	\$12.74
Full Market Value	\$2,100,000	\$1,020,000	\$4,010,000
Market Value per SqFt	\$35.80	\$18.00	\$35.80
Distance from Cooperative in miles		0.03	0.40

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04251-0011	2-04246-0020	2-04178-0010
Address	1874 PELHAM PARKWAY SOUTH	2025 CONTINENTAL AVENUE	3555 BRUCKNER BOULEVARD
Neighborhood	SCHUYLerville/PELHAM BAY	SCHUYLerville/PELHAM BAY	SCHUYLerville/PELHAM BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	95	55	142
Year Built	1970	1963	1960
Gross SqFt	85,218	57,840	112,000
Estimated Gross Income	\$1,085,677	\$481,575	\$1,426,482
Gross Income per SqFt	\$12.74	\$8.33	\$12.74
Full Market Value	\$3,050,000	\$1,020,000	\$4,010,000
Market Value per SqFt	\$35.80	\$18.00	\$35.80
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04252-0017	2-04178-0010	2-04246-0020
Address	1910 PELHAM PARKWAY SOUTH	3555 BRUCKNER BOULEVARD	2025 CONTINENTAL AVENUE
Neighborhood	SCHUYLerville/PELHAM BAY	SCHUYLerville/PELHAM BAY	SCHUYLerville/PELHAM BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	52	142	55
Year Built	1964	1960	1963
Gross SqFt	44,329	112,000	57,840
Estimated Gross Income	\$564,751	\$1,426,482	\$481,575
Gross Income per SqFt	\$12.74	\$12.74	\$8.33
Full Market Value	\$1,590,000	\$4,010,000	\$1,020,000
Market Value per SqFt	\$35.90	\$36.00	\$17.63
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04256-0003	2-04284-0001	2-04285-0010
Address	1944 UNIONPORT ROAD	2039 CRUGER AVENUE	2036 CRUGER AVENUE
Neighborhood	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	73	43
Year Built	1927	1935	1937
Gross SqFt	56,634	81,456	43,854
Estimated Gross Income	\$568,605	\$777,618	\$440,155
Gross Income per SqFt	\$10.04	\$9.55	\$10.04
Full Market Value	\$1,350,000	\$1,850,000	\$1,050,000
Market Value per SqFt	\$23.84	\$23.00	\$23.94
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04256-0008	2-04284-0001	2-04285-0010
Address	1954 UNIONPORT ROAD	2039 CRUGER AVENUE	2036 CRUGER AVENUE
Neighborhood	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	73	43
Year Built	1928	1935	1937
Gross SqFt	63,540	81,456	43,854
Estimated Gross Income	\$637,941	\$777,618	\$440,155
Gross Income per SqFt	\$10.04	\$9.55	\$10.04
Full Market Value	\$1,520,000	\$1,850,000	\$1,050,000
Market Value per SqFt	\$23.92	\$23.00	\$23.94
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04287-0001	2-04321-0038	2-04320-0042
Address	2081 CRUGER AVENUE	2198 WALLACE AVENUE	2181 WALLACE AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	85	72
Year Built	1931	1929	1931
Gross SqFt	87,924	87,810	84,588
Estimated Gross Income	\$987,386	\$985,672	\$890,430
Gross Income per SqFt	\$11.23	\$11.23	\$10.53
Full Market Value	\$2,560,000	\$2,550,000	\$2,310,000
Market Value per SqFt	\$29.10	\$29.00	\$27.30
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04289-0015	2-04287-0050	2-04287-0055
Address	762 BRADY AVENUE	2105 CRUGER AVENUE	2095 CRUGER AVENUE
Neighborhood	MORRIS PARK/VAN NEST	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	49	42
Year Built	1932	1939	1939
Gross SqFt	54,184	46,212	53,400
Estimated Gross Income	\$642,080	\$547,835	\$506,917
Gross Income per SqFt	\$11.85	\$11.85	\$9.49
Full Market Value	\$1,800,000	\$1,540,000	\$1,210,000
Market Value per SqFt	\$33.20	\$33.00	\$22.66
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04289-0020	2-04284-0001	
Address	764 BRADY AVENUE	2039 CRUGER AVENUE	
Neighborhood	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	105	73	
Year Built	1933	1935	
Gross SqFt	94,000	81,456	
Estimated Gross Income	\$897,700	\$777,618	
Gross Income per SqFt	\$9.55	\$9.55	
Full Market Value	\$2,130,000	\$1,850,000	
Market Value per SqFt	\$22.66	\$23.00	
Distance from Cooperative in miles		0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04289-0035	2-04284-0001	
Address	754 BRADY AVENUE	2039 CRUGER AVENUE	
Neighborhood	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	59	73	
Year Built	1932	1935	
Gross SqFt	75,260	81,456	
Estimated Gross Income	\$718,733	\$777,618	
Gross Income per SqFt	\$9.55	\$9.55	
Full Market Value	\$1,710,000	\$1,850,000	
Market Value per SqFt	\$22.72	\$23.00	
Distance from Cooperative in miles		0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04289-0050	2-04284-0001	
Address	758 BRADY AVENUE	2039 CRUGER AVENUE	
Neighborhood	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	58	73	
Year Built	1932	1935	
Gross SqFt	67,500	81,456	
Estimated Gross Income	\$644,625	\$777,618	
Gross Income per SqFt	\$9.55	\$9.55	
Full Market Value	\$1,530,000	\$1,850,000	
Market Value per SqFt	\$22.67	\$23.00	
Distance from Cooperative in miles		0.10	

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04291-0001	2-04286-0022	2-04291-0024
Address	2075 WALLACE AVENUE	2100 BRONX PARK EAST	2131 WALLACE AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	190	157	187
Year Built	1930	1929	1929
Gross SqFt	174,400	168,990	178,126
Estimated Gross Income	\$1,907,936	\$1,849,100	\$1,980,356
Gross Income per SqFt	\$10.94	\$10.94	\$11.12
Full Market Value	\$4,950,000	\$4,790,000	\$4,710,000
Market Value per SqFt	\$28.40	\$28.00	\$26.40
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04291-0014	2-04222-0046	
Address	2105 WALLACE AVENUE	1560 PELHAM PARKWAY SOUTH	
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	192	177	
Year Built	1952	1960	
Gross SqFt	220,000	184,500	
Estimated Gross Income	\$2,503,600	\$2,099,626	
Gross Income per SqFt	\$11.38	\$11.38	
Full Market Value	\$6,490,000	\$5,440,000	
Market Value per SqFt	\$29.50	\$30.00	
Distance from Cooperative in miles		1.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04292-0014	2-04286-0022	
Address	2100 WALLACE AVENUE	2100 BRONX PARK EAST	
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	148	157	
Year Built	1940	1929	
Gross SqFt	144,354	168,990	
Estimated Gross Income	\$1,579,232	\$1,849,100	
Gross Income per SqFt	\$10.94	\$10.94	
Full Market Value	\$4,090,000	\$4,790,000	
Market Value per SqFt	\$28.30	\$28.00	
Distance from Cooperative in miles		0.20	

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04293-0010	2-04222-0028	2-04222-0093
Address	2080 BARNES AVENUE	1540 PELHAM PARKWAY SOUTH	1545 RHINELANDER AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	61	106
Year Built	1951	1953	1962
Gross SqFt	127,000	91,705	112,339
Estimated Gross Income	\$1,191,260	\$860,426	\$1,435,107
Gross Income per SqFt	\$9.38	\$9.38	\$12.77
Full Market Value	\$2,830,000	\$2,050,000	\$4,470,000
Market Value per SqFt	\$22.28	\$22.00	\$39.80
Distance from Cooperative in miles		1.15	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04298-0022	2-04221-0001	2-04222-0093
Address	900 LYDIG AVENUE	2100 EASTCHESTER ROAD	1545 RHINELANDER AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	70	106
Year Built	1959	1963	1962
Gross SqFt	105,000	81,000	112,339
Estimated Gross Income	\$1,185,450	\$794,923	\$1,435,107
Gross Income per SqFt	\$11.29	\$9.81	\$12.77
Full Market Value	\$3,070,000	\$1,890,000	\$4,470,000
Market Value per SqFt	\$29.20	\$23.00	\$39.80
Distance from Cooperative in miles		1.00	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04317-0006	2-04317-0040	2-04317-0046
Address	2160 BRONX PARK EAST	2185 BOLTON STREET	2165 BOLTON STREET
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	67	67
Year Built	1938	1935	1935
Gross SqFt	64,291	70,704	70,230
Estimated Gross Income	\$678,912	\$716,211	\$741,783
Gross Income per SqFt	\$10.56	\$10.13	\$10.56
Full Market Value	\$1,760,000	\$1,520,000	\$1,920,000
Market Value per SqFt	\$27.40	\$22.00	\$27.30
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04317-0015	2-04317-0040	2-04317-0046
Address	2166 BRONX PARK EAST	2185 BOLTON STREET	2165 BOLTON STREET
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	67	67
Year Built	1936	1935	1935
Gross SqFt	73,610	70,704	70,230
Estimated Gross Income	\$777,321	\$716,211	\$741,783
Gross Income per SqFt	\$10.56	\$10.13	\$10.56
Full Market Value	\$2,010,000	\$1,520,000	\$1,920,000
Market Value per SqFt	\$27.30	\$22.00	\$27.30
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04317-0025	2-04317-0040	2-04317-0046
Address	2190 BOSTON ROAD	2185 BOLTON STREET	2165 BOLTON STREET
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	67	67
Year Built	1941	1935	1935
Gross SqFt	87,354	70,704	70,230
Estimated Gross Income	\$922,458	\$716,211	\$741,783
Gross Income per SqFt	\$10.56	\$10.13	\$10.56
Full Market Value	\$2,390,000	\$1,520,000	\$1,920,000
Market Value per SqFt	\$27.40	\$22.00	\$27.30
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04317-0037	2-04317-0040	2-04317-0046
Address	2191 BOLTON STREET	2185 BOLTON STREET	2165 BOLTON STREET
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	67	67
Year Built	1941	1935	1935
Gross SqFt	44,270	70,704	70,230
Estimated Gross Income	\$467,491	\$716,211	\$741,783
Gross Income per SqFt	\$10.56	\$10.13	\$10.56
Full Market Value	\$1,210,000	\$1,520,000	\$1,920,000
Market Value per SqFt	\$27.30	\$22.00	\$27.30
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04319-0010	2-04319-0045	
Address	2156 CRUGER AVENUE	2157 HOLLAND AVENUE	
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	73	73	
Year Built	1930	1930	
Gross SqFt	70,836	73,842	
Estimated Gross Income	\$813,197	\$847,683	
Gross Income per SqFt	\$11.48	\$11.48	
Full Market Value	\$2,110,000	\$2,200,000	
Market Value per SqFt	\$29.80	\$30.00	
Distance from Cooperative in miles		0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04319-0015	2-04319-0045	
Address	2186 CRUGER AVENUE	2157 HOLLAND AVENUE	
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	73	73	
Year Built	1930	1930	
Gross SqFt	70,812	73,842	
Estimated Gross Income	\$812,921	\$847,683	
Gross Income per SqFt	\$11.48	\$11.48	
Full Market Value	\$2,110,000	\$2,200,000	
Market Value per SqFt	\$29.80	\$30.00	
Distance from Cooperative in miles		0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04319-0030	2-04319-0025	2-04319-0045
Address	2199 HOLLAND AVENUE	2198 CRUGER AVENUE	2157 HOLLAND AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	93	88	73
Year Built	1930	1930	1930
Gross SqFt	88,386	88,386	73,842
Estimated Gross Income	\$1,059,748	\$1,059,395	\$847,683
Gross Income per SqFt	\$11.99	\$11.99	\$11.48
Full Market Value	\$2,980,000	\$2,980,000	\$2,200,000
Market Value per SqFt	\$33.70	\$34.00	\$29.80
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04319-0040	2-04319-0025	2-04319-0045
Address	2187 HOLLAND AVENUE	2198 CRUGER AVENUE	2157 HOLLAND AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	88	73
Year Built	1930	1930	1930
Gross SqFt	73,182	88,386	73,842
Estimated Gross Income	\$877,452	\$1,059,395	\$847,683
Gross Income per SqFt	\$11.99	\$11.99	\$11.48
Full Market Value	\$2,470,000	\$2,980,000	\$2,200,000
Market Value per SqFt	\$33.80	\$34.00	\$29.80
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04322-0051	2-04319-0025	2-04319-0045
Address	2165 MATTHEWS AVENUE	2198 CRUGER AVENUE	2157 HOLLAND AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	88	73
Year Built	1959	1930	1930
Gross SqFt	58,500	88,386	73,842
Estimated Gross Income	\$701,415	\$1,059,395	\$847,683
Gross Income per SqFt	\$11.99	\$11.99	\$11.48
Full Market Value	\$1,970,000	\$2,980,000	\$2,200,000
Market Value per SqFt	\$33.70	\$34.00	\$29.80
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04325-0021	2-04323-0018	
Address	2121 PAULDING AVENUE	2160 MATTHEWS AVENUE	
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	121	133	
Year Built	1964	1964	
Gross SqFt	153,804	136,122	
Estimated Gross Income	\$2,025,598	\$1,793,068	
Gross Income per SqFt	\$13.17	\$13.17	
Full Market Value	\$6,310,000	\$5,580,000	
Market Value per SqFt	\$41.00	\$41.00	
Distance from Cooperative in miles		0.15	

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04337-0001	2-04426-0017	2-04342-0010
Address	601 PELHAM PARKWAY NORTH	2440 OLINVILLE AVENUE	2280 OLINVILLE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	116	83	256
Year Built	1937	1965	1965
Gross SqFt	108,757	95,700	255,000
Estimated Gross Income	\$1,344,236	\$957,693	\$3,151,521
Gross Income per SqFt	\$12.36	\$10.01	\$12.36
Full Market Value	\$3,780,000	\$2,280,000	\$8,860,000
Market Value per SqFt	\$34.80	\$24.00	\$34.70
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04337-0018	2-04337-0032	
Address	2244 BRONX PARK EAST	2245 BARKER AVENUE	
Neighborhood	BRONXDALE	BRONXDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	68	50	
Year Built	1956	1959	
Gross SqFt	65,071	57,678	
Estimated Gross Income	\$611,667	\$542,443	
Gross Income per SqFt	\$9.40	\$9.40	
Full Market Value	\$1,450,000	\$1,290,000	
Market Value per SqFt	\$22.28	\$22.00	
Distance from Cooperative in miles		0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04341-0001	2-04633-0001	2-04342-0010
Address	665 THWAITES PLACE	831 BARTHOLDI STREET	2280 OLINVILLE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	135	122	256
Year Built	1962	1973	1965
Gross SqFt	125,891	127,629	255,000
Estimated Gross Income	\$1,753,661	\$1,777,643	\$3,151,521
Gross Income per SqFt	\$13.93	\$13.93	\$12.36
Full Market Value	\$4,550,000	\$4,610,000	\$8,860,000
Market Value per SqFt	\$36.10	\$36.00	\$34.70
Distance from Cooperative in miles		1.05	0.05

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04343-0001	2-04633-0001	2-04342-0010
Address	2215 CRUGER AVENUE	831 BARTHOLDI STREET	2280 OLINVILLE AVENUE
Neighborhood	PELHAM PARKWAY NORTH	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	122	256
Year Built	1952	1973	1965
Gross SqFt	140,662	127,629	255,000
Estimated Gross Income	\$1,959,421	\$1,777,643	\$3,151,521
Gross Income per SqFt	\$13.93	\$13.93	\$12.36
Full Market Value	\$5,080,000	\$4,610,000	\$8,860,000
Market Value per SqFt	\$36.10	\$36.00	\$34.70
Distance from Cooperative in miles		1.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04425-0001	2-04633-0001	2-04338-0012
Address	2410 BARKER AVENUE	831 BARTHOLDI STREET	660 THWAITES PLACE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	172	122	108
Year Built	1963	1973	1954
Gross SqFt	183,600	127,629	137,350
Estimated Gross Income	\$2,557,548	\$1,777,643	\$1,057,852
Gross Income per SqFt	\$13.93	\$13.93	\$7.70
Full Market Value	\$5,420,000	\$4,610,000	\$2,240,000
Market Value per SqFt	\$29.50	\$36.00	\$16.31
Distance from Cooperative in miles		0.90	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04429-0001	2-04338-0012	2-04342-0010
Address	2550 OLINVILLE AVENUE	660 THWAITES PLACE	2280 OLINVILLE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	213	108	256
Year Built	1965	1954	1965
Gross SqFt	232,532	137,350	255,000
Estimated Gross Income	\$2,874,095	\$1,057,852	\$3,151,521
Gross Income per SqFt	\$12.36	\$7.70	\$12.36
Full Market Value	\$8,080,000	\$2,240,000	\$8,860,000
Market Value per SqFt	\$34.70	\$16.00	\$34.70
Distance from Cooperative in miles		0.40	0.30

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04508-0010	2-04337-0032	2-04337-0064
Address	2750 OLINVILLE AVENUE	2245 BARKER AVENUE	620 REISS PLACE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	50	74
Year Built	1955	1959	1959
Gross SqFt	71,256	57,678	86,527
Estimated Gross Income	\$669,806	\$542,443	\$705,290
Gross Income per SqFt	\$9.40	\$9.40	\$8.15
Full Market Value	\$1,590,000	\$1,290,000	\$1,500,000
Market Value per SqFt	\$22.31	\$22.00	\$17.34
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04543-0001	2-04342-0010	2-04633-0001
Address	3000 BRONX PARK EAST	2280 OLINVILLE AVENUE	831 BARTHOLDI STREET
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	297	256	122
Year Built	1961	1965	1973
Gross SqFt	352,360	255,000	127,629
Estimated Gross Income	\$4,908,374	\$3,151,521	\$1,777,643
Gross Income per SqFt	\$13.93	\$12.36	\$13.93
Full Market Value	\$10,400,000	\$8,860,000	\$4,610,000
Market Value per SqFt	\$29.50	\$35.00	\$36.10
Distance from Cooperative in miles		0.75	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04550-0012	2-04633-0001	2-04338-0012
Address	2922 BARNES AVENUE	831 BARTHOLDI STREET	660 THWAITES PLACE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	129	122	108
Year Built	1928	1973	1954
Gross SqFt	127,566	127,629	137,350
Estimated Gross Income	\$1,776,994	\$1,777,643	\$1,057,852
Gross Income per SqFt	\$13.93	\$13.93	\$7.70
Full Market Value	\$4,610,000	\$4,610,000	\$2,240,000
Market Value per SqFt	\$36.10	\$36.00	\$16.31
Distance from Cooperative in miles		0.40	0.75

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04573-0005	2-04550-0027	2-04424-0012
Address	829 ADEE AVENUE	808 ADEE AVENUE	2420 BRONX PARK EAST
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	78	66
Year Built	1927	1927	1928
Gross SqFt	48,944	82,320	79,366
Estimated Gross Income	\$540,341	\$908,769	\$736,132
Gross Income per SqFt	\$11.04	\$11.04	\$9.28
Full Market Value	\$1,150,000	\$2,360,000	\$1,750,000
Market Value per SqFt	\$23.50	\$29.00	\$22.05
Distance from Cooperative in miles		0.10	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04593-0036	2-04111-0060	2-04305-0004
Address	3231 BARKER AVENUE	1650 WILLIAMSBRIDGE ROAD	1110 LYDIG AVENUE
Neighborhood	BRONXDALE	MORRIS PARK/VAN NEST	PELHAM PARKWAY SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	26	15
Year Built	1953	1960	1952
Gross SqFt	27,225	17,100	14,400
Estimated Gross Income	\$364,270	\$228,839	\$243,792
Gross Income per SqFt	\$13.38	\$13.38	\$16.93
Full Market Value	\$1,130,000	\$713,000	\$824,000
Market Value per SqFt	\$41.50	\$42.00	\$57.00
Distance from Cooperative in miles		2.00	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04594-0044	2-04340-0086	2-04341-0075
Address	3215 OLINVILLE AVENUE	2255 BARKER AVENUE	2265 OLINVILLE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	42	40
Year Built	1963	1964	1962
Gross SqFt	38,150	31,320	31,320
Estimated Gross Income	\$457,418	\$375,680	\$243,478
Gross Income per SqFt	\$11.99	\$11.99	\$7.77
Full Market Value	\$1,290,000	\$1,060,000	\$516,000
Market Value per SqFt	\$33.80	\$34.00	\$16.48
Distance from Cooperative in miles		0.85	0.85

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04597-0021	2-04426-0010	2-04570-0032
Address	3230 CRUGER AVENUE	2418 OLINVILLE AVENUE	3039 WALLACE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	72	60
Year Built	1930	1932	1929
Gross SqFt	67,248	69,120	52,980
Estimated Gross Income	\$780,749	\$749,536	\$615,009
Gross Income per SqFt	\$11.61	\$10.84	\$11.61
Full Market Value	\$2,190,000	\$1,940,000	\$1,730,000
Market Value per SqFt	\$32.60	\$28.00	\$32.70
Distance from Cooperative in miles		0.70	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04599-0017	2-04342-0010	2-04426-0017
Address	3260 CRUGER AVENUE	2280 OLINVILLE AVENUE	2440 OLINVILLE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	256	83
Year Built	1965	1965	1965
Gross SqFt	116,222	255,000	95,700
Estimated Gross Income	\$1,436,503	\$3,151,521	\$957,693
Gross Income per SqFt	\$12.36	\$12.36	\$10.01
Full Market Value	\$3,050,000	\$8,860,000	\$2,280,000
Market Value per SqFt	\$26.20	\$35.00	\$23.82
Distance from Cooperative in miles		0.90	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04641-0016	2-03115-0005	2-04178-0010
Address	3555 OLINVILLE AVENUE	2405 SOUTHERN BOULEVARD	3555 BRUCKNER BOULEVARD
Neighborhood	WILLIAMSBRIDGE	BELMONT	SCHUYLerville/PELHAM BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	142	142	142
Year Built	1965	1970	1960
Gross SqFt	167,000	125,075	112,000
Estimated Gross Income	\$1,864,340	\$1,250,492	\$1,426,482
Gross Income per SqFt	\$11.16	\$10.00	\$12.74
Full Market Value	\$3,950,000	\$2,650,000	\$4,010,000
Market Value per SqFt	\$23.65	\$21.00	\$35.80
Distance from Cooperative in miles		1.80	3.00

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04653-0049	2-02823-0046	2-03057-0011
Address	3850 BRONX BOULEVARD	1700 GRAND CONCOURSE	2410 WASHINGTON AVENUE
Neighborhood	WILLIAMSBRIDGE	MOUNT HOPE/MOUNT EDEN	BELMONT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	166	158	170
Year Built	1958	1963	1967
Gross SqFt	167,750	154,656	148,500
Estimated Gross Income	\$1,848,605	\$1,499,374	\$1,894,245
Gross Income per SqFt	\$11.02	\$9.69	\$12.76
Full Market Value	\$3,920,000	\$3,570,000	\$5,900,000
Market Value per SqFt	\$23.37	\$23.00	\$39.70
Distance from Cooperative in miles		3.70	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04659-0031	2-04323-0018	2-05780-0940
Address	3511 BARNES AVENUE	2160 MATTHEWS AVENUE	3900 GREYSTONE AVENUE
Neighborhood	WILLIAMSBRIDGE	PELHAM PARKWAY SOUTH	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	133	127
Year Built	1967	1964	1928
Gross SqFt	136,070	136,122	134,703
Estimated Gross Income	\$1,537,098	\$1,793,068	\$1,542,298
Gross Income per SqFt	\$11.30	\$13.17	\$11.45
Full Market Value	\$3,260,000	\$5,580,000	\$4,330,000
Market Value per SqFt	\$23.96	\$41.00	\$32.10
Distance from Cooperative in miles		1.50	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04663-0028	2-03753-0044	2-04440-0007
Address	724 EAST 216 STREET	1163 BEACH AVENUE	2502 BARNES AVENUE
Neighborhood	WILLIAMSBRIDGE	SOUNDVIEW	PELHAM PARKWAY NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	19	19
Year Built	1928	1927	1924
Gross SqFt	19,292	19,200	17,168
Estimated Gross Income	\$162,313	\$225,600	\$132,558
Gross Income per SqFt	\$8.41	\$11.75	\$7.72
Full Market Value	\$344,000	\$634,000	\$281,000
Market Value per SqFt	\$17.83	\$33.00	\$16.37
Distance from Cooperative in miles		3.55	1.15

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04670-0050	2-04722-0012	2-05263-0040
Address	800 TILDEN STREET	3437 EASTCHESTER ROAD	3475 BIVONA STREET
Neighborhood	WILLIAMSBRIDGE	BAYCHESTER	BAYCHESTER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	269	326	307
Year Built	1962	1935	1967
Gross SqFt	289,000	254,000	264,960
Estimated Gross Income	\$3,063,400	\$3,747,097	\$3,338,496
Gross Income per SqFt	\$10.60	\$14.75	\$12.60
Full Market Value	\$7,940,000	\$12,700,000	\$7,080,000
Market Value per SqFt	\$27.50	\$50.00	\$26.70
Distance from Cooperative in miles		0.70	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04671-0051	2-02420-9978	2-03115-9021
Address	801 TILDEN STREET	3141 PARK AVENUE	2481 SOUTHERN BOULEVARD
Neighborhood	WILLIAMSBRIDGE	MELROSE/CONCOURSE	BELMONT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	266	300	311
Year Built	1971	1964	1975
Gross SqFt	318,060	267,525	249,600
Estimated Gross Income	\$3,371,436	\$3,251,500	\$3,019,551
Gross Income per SqFt	\$10.60	\$12.15	\$12.10
Full Market Value	\$7,150,000	\$6,890,000	\$7,180,000
Market Value per SqFt	\$22.48	\$26.00	\$28.80
Distance from Cooperative in miles		4.75	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04840-0023	2-02981-0046	2-05042-0025
Address	747 EAST 226 STREET	1463 HOE AVENUE	676 NEREID AVENUE
Neighborhood	WILLIAMSBRIDGE	CROTONA PARK	WAKEFIELD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	22	22
Year Built	1963	1925	1924
Gross SqFt	16,506	14,400	17,952
Estimated Gross Income	\$212,571	\$189,870	\$214,346
Gross Income per SqFt	\$12.88	\$13.19	\$11.94
Full Market Value	\$662,000	\$591,000	\$602,000
Market Value per SqFt	\$40.10	\$41.00	\$33.50
Distance from Cooperative in miles		4.15	0.70

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04845-0011	2-02420-0120	2-05909-0163
Address	745 EAST 231 STREET	280 EAST 161 STREET	3950 BLACKSTONE AVENUE
Neighborhood	WILLIAMSBRIDGE	MELROSE/CONCOURSE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	201	204	176
Year Built	1957	1980	1959
Gross SqFt	249,258	239,712	237,000
Estimated Gross Income	\$2,933,766	\$2,764,778	\$3,082,644
Gross Income per SqFt	\$11.77	\$11.53	\$13.01
Full Market Value	\$8,240,000	\$5,860,000	\$9,600,000
Market Value per SqFt	\$33.10	\$24.00	\$40.50
Distance from Cooperative in miles		5.70	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05000-0001	2-03212-0005	2-05796-0129
Address	855 EAST 233 STREET	2260 DR M L KING JR BOULE	3660 OXFORD AVENUE
Neighborhood	WAKEFIELD	KINGSBRIDGE HTS/UNIV HTS	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	110	110	77
Year Built	1964	1959	1967
Gross SqFt	120,534	122,883	106,934
Estimated Gross Income	\$1,284,892	\$1,212,521	\$1,346,616
Gross Income per SqFt	\$10.66	\$9.87	\$12.59
Full Market Value	\$2,720,000	\$2,880,000	\$3,780,000
Market Value per SqFt	\$22.57	\$23.00	\$35.30
Distance from Cooperative in miles		3.45	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05038-0010	2-03355-0109	2-04826-0040
Address	4331 RICHARDSON AVENUE	3370 DECATUR AVENUE	633 EAST 224 STREET
Neighborhood	WAKEFIELD	BEDFORD PARK/NORWOOD	WILLIAMSBRIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	21	21
Year Built	1964	1937	1928
Gross SqFt	17,013	16,450	15,532
Estimated Gross Income	\$187,143	\$165,198	\$185,599
Gross Income per SqFt	\$11.00	\$10.04	\$11.95
Full Market Value	\$485,000	\$393,000	\$522,000
Market Value per SqFt	\$28.50	\$24.00	\$33.60
Distance from Cooperative in miles		1.55	0.65

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05135-0051	2-02882-0229	
Address	2324 HUNTER AVENUE	16 RICHMAN PLAZA	
Neighborhood	CO-OP CITY	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	4,470	1,654	
Year Built	1969	1973	
Gross SqFt	5,541,031	1,597,950	
Estimated Gross Income	\$59,344,442	\$19,139,855	
Gross Income per SqFt	\$10.71	\$11.98	
Full Market Value	\$126,000,000	\$40,600,000	
Market Value per SqFt	\$22.74	\$25.00	
Distance from Cooperative in miles		5.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05141-0120	2-02882-0229	
Address	2049 BARTOW AVENUE	16 RICHMAN PLAZA	
Neighborhood	CO-OP CITY	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	10,948	1,654	
Year Built	1969	1973	
Gross SqFt	13,540,113	1,597,950	
Estimated Gross Income	\$145,014,610	\$19,139,855	
Gross Income per SqFt	\$10.71	\$11.98	
Full Market Value	\$307,000,000	\$40,600,000	
Market Value per SqFt	\$22.67	\$25.00	
Distance from Cooperative in miles		5.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05259-0016	2-02441-0001	2-03895-0001
Address	3410 DE REIMER AVENUE	2950 PARK AVENUE	1500 NOBLE AVENUE
Neighborhood	BAYCHESTER	MELROSE/CONCOURSE	PARKCHESTER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	208	216	238
Year Built	1965	1983	1965
Gross SqFt	256,000	257,718	265,625
Estimated Gross Income	\$3,248,780	\$3,297,830	\$2,898,181
Gross Income per SqFt	\$12.69	\$12.80	\$10.91
Full Market Value	\$10,100,000	\$10,300,000	\$7,510,000
Market Value per SqFt	\$39.50	\$40.00	\$28.30
Distance from Cooperative in miles		6.10	3.50

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05403-0025	2-05385-0013	2-05384-0010
Address	3321 BRUCKNER BOULEVARD	2816 ROEBLING AVENUE	1534 ERICSON PLACE
Neighborhood	SCHUYLerville/PELHAM BAY	SCHUYLerville/PELHAM BAY	SCHUYLerville/PELHAM BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
Total Units	71	60	59
Year Built	1939	1929	1927
Gross SqFt	57,994	50,000	46,550
Estimated Gross Income	\$582,839	\$517,209	\$554,729
Gross Income per SqFt	\$10.05	\$10.34	\$11.92
Full Market Value	\$1,390,000	\$1,340,000	\$1,560,000
Market Value per SqFt	\$23.97	\$27.00	\$33.50
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05409-0041	2-05920-0670	2-03212-0005
Address	1110 STADIUM AVENUE	3801 HUDSON MANOR TERRACE	2260 DR M L KING JR BOULE
Neighborhood	COUNTRY CLUB	RIVERDALE	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	130	135	110
Year Built	1963	1960	1959
Gross SqFt	136,913	152,400	122,883
Estimated Gross Income	\$1,506,043	\$2,071,191	\$1,212,521
Gross Income per SqFt	\$11.00	\$13.59	\$9.87
Full Market Value	\$3,900,000	\$6,450,000	\$2,880,000
Market Value per SqFt	\$28.50	\$42.00	\$23.44
Distance from Cooperative in miles		6.30	4.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05481-0048	2-05793-0467	2-05814-1155
Address	3255 RANDALL AVENUE	3555 OXFORD AVENUE	210 WEST 251 STREET
Neighborhood	COUNTRY CLUB	RIVERDALE	FIELDSTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	57	70
Year Built	1965	1960	1960
Gross SqFt	55,800	72,553	75,000
Estimated Gross Income	\$725,400	\$895,116	\$1,113,242
Gross Income per SqFt	\$13.00	\$12.34	\$14.84
Full Market Value	\$2,260,000	\$2,520,000	\$3,760,000
Market Value per SqFt	\$40.50	\$35.00	\$50.00
Distance from Cooperative in miles		6.30	6.20

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05628-0008	2-03143-0172	2-05333-0106
Address	30 CAROLL STREET	2245 WEBSTER AVENUE	1235 BRADFORD AVENUE
Neighborhood	CITY ISLAND	FORDHAM	SCHUYLerville/PELHAM BAY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	13
Year Built	1920	1911	1929
Gross SqFt	6,480	9,684	6,510
Estimated Gross Income	\$108,540	\$116,044	\$118,527
Gross Income per SqFt	\$16.75	\$11.98	\$18.21
Full Market Value	\$406,000	\$326,000	\$443,000
Market Value per SqFt	\$63.00	\$34.00	\$68.00
Distance from Cooperative in miles		5.60	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05713-0107	2-05760-0112	2-05784-0340
Address	290 WEST 232 STREET	3424 KINGSBRIDGE AVENUE	500 WEST 235 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	117	138	87
Year Built	1966	1962	1954
Gross SqFt	122,000	128,500	92,600
Estimated Gross Income	\$1,457,900	\$1,609,377	\$1,246,526
Gross Income per SqFt	\$11.95	\$12.52	\$13.46
Full Market Value	\$4,100,000	\$4,520,000	\$3,880,000
Market Value per SqFt	\$33.60	\$35.00	\$41.90
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05714-0164	2-03248-0049	2-05759-0573
Address	3125 TIBBETT AVENUE	2685 UNIVERSITY AVENUE	3411 IRWIN AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	225	193	401
Year Built	1961	1926	1962
Gross SqFt	234,000	200,000	345,000
Estimated Gross Income	\$1,852,015	\$2,400,603	\$2,505,955
Gross Income per SqFt	\$7.91	\$12.00	\$7.26
Full Market Value	\$3,930,000	\$6,750,000	\$5,310,000
Market Value per SqFt	\$16.79	\$34.00	\$15.39
Distance from Cooperative in miles		0.95	0.20

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05716-0265	2-05784-0340	2-05723-0100
Address	2465 PALISADE AVENUE	500 WEST 235 STREET	500 KAPPOCK STREET
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	87	82
Year Built	1958	1954	1950
Gross SqFt	85,117	92,600	59,142
Estimated Gross Income	\$1,106,521	\$1,246,526	\$1,204,598
Gross Income per SqFt	\$13.00	\$13.46	\$20.37
Full Market Value	\$3,450,000	\$3,880,000	\$4,500,000
Market Value per SqFt	\$40.50	\$42.00	\$76.00
Distance from Cooperative in miles		0.85	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05716-0362	2-05760-0112	2-05909-0825
Address	2400 JOHNSON AVENUE	3424 KINGSBRIDGE AVENUE	630 WEST 246 STREET
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	130	138	403
Year Built	1969	1962	1958
Gross SqFt	142,000	128,500	443,283
Estimated Gross Income	\$1,945,400	\$1,609,377	\$9,589,106
Gross Income per SqFt	\$13.70	\$12.52	\$21.63
Full Market Value	\$6,060,000	\$4,520,000	\$39,700,000
Market Value per SqFt	\$42.70	\$35.00	\$90.00
Distance from Cooperative in miles		1.00	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05716-0500	2-03681-0001	2-05909-0825
Address	2500 JOHNSON AVENUE	2001 STORY AVENUE	630 WEST 246 STREET
Neighborhood	RIVERDALE	CASTLE HILL/UNIONPORT	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	339	355	403
Year Built	1967	1973	1958
Gross SqFt	466,400	421,833	443,283
Estimated Gross Income	\$6,366,360	\$5,209,624	\$9,589,106
Gross Income per SqFt	\$13.65	\$12.35	\$21.63
Full Market Value	\$19,800,000	\$12,400,000	\$39,700,000
Market Value per SqFt	\$42.50	\$29.00	\$90.00
Distance from Cooperative in miles		5.10	1.05

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05722-0445	2-03115-9021	2-05909-0825
Address	555 KAPPOCK STREET	2481 SOUTHERN BOULEVARD	630 WEST 246 STREET
Neighborhood	RIVERDALE	BELMONT	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	412	311	403
Year Built	1966	1975	1958
Gross SqFt	539,000	249,600	443,283
Estimated Gross Income	\$6,387,150	\$3,019,551	\$9,589,106
Gross Income per SqFt	\$11.85	\$12.10	\$21.63
Full Market Value	\$17,900,000	\$7,180,000	\$39,700,000
Market Value per SqFt	\$33.20	\$29.00	\$90.00
Distance from Cooperative in miles		2.40	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05723-0042	2-03230-0016	2-05909-0163
Address	60 KNOLLS CRESCENT	1981 SEDGWICK AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	KINGSBRIDGE HTS/UNIV HTS	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	244	225	176
Year Built	1953	1952	1959
Gross SqFt	237,800	202,600	237,000
Estimated Gross Income	\$3,091,400	\$2,777,516	\$3,082,644
Gross Income per SqFt	\$13.00	\$13.71	\$13.01
Full Market Value	\$9,630,000	\$8,650,000	\$9,600,000
Market Value per SqFt	\$40.50	\$43.00	\$40.50
Distance from Cooperative in miles		1.50	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05723-0084	2-03230-0016	2-05909-0163
Address	25 KNOLLS CRESCENT	1981 SEDGWICK AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	KINGSBRIDGE HTS/UNIV HTS	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	252	225	176
Year Built	1954	1952	1959
Gross SqFt	247,247	202,600	237,000
Estimated Gross Income	\$3,214,211	\$2,777,516	\$3,082,644
Gross Income per SqFt	\$13.00	\$13.71	\$13.01
Full Market Value	\$10,000,000	\$8,650,000	\$9,600,000
Market Value per SqFt	\$40.40	\$43.00	\$40.50
Distance from Cooperative in miles		1.50	1.00

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05723-0094	2-03236-0175	2-05371-0060
Address	510 KAPPOCK STREET	2455 SEDGWICK AVENUE	3080 EAST TREMONT AVENUE
Neighborhood	RIVERDALE	KINGSBRIDGE HTS/UNIV HTS	SCHUYLerville/PELHAM BAY
Building Classification	C6-WALK-UP	D5-ELEVATOR	C9-WALK-UP
Total Units	34	29	27
Year Built	1948	1964	1962
Gross SqFt	43,000	24,761	16,507
Estimated Gross Income	\$552,550	\$367,493	\$215,923
Gross Income per SqFt	\$12.85	\$14.84	\$13.08
Full Market Value	\$1,720,000	\$1,240,000	\$672,000
Market Value per SqFt	\$40.00	\$50.00	\$40.70
Distance from Cooperative in miles		1.05	5.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05724-0685	2-05904-0267	2-05787-0137
Address	601 KAPPOCK STREET	600 WEST 239 STREET	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	90	85
Year Built	1960	1956	1954
Gross SqFt	129,600	98,681	100,498
Estimated Gross Income	\$1,555,200	\$1,338,816	\$1,228,776
Gross Income per SqFt	\$12.00	\$13.57	\$12.23
Full Market Value	\$4,370,000	\$4,170,000	\$3,450,000
Market Value per SqFt	\$33.70	\$42.00	\$34.30
Distance from Cooperative in miles		0.70	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05725-0767	2-05793-0467	2-03715-0017
Address	609 KAPPOCK STREET	3555 OXFORD AVENUE	1030 BOYNTON AVENUE
Neighborhood	RIVERDALE	RIVERDALE	SOUNDVIEW
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	57	67
Year Built	1962	1960	1930
Gross SqFt	82,500	72,553	66,456
Estimated Gross Income	\$948,750	\$895,116	\$845,869
Gross Income per SqFt	\$11.50	\$12.34	\$12.73
Full Market Value	\$2,670,000	\$2,520,000	\$1,790,000
Market Value per SqFt	\$32.40	\$35.00	\$26.90
Distance from Cooperative in miles		0.55	4.35

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05725-0776	2-05904-0267	2-05787-0137
Address	629 KAPPOCK STREET	600 WEST 239 STREET	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	90	85
Year Built	1961	1956	1954
Gross SqFt	130,570	98,681	100,498
Estimated Gross Income	\$1,566,840	\$1,338,816	\$1,228,776
Gross Income per SqFt	\$12.00	\$13.57	\$12.23
Full Market Value	\$4,400,000	\$4,170,000	\$3,450,000
Market Value per SqFt	\$33.70	\$42.00	\$34.30
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05726-0673	2-05904-0267	2-05746-0567
Address	2750 JOHNSON AVENUE	600 WEST 239 STREET	2675 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	90	78
Year Built	1964	1956	1951
Gross SqFt	93,060	98,681	92,782
Estimated Gross Income	\$1,139,985	\$1,338,816	\$1,170,220
Gross Income per SqFt	\$12.25	\$13.57	\$12.61
Full Market Value	\$3,200,000	\$4,170,000	\$3,290,000
Market Value per SqFt	\$34.40	\$42.00	\$35.50
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05736-0006	2-05723-0100	2-05784-0340
Address	3050 FAIRFIELD AVENUE	500 KAPPOCK STREET	500 WEST 235 STREET
Neighborhood	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	82	87
Year Built	1958	1950	1954
Gross SqFt	111,000	59,142	92,600
Estimated Gross Income	\$1,443,000	\$1,204,598	\$1,246,526
Gross Income per SqFt	\$13.00	\$20.37	\$13.46
Full Market Value	\$4,490,000	\$4,500,000	\$3,880,000
Market Value per SqFt	\$40.50	\$76.00	\$41.90
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05737-0061	2-05784-0340	2-05851-2091
Address	640 WEST 231 STREET	500 WEST 235 STREET	6477 BROADWAY
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	87	64
Year Built	1953	1954	1996
Gross SqFt	72,800	92,600	54,000
Estimated Gross Income	\$880,880	\$1,246,526	\$533,536
Gross Income per SqFt	\$12.10	\$13.46	\$9.88
Full Market Value	\$2,480,000	\$3,880,000	\$1,130,000
Market Value per SqFt	\$34.10	\$42.00	\$20.93
Distance from Cooperative in miles		0.40	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05738-0353	2-05780-0940	2-05789-0024
Address	3015 RIVERDALE AVENUE	3900 GREYSTONE AVENUE	3240 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	121	127	108
Year Built	1941	1928	1938
Gross SqFt	125,148	134,703	163,197
Estimated Gross Income	\$1,376,628	\$1,542,298	\$2,119,976
Gross Income per SqFt	\$11.00	\$11.45	\$12.99
Full Market Value	\$3,570,000	\$4,330,000	\$6,600,000
Market Value per SqFt	\$28.50	\$32.00	\$40.40
Distance from Cooperative in miles		0.55	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05738-0366	2-05793-0467	2-03715-0017
Address	3030 JOHNSON AVENUE	3555 OXFORD AVENUE	1030 BOYNTON AVENUE
Neighborhood	RIVERDALE	RIVERDALE	SOUNDVIEW
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	57	67
Year Built	1966	1960	1930
Gross SqFt	64,310	72,553	66,456
Estimated Gross Income	\$771,720	\$895,116	\$845,869
Gross Income per SqFt	\$12.00	\$12.34	\$12.73
Full Market Value	\$2,170,000	\$2,520,000	\$1,790,000
Market Value per SqFt	\$33.70	\$35.00	\$26.90
Distance from Cooperative in miles		0.30	4.30

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05739-0257	2-05903-0283	2-05796-0129
Address	3135 JOHNSON AVENUE	3611 HENRY HUDSON PARKWAY	3660 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	122	123	77
Year Built	1953	1951	1967
Gross SqFt	141,721	134,000	106,934
Estimated Gross Income	\$1,700,652	\$1,961,368	\$1,346,616
Gross Income per SqFt	\$12.00	\$14.64	\$12.59
Full Market Value	\$4,780,000	\$6,630,000	\$3,780,000
Market Value per SqFt	\$33.70	\$50.00	\$35.30
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05742-0120	2-05796-0129	2-05903-0283
Address	3103 FAIRFIELD AVENUE	3660 OXFORD AVENUE	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	108	77	123
Year Built	1949	1967	1951
Gross SqFt	108,700	106,934	134,000
Estimated Gross Income	\$1,304,400	\$1,346,616	\$1,961,368
Gross Income per SqFt	\$12.00	\$12.59	\$14.64
Full Market Value	\$3,670,000	\$3,780,000	\$6,630,000
Market Value per SqFt	\$33.80	\$35.00	\$49.50
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05743-0002	2-05793-0467	2-05874-1028
Address	2530 INDEPENDENCE AVENUE	3555 OXFORD AVENUE	6629 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	57	84
Year Built	1961	1960	1962
Gross SqFt	79,296	72,553	76,009
Estimated Gross Income	\$951,552	\$895,116	\$1,028,922
Gross Income per SqFt	\$12.00	\$12.34	\$13.54
Full Market Value	\$2,670,000	\$2,520,000	\$3,200,000
Market Value per SqFt	\$33.70	\$35.00	\$42.10
Distance from Cooperative in miles		0.75	2.35

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05743-0198	2-05793-0467	2-05874-1028
Address	2390 PALISADE AVENUE	3555 OXFORD AVENUE	6629 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	57	84
Year Built	1964	1960	1962
Gross SqFt	80,214	72,553	76,009
Estimated Gross Income	\$962,568	\$895,116	\$1,028,922
Gross Income per SqFt	\$12.00	\$12.34	\$13.54
Full Market Value	\$2,700,000	\$2,520,000	\$3,200,000
Market Value per SqFt	\$33.70	\$35.00	\$42.10
Distance from Cooperative in miles		0.70	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05743-0203	2-05920-0670	2-05909-0163
Address	2550 INDEPENDENCE AVENUE	3801 HUDSON MANOR TERRACE	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	142	135	176
Year Built	1959	1960	1959
Gross SqFt	200,314	152,400	237,000
Estimated Gross Income	\$2,503,925	\$2,071,191	\$3,082,644
Gross Income per SqFt	\$12.50	\$13.59	\$13.01
Full Market Value	\$7,040,000	\$6,450,000	\$9,600,000
Market Value per SqFt	\$35.10	\$42.00	\$40.50
Distance from Cooperative in miles		0.80	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05744-0048	2-05903-0283	2-05760-0112
Address	750 KAPPOCK STREET	3611 HENRY HUDSON PARKWAY	3424 KINGSBRIDGE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	160	123	138
Year Built	1953	1951	1962
Gross SqFt	209,920	134,000	128,500
Estimated Gross Income	\$2,624,000	\$1,961,368	\$1,609,377
Gross Income per SqFt	\$12.50	\$14.64	\$12.52
Full Market Value	\$7,370,000	\$6,630,000	\$4,520,000
Market Value per SqFt	\$35.10	\$50.00	\$35.20
Distance from Cooperative in miles		0.60	0.95

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05745-0001	2-05909-0163	2-05760-0112
Address	2621 PALISADE AVENUE	3950 BLACKSTONE AVENUE	3424 KINGSBRIDGE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	180	176	138
Year Built	1962	1959	1962
Gross SqFt	231,154	237,000	128,500
Estimated Gross Income	\$2,889,425	\$3,082,644	\$1,609,377
Gross Income per SqFt	\$12.50	\$13.01	\$12.52
Full Market Value	\$8,120,000	\$9,600,000	\$4,520,000
Market Value per SqFt	\$35.10	\$41.00	\$35.20
Distance from Cooperative in miles		0.85	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05745-0012	2-05903-0283	2-05796-0129
Address	2727 PALISADE AVENUE	3611 HENRY HUDSON PARKWAY	3660 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	125	123	77
Year Built	1955	1951	1967
Gross SqFt	194,730	134,000	106,934
Estimated Gross Income	\$2,434,125	\$1,961,368	\$1,346,616
Gross Income per SqFt	\$12.50	\$14.64	\$12.59
Full Market Value	\$6,840,000	\$6,630,000	\$3,780,000
Market Value per SqFt	\$35.10	\$50.00	\$35.30
Distance from Cooperative in miles		0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05745-0290	2-05844-1935	2-05798-0101
Address	2501 PALISADE AVENUE	5431 SYLVAN AVENUE	3615 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	24	15
Year Built	1927	1972	1980
Gross SqFt	28,536	18,756	7,550
Estimated Gross Income	\$435,174	\$297,022	\$156,480
Gross Income per SqFt	\$15.25	\$15.84	\$20.73
Full Market Value	\$1,470,000	\$1,000,000	\$585,000
Market Value per SqFt	\$52.00	\$53.00	\$77.00
Distance from Cooperative in miles		1.80	0.70

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05745-0305	2-05903-0283	2-05796-0129
Address	2575 PALISADE AVENUE	3611 HENRY HUDSON PARKWAY	3660 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	143	123	77
Year Built	1958	1951	1967
Gross SqFt	168,962	134,000	106,934
Estimated Gross Income	\$2,112,025	\$1,961,368	\$1,346,616
Gross Income per SqFt	\$12.50	\$14.64	\$12.59
Full Market Value	\$5,930,000	\$6,630,000	\$3,780,000
Market Value per SqFt	\$35.10	\$50.00	\$35.30
Distance from Cooperative in miles		0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05746-0584	2-05851-2091	2-05796-0129
Address	2601 HENRY HUDSON PARKWAY	6477 BROADWAY	3660 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	69	64	77
Year Built	1954	1996	1967
Gross SqFt	92,171	54,000	106,934
Estimated Gross Income	\$1,083,009	\$533,536	\$1,346,616
Gross Income per SqFt	\$11.75	\$9.88	\$12.59
Full Market Value	\$3,040,000	\$1,130,000	\$3,780,000
Market Value per SqFt	\$33.00	\$21.00	\$35.30
Distance from Cooperative in miles		1.90	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05747-0590	2-05792-0430	2-05793-0467
Address	2711 HENRY HUDSON PARKWAY	530 WEST 236 STREET	3555 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	52	86	57
Year Built	1953	1954	1960
Gross SqFt	82,559	103,392	72,553
Estimated Gross Income	\$990,708	\$1,549,644	\$895,116
Gross Income per SqFt	\$12.00	\$14.99	\$12.34
Full Market Value	\$2,780,000	\$5,240,000	\$2,520,000
Market Value per SqFt	\$33.70	\$51.00	\$34.70
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05747-0605	2-05907-0352	2-05864-0516
Address	2734 INDEPENDENCE AVENUE	3800 INDEPENDENCE AVENUE	6555 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	72	73
Year Built	1970	1970	1961
Gross SqFt	83,880	84,925	62,570
Estimated Gross Income	\$1,048,500	\$1,083,912	\$840,222
Gross Income per SqFt	\$12.50	\$12.76	\$13.43
Full Market Value	\$2,950,000	\$3,380,000	\$2,620,000
Market Value per SqFt	\$35.20	\$40.00	\$41.90
Distance from Cooperative in miles		0.55	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05748-0500	2-05773-0290	2-05769-0132
Address	3001 HENRY HUDSON PARKWAY	275 WEST 238 STREET	3660 WALDO AVENUE
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	72	86
Year Built	1934	1937	1940
Gross SqFt	140,000	71,091	72,000
Estimated Gross Income	\$1,680,000	\$997,401	\$1,044,871
Gross Income per SqFt	\$12.00	\$14.03	\$14.51
Full Market Value	\$4,720,000	\$3,110,000	\$3,530,000
Market Value per SqFt	\$33.70	\$44.00	\$49.00
Distance from Cooperative in miles		0.85	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05750-0357	2-05851-2091	2-05796-0129
Address	735 KAPPOCK STREET	6477 BROADWAY	3660 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	69	64	77
Year Built	1953	1996	1967
Gross SqFt	61,538	54,000	106,934
Estimated Gross Income	\$723,071	\$533,536	\$1,346,616
Gross Income per SqFt	\$11.75	\$9.88	\$12.59
Full Market Value	\$2,030,000	\$1,130,000	\$3,780,000
Market Value per SqFt	\$33.00	\$21.00	\$35.30
Distance from Cooperative in miles		1.85	0.60

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05758-0442	2-05827-1620	2-05864-0516
Address	315 WEST 232 STREET	244 FIELDSTON TERRACE	6555 BROADWAY
Neighborhood	KINGSBRIDGE/JEROME PARK	FIELDSTON	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	72	73
Year Built	1974	1961	1961
Gross SqFt	75,747	63,237	62,570
Estimated Gross Income	\$908,964	\$702,836	\$840,222
Gross Income per SqFt	\$12.00	\$11.11	\$13.43
Full Market Value	\$2,550,000	\$1,820,000	\$2,620,000
Market Value per SqFt	\$33.70	\$29.00	\$41.90
Distance from Cooperative in miles		1.00	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05759-0364	2-05827-1620	2-05864-0516
Address	3240 RIVERDALE AVENUE	244 FIELDSTON TERRACE	6555 BROADWAY
Neighborhood	KINGSBRIDGE/JEROME PARK	FIELDSTON	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	72	73
Year Built	1970	1961	1961
Gross SqFt	67,987	63,237	62,570
Estimated Gross Income	\$815,844	\$702,836	\$840,222
Gross Income per SqFt	\$12.00	\$11.11	\$13.43
Full Market Value	\$2,290,000	\$1,820,000	\$2,620,000
Market Value per SqFt	\$33.70	\$29.00	\$41.90
Distance from Cooperative in miles		0.90	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05764-0642	2-05793-0467	2-05792-0430
Address	3475 GREYSTONE AVENUE	3555 OXFORD AVENUE	530 WEST 236 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	57	57	86
Year Built	1957	1960	1954
Gross SqFt	61,187	72,553	103,392
Estimated Gross Income	\$734,244	\$895,116	\$1,549,644
Gross Income per SqFt	\$12.00	\$12.34	\$14.99
Full Market Value	\$2,060,000	\$2,520,000	\$5,240,000
Market Value per SqFt	\$33.70	\$35.00	\$51.00
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05767-0798	2-05732-0924	2-05864-0516
Address	288 WEST 238 STREET	2700 HENRY HUDSON PARKWAY	6555 BROADWAY
Neighborhood	KINGSBRIDGE/JEROME PARK	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	78	73
Year Built	1962	1955	1961
Gross SqFt	69,848	108,955	62,570
Estimated Gross Income	\$838,176	\$1,203,875	\$840,222
Gross Income per SqFt	\$12.00	\$11.05	\$13.43
Full Market Value	\$2,360,000	\$3,120,000	\$2,620,000
Market Value per SqFt	\$33.80	\$29.00	\$41.90
Distance from Cooperative in miles		0.70	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05770-0069	2-05754-0090	2-05769-0132
Address	3636 GREYSTONE AVENUE	225 WEST 232 STREET	3660 WALDO AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	96	86
Year Built	1940	1929	1940
Gross SqFt	118,214	87,510	72,000
Estimated Gross Income	\$1,477,675	\$926,140	\$1,044,871
Gross Income per SqFt	\$12.50	\$10.58	\$14.51
Full Market Value	\$4,150,000	\$1,960,000	\$3,530,000
Market Value per SqFt	\$35.10	\$22.00	\$49.00
Distance from Cooperative in miles		0.40	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05771-0020	2-05754-0072	2-05773-0290
Address	3600 FIELDSTON ROAD	222 WEST 233 STREET	275 WEST 238 STREET
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	72	72
Year Built	1941	1928	1937
Gross SqFt	86,000	66,270	71,091
Estimated Gross Income	\$1,075,000	\$761,476	\$997,401
Gross Income per SqFt	\$12.50	\$11.49	\$14.03
Full Market Value	\$3,020,000	\$2,140,000	\$3,110,000
Market Value per SqFt	\$35.10	\$32.00	\$43.70
Distance from Cooperative in miles		0.40	0.30

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05771-0041	2-05773-0290	2-05795-0537
Address	474 WEST 238 STREET	275 WEST 238 STREET	3555 NETHERLAND AVENUE
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	72	55
Year Built	1939	1937	1939
Gross SqFt	76,500	71,091	60,792
Estimated Gross Income	\$956,250	\$997,401	\$690,719
Gross Income per SqFt	\$12.50	\$14.03	\$11.36
Full Market Value	\$2,690,000	\$3,110,000	\$1,790,000
Market Value per SqFt	\$35.20	\$44.00	\$29.40
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05777-0772	2-05903-0283	2-05760-0112
Address	3800 WALDO AVENUE	3611 HENRY HUDSON PARKWAY	3424 KINGSBRIDGE AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	RIVERDALE	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	173	123	138
Year Built	1966	1951	1962
Gross SqFt	154,640	134,000	128,500
Estimated Gross Income	\$1,933,000	\$1,961,368	\$1,609,377
Gross Income per SqFt	\$12.50	\$14.64	\$12.52
Full Market Value	\$5,430,000	\$6,630,000	\$4,520,000
Market Value per SqFt	\$35.10	\$50.00	\$35.20
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05778-0879	2-05789-0024	2-05754-0090
Address	3875 WALDO AVENUE	3240 HENRY HUDSON PARKWAY	225 WEST 232 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	RIVERDALE	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	108	96
Year Built	1931	1938	1929
Gross SqFt	150,000	163,197	87,510
Estimated Gross Income	\$1,687,500	\$2,119,976	\$926,140
Gross Income per SqFt	\$11.25	\$12.99	\$10.58
Full Market Value	\$4,370,000	\$6,600,000	\$1,960,000
Market Value per SqFt	\$29.10	\$40.00	\$22.40
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05779-0815	2-05700-0087	2-05781-1100
Address	3810 GREYSTONE AVENUE	226 KIMBERLY PLACE	3900 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	41	37
Year Built	1939	1927	1928
Gross SqFt	41,068	46,053	37,962
Estimated Gross Income	\$447,641	\$457,149	\$413,477
Gross Income per SqFt	\$10.90	\$9.93	\$10.89
Full Market Value	\$1,160,000	\$1,090,000	\$1,070,000
Market Value per SqFt	\$28.20	\$24.00	\$28.20
Distance from Cooperative in miles		0.70	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05779-0820	2-05909-0163	2-05920-0670
Address	3840 GREYSTONE AVENUE	3950 BLACKSTONE AVENUE	3801 HUDSON MANOR TERRACE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	127	176	135
Year Built	1951	1959	1960
Gross SqFt	186,480	237,000	152,400
Estimated Gross Income	\$2,424,240	\$3,082,644	\$2,071,191
Gross Income per SqFt	\$13.00	\$13.01	\$13.59
Full Market Value	\$7,550,000	\$9,600,000	\$6,450,000
Market Value per SqFt	\$40.50	\$41.00	\$42.30
Distance from Cooperative in miles		0.40	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05783-0300	2-05754-0072	2-05773-0290
Address	511 WEST 232 STREET	222 WEST 233 STREET	275 WEST 238 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	72	72
Year Built	1937	1928	1937
Gross SqFt	69,441	66,270	71,091
Estimated Gross Income	\$798,571	\$761,476	\$997,401
Gross Income per SqFt	\$11.50	\$11.49	\$14.03
Full Market Value	\$2,240,000	\$2,140,000	\$3,110,000
Market Value per SqFt	\$32.30	\$32.00	\$43.70
Distance from Cooperative in miles		0.25	0.45

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05785-0268	2-05746-0567	2-05787-0137
Address	3299 CAMBRIDGE AVENUE	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	78	85
Year Built	1954	1951	1954
Gross SqFt	111,675	92,782	100,498
Estimated Gross Income	\$1,340,100	\$1,170,220	\$1,228,776
Gross Income per SqFt	\$12.00	\$12.61	\$12.23
Full Market Value	\$3,770,000	\$3,290,000	\$3,450,000
Market Value per SqFt	\$33.80	\$36.00	\$34.30
Distance from Cooperative in miles		0.55	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05785-0284	2-05746-0567	2-05787-0137
Address	5620 SYLVAN AVENUE	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	78	85
Year Built	1960	1951	1954
Gross SqFt	80,120	92,782	100,498
Estimated Gross Income	\$961,440	\$1,170,220	\$1,228,776
Gross Income per SqFt	\$12.00	\$12.61	\$12.23
Full Market Value	\$2,700,000	\$3,290,000	\$3,450,000
Market Value per SqFt	\$33.70	\$36.00	\$34.30
Distance from Cooperative in miles		0.55	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05787-0130	2-05746-0567	2-05787-0137
Address	3200 NETHERLAND AVENUE	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	78	85
Year Built	1957	1951	1954
Gross SqFt	88,470	92,782	100,498
Estimated Gross Income	\$1,061,640	\$1,170,220	\$1,228,776
Gross Income per SqFt	\$12.00	\$12.61	\$12.23
Full Market Value	\$2,980,000	\$3,290,000	\$3,450,000
Market Value per SqFt	\$33.70	\$36.00	\$34.30
Distance from Cooperative in miles		0.45	0.00

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05787-0148	2-05793-0467	2-05864-0516
Address	3260 NETHERLAND AVENUE	3555 OXFORD AVENUE	6555 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	57	73
Year Built	1950	1960	1961
Gross SqFt	51,000	72,553	62,570
Estimated Gross Income	\$612,000	\$895,116	\$840,222
Gross Income per SqFt	\$12.00	\$12.34	\$13.43
Full Market Value	\$1,720,000	\$2,520,000	\$2,620,000
Market Value per SqFt	\$33.70	\$35.00	\$41.90
Distance from Cooperative in miles		0.10	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05787-0177	2-05793-0467	2-05864-0516
Address	3225 JOHNSON AVENUE	3555 OXFORD AVENUE	6555 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	57	73
Year Built	1970	1960	1961
Gross SqFt	60,928	72,553	62,570
Estimated Gross Income	\$721,996	\$895,116	\$840,222
Gross Income per SqFt	\$11.85	\$12.34	\$13.43
Full Market Value	\$2,030,000	\$2,520,000	\$2,620,000
Market Value per SqFt	\$33.30	\$35.00	\$41.90
Distance from Cooperative in miles		0.10	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05788-0074	2-05793-0467	2-05864-0516
Address	3210 ARLINGTON AVENUE	3555 OXFORD AVENUE	6555 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	57	73
Year Built	1955	1960	1961
Gross SqFt	80,735	72,553	62,570
Estimated Gross Income	\$956,709	\$895,116	\$840,222
Gross Income per SqFt	\$11.85	\$12.34	\$13.43
Full Market Value	\$2,690,000	\$2,520,000	\$2,620,000
Market Value per SqFt	\$33.30	\$35.00	\$41.90
Distance from Cooperative in miles		0.15	1.70

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05788-0119	2-05781-1100	2-05791-0388
Address	3215 NETHERLAND AVENUE	3900 HENRY HUDSON PARKWAY	511 WEST 235 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	49	37	55
Year Built	1939	1928	1936
Gross SqFt	75,000	37,962	64,000
Estimated Gross Income	\$828,750	\$413,477	\$865,834
Gross Income per SqFt	\$11.05	\$10.89	\$13.53
Full Market Value	\$2,150,000	\$1,070,000	\$2,700,000
Market Value per SqFt	\$28.70	\$28.00	\$42.20
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05789-0015	2-05793-0467	2-05907-0348
Address	3206 FAIRFIELD AVENUE	3555 OXFORD AVENUE	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	57	42
Year Built	1954	1960	1968
Gross SqFt	59,352	72,553	41,803
Estimated Gross Income	\$762,673	\$895,116	\$660,893
Gross Income per SqFt	\$12.85	\$12.34	\$15.81
Full Market Value	\$2,380,000	\$2,520,000	\$2,230,000
Market Value per SqFt	\$40.10	\$35.00	\$53.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05789-0059	2-05814-1155	2-05907-0352
Address	3215 ARLINGTON AVENUE	210 WEST 251 STREET	3800 INDEPENDENCE AVENUE
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	70	72
Year Built	1958	1960	1970
Gross SqFt	82,000	75,000	84,925
Estimated Gross Income	\$1,025,000	\$1,113,242	\$1,083,912
Gross Income per SqFt	\$12.50	\$14.84	\$12.76
Full Market Value	\$2,880,000	\$3,760,000	\$3,380,000
Market Value per SqFt	\$35.10	\$50.00	\$39.80
Distance from Cooperative in miles		1.00	0.30

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05792-0422	2-05792-0430	2-05907-0348
Address	3512 OXFORD AVENUE	530 WEST 236 STREET	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	45	86	42
Year Built	1962	1954	1968
Gross SqFt	43,000	103,392	41,803
Estimated Gross Income	\$576,200	\$1,549,644	\$660,893
Gross Income per SqFt	\$13.40	\$14.99	\$15.81
Full Market Value	\$1,790,000	\$5,240,000	\$2,230,000
Market Value per SqFt	\$41.60	\$51.00	\$53.00
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05792-0445	2-05864-0516	2-05907-0348
Address	525 WEST 235 STREET	6555 BROADWAY	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	38	73	42
Year Built	1954	1961	1968
Gross SqFt	47,000	62,570	41,803
Estimated Gross Income	\$634,500	\$840,222	\$660,893
Gross Income per SqFt	\$13.50	\$13.43	\$15.81
Full Market Value	\$1,980,000	\$2,620,000	\$2,230,000
Market Value per SqFt	\$42.10	\$42.00	\$53.00
Distance from Cooperative in miles		1.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05795-0518	2-05909-0825	2-05903-0283
Address	3530 HENRY HUDSON PARKWAY	630 WEST 246 STREET	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	216	403	123
Year Built	1955	1958	1951
Gross SqFt	312,000	443,283	134,000
Estimated Gross Income	\$3,588,000	\$9,589,106	\$1,961,368
Gross Income per SqFt	\$11.50	\$21.63	\$14.64
Full Market Value	\$9,260,000	\$39,700,000	\$6,630,000
Market Value per SqFt	\$29.70	\$90.00	\$49.50
Distance from Cooperative in miles		0.35	0.10

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05796-0107	2-05793-0467	2-05907-0348
Address	525 WEST 236 STREET	3555 OXFORD AVENUE	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	57	42
Year Built	1956	1960	1968
Gross SqFt	68,728	72,553	41,803
Estimated Gross Income	\$951,882	\$895,116	\$660,893
Gross Income per SqFt	\$13.85	\$12.34	\$15.81
Full Market Value	\$2,960,000	\$2,520,000	\$2,230,000
Market Value per SqFt	\$43.10	\$35.00	\$53.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05796-0135	2-05795-0537	2-05791-0388
Address	3656 JOHNSON AVENUE	3555 NETHERLAND AVENUE	511 WEST 235 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	56	55	55
Year Built	1932	1939	1936
Gross SqFt	73,911	60,792	64,000
Estimated Gross Income	\$905,409	\$690,719	\$865,834
Gross Income per SqFt	\$12.25	\$11.36	\$13.53
Full Market Value	\$2,540,000	\$1,790,000	\$2,700,000
Market Value per SqFt	\$34.40	\$29.00	\$42.20
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05797-0213	2-05864-0500	2-05881-1086
Address	525 WEST 238 STREET	215 WEST 259 STREET	6655 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	C6-WALK-UP	C1-WALK-UP	D7-ELEVATOR
Total Units	70	47	92
Year Built	1926	1922	1929
Gross SqFt	117,929	42,500	95,000
Estimated Gross Income	\$1,279,529	\$588,001	\$907,988
Gross Income per SqFt	\$10.85	\$13.84	\$9.56
Full Market Value	\$3,320,000	\$1,830,000	\$2,160,000
Market Value per SqFt	\$28.20	\$43.00	\$22.74
Distance from Cooperative in miles		1.40	1.55

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05799-0032	2-05874-1028	2-05787-0137
Address	3635 JOHNSON AVENUE	6629 BROADWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	84	85
Year Built	1954	1962	1954
Gross SqFt	106,684	76,009	100,498
Estimated Gross Income	\$1,264,205	\$1,028,922	\$1,228,776
Gross Income per SqFt	\$11.85	\$13.54	\$12.23
Full Market Value	\$3,550,000	\$3,200,000	\$3,450,000
Market Value per SqFt	\$33.30	\$42.00	\$34.30
Distance from Cooperative in miles		1.60	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05799-0073	2-05874-1028	2-05787-0137
Address	3601 JOHNSON AVENUE	6629 BROADWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	84	85
Year Built	1955	1962	1954
Gross SqFt	115,597	76,009	100,498
Estimated Gross Income	\$1,369,824	\$1,028,922	\$1,228,776
Gross Income per SqFt	\$11.85	\$13.54	\$12.23
Full Market Value	\$3,850,000	\$3,200,000	\$3,450,000
Market Value per SqFt	\$33.30	\$42.00	\$34.30
Distance from Cooperative in miles		1.60	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05800-0001	2-05874-1028	2-05787-0137
Address	3616 HENRY HUDSON PARKWAY	6629 BROADWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	84	85
Year Built	1954	1962	1954
Gross SqFt	207,100	76,009	100,498
Estimated Gross Income	\$2,454,135	\$1,028,922	\$1,228,776
Gross Income per SqFt	\$11.85	\$13.54	\$12.23
Full Market Value	\$6,900,000	\$3,200,000	\$3,450,000
Market Value per SqFt	\$33.30	\$42.00	\$34.30
Distance from Cooperative in miles		1.65	0.20

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05802-1294	2-05920-0670	2-05787-0137
Address	6035 BROADWAY	3801 HUDSON MANOR TERRACE	3220 NETHERLAND AVENUE
Neighborhood	VAN CORTLANDT PARK	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	103	135	85
Year Built	1961	1960	1954
Gross SqFt	107,627	152,400	100,498
Estimated Gross Income	\$1,275,379	\$2,071,191	\$1,228,776
Gross Income per SqFt	\$11.85	\$13.59	\$12.23
Full Market Value	\$3,580,000	\$6,450,000	\$3,450,000
Market Value per SqFt	\$33.30	\$42.00	\$34.30
Distance from Cooperative in miles		0.90	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05803-0960	2-05795-0537	2-05791-0388
Address	4410 CAYUGA AVENUE	3555 NETHERLAND AVENUE	511 WEST 235 STREET
Neighborhood	FIELDSTON	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	49	55	55
Year Built	1931	1939	1936
Gross SqFt	59,000	60,792	64,000
Estimated Gross Income	\$699,150	\$690,719	\$865,834
Gross Income per SqFt	\$11.85	\$11.36	\$13.53
Full Market Value	\$1,960,000	\$1,790,000	\$2,700,000
Market Value per SqFt	\$33.20	\$29.00	\$42.20
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05803-0965	2-04435-0018	2-05716-0287
Address	4414 CAYUGA AVENUE	2530 HOLLAND AVENUE	2475 PALISADE AVENUE
Neighborhood	FIELDSTON	BRONXDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	35	25
Year Built	1930	1930	1932
Gross SqFt	30,000	30,816	31,098
Estimated Gross Income	\$390,000	\$377,454	\$518,602
Gross Income per SqFt	\$13.00	\$12.25	\$16.68
Full Market Value	\$1,210,000	\$1,060,000	\$1,750,000
Market Value per SqFt	\$40.30	\$34.00	\$56.00
Distance from Cooperative in miles		2.55	1.40

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05803-0985	2-05795-0537	2-05791-0388
Address	4445 POST ROAD	3555 NETHERLAND AVENUE	511 WEST 235 STREET
Neighborhood	FIELDSTON	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	68	55	55
Year Built	1940	1939	1936
Gross SqFt	62,088	60,792	64,000
Estimated Gross Income	\$735,742	\$690,719	\$865,834
Gross Income per SqFt	\$11.85	\$11.36	\$13.53
Full Market Value	\$2,070,000	\$1,790,000	\$2,700,000
Market Value per SqFt	\$33.30	\$29.00	\$42.20
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05826-1685	2-05746-0567	2-05864-0516
Address	255 FIELDSTON TERRACE	2675 HENRY HUDSON PARKWAY	6555 BROADWAY
Neighborhood	FIELDSTON	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	78	73
Year Built	1965	1951	1961
Gross SqFt	85,523	92,782	62,570
Estimated Gross Income	\$1,047,656	\$1,170,220	\$840,222
Gross Income per SqFt	\$12.25	\$12.61	\$13.43
Full Market Value	\$2,940,000	\$3,290,000	\$2,620,000
Market Value per SqFt	\$34.40	\$36.00	\$41.90
Distance from Cooperative in miles		1.45	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05835-3037	2-03236-0175	2-05371-0060
Address	6291 BROADWAY	2455 SEDGWICK AVENUE	3080 EAST TREMONT AVENUE
Neighborhood	FIELDSTON	KINGSBRIDGE HTS/UNIV HTS	SCHUYLERVILLE/PELHAM BAY
Building Classification	C6-WALK-UP	D5-ELEVATOR	C9-WALK-UP
Total Units	32	29	27
Year Built	1958	1964	1962
Gross SqFt	32,400	24,761	16,507
Estimated Gross Income	\$416,340	\$367,493	\$215,923
Gross Income per SqFt	\$12.85	\$14.84	\$13.08
Full Market Value	\$1,300,000	\$1,240,000	\$672,000
Market Value per SqFt	\$40.10	\$50.00	\$40.70
Distance from Cooperative in miles		2.40	5.20

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05836-3250	2-05864-0516	2-05746-0567
Address	5235 POST ROAD	6555 BROADWAY	2675 HENRY HUDSON PARKWAY
Neighborhood	FIELDSTON	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	73	78
Year Built	1964	1961	1951
Gross SqFt	57,414	62,570	92,782
Estimated Gross Income	\$717,675	\$840,222	\$1,170,220
Gross Income per SqFt	\$12.50	\$13.43	\$12.61
Full Market Value	\$2,020,000	\$2,620,000	\$3,290,000
Market Value per SqFt	\$35.20	\$42.00	\$35.50
Distance from Cooperative in miles		0.55	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05845-1825	2-05909-0163	2-05920-0670
Address	5500 FIELDSTON ROAD	3950 BLACKSTONE AVENUE	3801 HUDSON MANOR TERRACE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	176	135
Year Built	1960	1959	1960
Gross SqFt	263,206	237,000	152,400
Estimated Gross Income	\$3,250,594	\$3,082,644	\$2,071,191
Gross Income per SqFt	\$12.35	\$13.01	\$13.59
Full Market Value	\$9,130,000	\$9,600,000	\$6,450,000
Market Value per SqFt	\$34.70	\$41.00	\$42.30
Distance from Cooperative in miles		0.90	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05845-1863	2-05904-0267	2-05787-0137
Address	5425 VALLES AVENUE	600 WEST 239 STREET	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	90	85
Year Built	1965	1956	1954
Gross SqFt	110,000	98,681	100,498
Estimated Gross Income	\$1,298,000	\$1,338,816	\$1,228,776
Gross Income per SqFt	\$11.80	\$13.57	\$12.23
Full Market Value	\$3,650,000	\$4,170,000	\$3,450,000
Market Value per SqFt	\$33.20	\$42.00	\$34.30
Distance from Cooperative in miles		1.05	1.35

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05855-2239	2-05907-0348	2-05793-0467
Address	5730 MOSHOLU AVENUE	3725 BLACKSTONE AVENUE	3555 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	42	57
Year Built	1963	1968	1960
Gross SqFt	33,000	41,803	72,553
Estimated Gross Income	\$402,600	\$660,893	\$895,116
Gross Income per SqFt	\$12.20	\$15.81	\$12.34
Full Market Value	\$1,130,000	\$2,230,000	\$2,520,000
Market Value per SqFt	\$34.20	\$53.00	\$34.70
Distance from Cooperative in miles		1.25	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05856-0378	2-05904-0267	2-05787-0137
Address	6485 BROADWAY	600 WEST 239 STREET	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	129	90	85
Year Built	1961	1956	1954
Gross SqFt	127,000	98,681	100,498
Estimated Gross Income	\$1,498,600	\$1,338,816	\$1,228,776
Gross Income per SqFt	\$11.80	\$13.57	\$12.23
Full Market Value	\$4,210,000	\$4,170,000	\$3,450,000
Market Value per SqFt	\$33.10	\$42.00	\$34.30
Distance from Cooperative in miles		1.35	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05859-0297	2-05864-0516	2-05907-0348
Address	5715 MOSHOLU AVENUE	6555 BROADWAY	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	73	42
Year Built	1962	1961	1968
Gross SqFt	46,500	62,570	41,803
Estimated Gross Income	\$618,450	\$840,222	\$660,893
Gross Income per SqFt	\$13.30	\$13.43	\$15.81
Full Market Value	\$1,930,000	\$2,620,000	\$2,230,000
Market Value per SqFt	\$41.50	\$42.00	\$53.00
Distance from Cooperative in miles		0.15	1.30

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05864-0526	2-05746-0567	2-05864-0516
Address	6535 BROADWAY	2675 HENRY HUDSON PARKWAY	6555 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	78	73
Year Built	1969	1951	1961
Gross SqFt	60,829	92,782	62,570
Estimated Gross Income	\$751,238	\$1,170,220	\$840,222
Gross Income per SqFt	\$12.35	\$12.61	\$13.43
Full Market Value	\$2,110,000	\$3,290,000	\$2,620,000
Market Value per SqFt	\$34.70	\$36.00	\$41.90
Distance from Cooperative in miles		2.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05873-1042	2-05732-0924	2-05907-0352
Address	6601 BROADWAY	2700 HENRY HUDSON PARKWAY	3800 INDEPENDENCE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	78	72
Year Built	1958	1955	1970
Gross SqFt	92,640	108,955	84,925
Estimated Gross Income	\$1,093,152	\$1,203,875	\$1,083,912
Gross Income per SqFt	\$11.80	\$11.05	\$12.76
Full Market Value	\$3,070,000	\$3,120,000	\$3,380,000
Market Value per SqFt	\$33.10	\$29.00	\$39.80
Distance from Cooperative in miles		2.10	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05881-1088	2-05864-0516	2-05874-1028
Address	6645 BROADWAY	6555 BROADWAY	6629 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	73	84
Year Built	1959	1961	1962
Gross SqFt	54,635	62,570	76,009
Estimated Gross Income	\$737,572	\$840,222	\$1,028,922
Gross Income per SqFt	\$13.50	\$13.43	\$13.54
Full Market Value	\$2,300,000	\$2,620,000	\$3,200,000
Market Value per SqFt	\$42.10	\$42.00	\$42.10
Distance from Cooperative in miles		0.20	0.05

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05887-1348	2-05107-0003	2-05907-0348
Address	6200 RIVERDALE AVENUE	4769 WHITE PLAINS ROAD	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	WAKEFIELD	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	63	65	42
Year Built	1959	1965	1968
Gross SqFt	62,601	55,304	41,803
Estimated Gross Income	\$804,422	\$749,151	\$660,893
Gross Income per SqFt	\$12.85	\$13.55	\$15.81
Full Market Value	\$2,510,000	\$2,330,000	\$2,230,000
Market Value per SqFt	\$40.10	\$42.00	\$53.00
Distance from Cooperative in miles		2.75	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05891-1601	2-05107-0003	2-05907-0348
Address	6300 RIVERDALE AVENUE	4769 WHITE PLAINS ROAD	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	WAKEFIELD	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	64	65	42
Year Built	1962	1965	1968
Gross SqFt	80,000	55,304	41,803
Estimated Gross Income	\$944,000	\$749,151	\$660,893
Gross Income per SqFt	\$11.80	\$13.55	\$15.81
Full Market Value	\$2,650,000	\$2,330,000	\$2,230,000
Market Value per SqFt	\$33.10	\$42.00	\$53.00
Distance from Cooperative in miles		2.70	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05901-0001	2-04342-0010	2-05722-0475
Address	3333 HENRY HUDSON PARKWAY	2280 OLINVILLE AVENUE	2600 NETHERLAND AVENUE
Neighborhood	RIVERDALE	BRONXDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	439	256	608
Year Built	1970	1965	1975
Gross SqFt	718,399	255,000	844,578
Estimated Gross Income	\$9,339,187	\$3,151,521	\$15,587,450
Gross Income per SqFt	\$13.00	\$12.36	\$18.46
Full Market Value	\$29,100,000	\$8,860,000	\$58,300,000
Market Value per SqFt	\$40.50	\$35.00	\$69.00
Distance from Cooperative in miles		3.00	0.50

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05902-0193	2-05903-0283	2-05796-0129
Address	3515 HENRY HUDSON PARKWAY	3611 HENRY HUDSON PARKWAY	3660 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	79	123	77
Year Built	1954	1951	1967
Gross SqFt	104,000	134,000	106,934
Estimated Gross Income	\$1,388,400	\$1,961,368	\$1,346,616
Gross Income per SqFt	\$13.35	\$14.64	\$12.59
Full Market Value	\$4,320,000	\$6,630,000	\$3,780,000
Market Value per SqFt	\$41.50	\$50.00	\$35.30
Distance from Cooperative in miles		0.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05904-0086	2-05903-0283	2-05920-0687
Address	3755 HENRY HUDSON PARKWAY	3611 HENRY HUDSON PARKWAY	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	92	123	132
Year Built	1961	1951	1962
Gross SqFt	151,800	134,000	160,000
Estimated Gross Income	\$2,018,940	\$1,961,368	\$2,359,798
Gross Income per SqFt	\$13.30	\$14.64	\$14.75
Full Market Value	\$6,290,000	\$6,630,000	\$7,980,000
Market Value per SqFt	\$41.40	\$50.00	\$49.90
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05904-0100	2-05787-0137	2-05874-1028
Address	3725 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE	6629 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	85	84
Year Built	1952	1954	1962
Gross SqFt	116,424	100,498	76,009
Estimated Gross Income	\$1,455,300	\$1,228,776	\$1,028,922
Gross Income per SqFt	\$12.50	\$12.23	\$13.54
Full Market Value	\$4,090,000	\$3,450,000	\$3,200,000
Market Value per SqFt	\$35.10	\$34.00	\$42.10
Distance from Cooperative in miles		0.30	1.55

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05904-0246	2-05107-0003	2-05907-0348
Address	3701 HENRY HUDSON PARKWAY	4769 WHITE PLAINS ROAD	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	WAKEFIELD	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	49	65	42
Year Built	1954	1965	1968
Gross SqFt	82,500	55,304	41,803
Estimated Gross Income	\$1,060,125	\$749,151	\$660,893
Gross Income per SqFt	\$12.85	\$13.55	\$15.81
Full Market Value	\$2,980,000	\$2,330,000	\$2,230,000
Market Value per SqFt	\$36.10	\$42.00	\$53.00
Distance from Cooperative in miles		3.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05906-0331	2-05107-0003	2-05907-0348
Address	3720 INDEPENDENCE AVENUE	4769 WHITE PLAINS ROAD	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	WAKEFIELD	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	49	65	42
Year Built	1954	1965	1968
Gross SqFt	72,594	55,304	41,803
Estimated Gross Income	\$907,425	\$749,151	\$660,893
Gross Income per SqFt	\$12.50	\$13.55	\$15.81
Full Market Value	\$2,550,000	\$2,330,000	\$2,230,000
Market Value per SqFt	\$35.10	\$42.00	\$53.00
Distance from Cooperative in miles		3.40	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05907-0362	2-05907-0352	2-05814-1155
Address	620 WEST 239 STREET	3800 INDEPENDENCE AVENUE	210 WEST 251 STREET
Neighborhood	RIVERDALE	RIVERDALE	FIELDSTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	72	70
Year Built	1953	1970	1960
Gross SqFt	119,600	84,925	75,000
Estimated Gross Income	\$1,590,680	\$1,083,912	\$1,113,242
Gross Income per SqFt	\$13.30	\$12.76	\$14.84
Full Market Value	\$4,950,000	\$3,380,000	\$3,760,000
Market Value per SqFt	\$41.40	\$40.00	\$50.00
Distance from Cooperative in miles		0.00	0.80

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05908-0203	2-05107-0003	2-05907-0348
Address	645 WEST 239 STREET	4769 WHITE PLAINS ROAD	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	WAKEFIELD	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	43	65	42
Year Built	1953	1965	1968
Gross SqFt	59,766	55,304	41,803
Estimated Gross Income	\$747,075	\$749,151	\$660,893
Gross Income per SqFt	\$12.50	\$13.55	\$15.81
Full Market Value	\$2,100,000	\$2,330,000	\$2,230,000
Market Value per SqFt	\$35.10	\$42.00	\$53.00
Distance from Cooperative in miles		3.35	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05908-0210	2-04222-0093	2-05909-0163
Address	3935 BLACKSTONE AVENUE	1545 RHINELANDER AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	PELHAM PARKWAY SOUTH	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	123	106	176
Year Built	1960	1962	1959
Gross SqFt	180,000	112,339	237,000
Estimated Gross Income	\$2,250,000	\$1,435,107	\$3,082,644
Gross Income per SqFt	\$12.50	\$12.77	\$13.01
Full Market Value	\$6,320,000	\$4,470,000	\$9,600,000
Market Value per SqFt	\$35.10	\$40.00	\$40.50
Distance from Cooperative in miles		4.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05909-0031	2-05793-0467	2-05907-0348
Address	4499 HENRY HUDSON PARKWAY	3555 OXFORD AVENUE	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	57	42
Year Built	1952	1960	1968
Gross SqFt	70,000	72,553	41,803
Estimated Gross Income	\$1,043,000	\$895,116	\$660,893
Gross Income per SqFt	\$14.90	\$12.34	\$15.81
Full Market Value	\$3,530,000	\$2,520,000	\$2,230,000
Market Value per SqFt	\$50.00	\$35.00	\$53.00
Distance from Cooperative in miles		0.40	0.15

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05909-0152	2-05793-0467	2-05907-0348
Address	611 WEST 239 STREET	3555 OXFORD AVENUE	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	57	42
Year Built	1954	1960	1968
Gross SqFt	64,520	72,553	41,803
Estimated Gross Income	\$896,828	\$895,116	\$660,893
Gross Income per SqFt	\$13.90	\$12.34	\$15.81
Full Market Value	\$2,790,000	\$2,520,000	\$2,230,000
Market Value per SqFt	\$43.20	\$35.00	\$53.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05909-0970	2-05909-0163	2-05920-0687
Address	4555 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	159	176	132
Year Built	1953	1959	1962
Gross SqFt	217,360	237,000	160,000
Estimated Gross Income	\$2,793,076	\$3,082,644	\$2,359,798
Gross Income per SqFt	\$12.85	\$13.01	\$14.75
Full Market Value	\$8,700,000	\$9,600,000	\$7,980,000
Market Value per SqFt	\$40.00	\$41.00	\$49.90
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05909-0977	2-05909-0163	2-05920-0687
Address	4525 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	145	176	132
Year Built	1953	1959	1962
Gross SqFt	201,511	237,000	160,000
Estimated Gross Income	\$2,589,416	\$3,082,644	\$2,359,798
Gross Income per SqFt	\$12.85	\$13.01	\$14.75
Full Market Value	\$8,060,000	\$9,600,000	\$7,980,000
Market Value per SqFt	\$40.00	\$41.00	\$49.90
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05911-1102	2-05864-0500	2-05844-1935
Address	4601 HENRY HUDSON PARKWAY	215 WEST 259 STREET	5431 SYLVAN AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	52	47	24
Year Built	1951	1922	1972
Gross SqFt	57,250	42,500	18,756
Estimated Gross Income	\$744,250	\$588,001	\$297,022
Gross Income per SqFt	\$13.00	\$13.84	\$15.84
Full Market Value	\$2,320,000	\$1,830,000	\$1,000,000
Market Value per SqFt	\$40.50	\$43.00	\$53.00
Distance from Cooperative in miles		1.10	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05912-0001	2-05909-0163	2-05920-0687
Address	4705 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	183	176	132
Year Built	1961	1959	1962
Gross SqFt	213,921	237,000	160,000
Estimated Gross Income	\$2,780,973	\$3,082,644	\$2,359,798
Gross Income per SqFt	\$13.00	\$13.01	\$14.75
Full Market Value	\$8,660,000	\$9,600,000	\$7,980,000
Market Value per SqFt	\$40.50	\$41.00	\$49.90
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05912-0091	2-05909-0163	2-05920-0687
Address	4901 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	133	176	132
Year Built	1961	1959	1962
Gross SqFt	167,108	237,000	160,000
Estimated Gross Income	\$2,147,337	\$3,082,644	\$2,359,798
Gross Income per SqFt	\$12.85	\$13.01	\$14.75
Full Market Value	\$6,690,000	\$9,600,000	\$7,980,000
Market Value per SqFt	\$40.00	\$41.00	\$49.90
Distance from Cooperative in miles		0.30	0.45

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05919-0436	2-04342-0010	2-05909-0163
Address	3777 INDEPENDENCE AVENUE	2280 OLINVILLE AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	BRONXDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	196	256	176
Year Built	1963	1965	1959
Gross SqFt	255,000	255,000	237,000
Estimated Gross Income	\$3,085,500	\$3,151,521	\$3,082,644
Gross Income per SqFt	\$12.10	\$12.36	\$13.01
Full Market Value	\$8,670,000	\$8,860,000	\$9,600,000
Market Value per SqFt	\$34.00	\$35.00	\$40.50
Distance from Cooperative in miles		3.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05919-0448	2-05909-0163	2-04222-0093
Address	3750 HUDSON MANOR TERRACE	3950 BLACKSTONE AVENUE	1545 RHINELANDER AVENUE
Neighborhood	RIVERDALE	RIVERDALE	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	176	106
Year Built	1954	1959	1962
Gross SqFt	163,944	237,000	112,339
Estimated Gross Income	\$1,983,722	\$3,082,644	\$1,435,107
Gross Income per SqFt	\$12.10	\$13.01	\$12.77
Full Market Value	\$5,570,000	\$9,600,000	\$4,470,000
Market Value per SqFt	\$34.00	\$41.00	\$39.80
Distance from Cooperative in miles		0.25	4.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05919-0460	2-04222-0093	2-05909-0163
Address	3850 HUDSON MANOR TERRACE	1545 RHINELANDER AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	PELHAM PARKWAY SOUTH	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	110	106	176
Year Built	1954	1962	1959
Gross SqFt	188,200	112,339	237,000
Estimated Gross Income	\$2,230,170	\$1,435,107	\$3,082,644
Gross Income per SqFt	\$11.85	\$12.77	\$13.01
Full Market Value	\$6,270,000	\$4,470,000	\$9,600,000
Market Value per SqFt	\$33.30	\$40.00	\$40.50
Distance from Cooperative in miles		4.40	0.25

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05920-0500	2-05909-0163	2-04222-0093
Address	3901 INDEPENDENCE AVENUE	3950 BLACKSTONE AVENUE	1545 RHINELANDER AVENUE
Neighborhood	RIVERDALE	RIVERDALE	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	176	106
Year Built	1963	1959	1962
Gross SqFt	109,152	237,000	112,339
Estimated Gross Income	\$1,473,552	\$3,082,644	\$1,435,107
Gross Income per SqFt	\$13.50	\$13.01	\$12.77
Full Market Value	\$4,590,000	\$9,600,000	\$4,470,000
Market Value per SqFt	\$42.10	\$41.00	\$39.80
Distance from Cooperative in miles		0.20	4.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05920-0510	2-05814-1155	2-05907-0352
Address	679 WEST 239 STREET	210 WEST 251 STREET	3800 INDEPENDENCE AVENUE
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	70	72
Year Built	1960	1960	1970
Gross SqFt	125,526	75,000	84,925
Estimated Gross Income	\$1,694,601	\$1,113,242	\$1,083,912
Gross Income per SqFt	\$13.50	\$14.84	\$12.76
Full Market Value	\$5,280,000	\$3,760,000	\$3,380,000
Market Value per SqFt	\$42.10	\$50.00	\$39.80
Distance from Cooperative in miles		0.90	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05920-0653	2-05760-0112	2-05903-0283
Address	3671 HUDSON MANOR TERRACE	3424 KINGSBRIDGE AVENUE	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	185	138	123
Year Built	1963	1962	1951
Gross SqFt	216,720	128,500	134,000
Estimated Gross Income	\$2,936,556	\$1,609,377	\$1,961,368
Gross Income per SqFt	\$13.55	\$12.52	\$14.64
Full Market Value	\$9,140,000	\$4,520,000	\$6,630,000
Market Value per SqFt	\$42.20	\$35.00	\$49.50
Distance from Cooperative in miles		0.80	0.25

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05946-0052	2-04323-0018	2-05903-0283
Address	5355 HENRY HUDSON PARKWAY	2160 MATTHEWS AVENUE	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	PELHAM PARKWAY SOUTH	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	106	133	123
Year Built	1952	1964	1951
Gross SqFt	126,000	136,122	134,000
Estimated Gross Income	\$1,524,600	\$1,793,068	\$1,961,368
Gross Income per SqFt	\$12.10	\$13.17	\$14.64
Full Market Value	\$4,280,000	\$5,580,000	\$6,630,000
Market Value per SqFt	\$34.00	\$41.00	\$49.50
Distance from Cooperative in miles		3.90	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05950-0406	2-05732-0941	2-05780-0940
Address	5410 NETHERLAND AVENUE	2728 HENRY HUDSON PARKWAY	3900 GREYSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	121	127
Year Built	1939	1928	1928
Gross SqFt	189,592	158,408	134,703
Estimated Gross Income	\$2,341,461	\$2,230,472	\$1,542,298
Gross Income per SqFt	\$12.35	\$14.08	\$11.45
Full Market Value	\$6,580,000	\$6,950,000	\$4,330,000
Market Value per SqFt	\$34.70	\$44.00	\$32.10
Distance from Cooperative in miles		1.55	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05950-0475	2-05732-0941	2-05780-0940
Address	5415 NETHERLAND AVENUE	2728 HENRY HUDSON PARKWAY	3900 GREYSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	121	127
Year Built	1939	1928	1928
Gross SqFt	139,416	158,408	134,703
Estimated Gross Income	\$1,721,787	\$2,230,472	\$1,542,298
Gross Income per SqFt	\$12.35	\$14.08	\$11.45
Full Market Value	\$4,840,000	\$6,950,000	\$4,330,000
Market Value per SqFt	\$34.70	\$44.00	\$32.10
Distance from Cooperative in miles		1.55	0.95

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05953-0038	2-05909-0825	2-04342-0010
Address	5700 ARLINGTON AVENUE	630 WEST 246 STREET	2280 OLINVILLE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	437	403	256
Year Built	1961	1958	1965
Gross SqFt	404,890	443,283	255,000
Estimated Gross Income	\$5,769,682	\$9,589,106	\$3,151,521
Gross Income per SqFt	\$14.25	\$21.63	\$12.36
Full Market Value	\$18,000,000	\$39,700,000	\$8,860,000
Market Value per SqFt	\$44.50	\$90.00	\$34.70
Distance from Cooperative in miles		1.15	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05953-0230	2-04342-0010	2-05909-0825
Address	5800 ARLINGTON AVENUE	2280 OLINVILLE AVENUE	630 WEST 246 STREET
Neighborhood	RIVERDALE	BRONXDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	435	256	403
Year Built	1961	1965	1958
Gross SqFt	400,180	255,000	443,283
Estimated Gross Income	\$5,702,565	\$3,151,521	\$9,589,106
Gross Income per SqFt	\$14.25	\$12.36	\$21.63
Full Market Value	\$17,800,000	\$8,860,000	\$39,700,000
Market Value per SqFt	\$44.50	\$35.00	\$90.00
Distance from Cooperative in miles		3.80	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05953-0240	2-03132-0001	2-05909-0825
Address	5900 ARLINGTON AVENUE	989 EAST 179 STREET	630 WEST 246 STREET
Neighborhood	RIVERDALE	EAST TREMONT	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	437	328	403
Year Built	1962	1974	1958
Gross SqFt	407,920	402,290	443,283
Estimated Gross Income	\$5,812,860	\$4,467,941	\$9,589,106
Gross Income per SqFt	\$14.25	\$11.11	\$21.63
Full Market Value	\$18,100,000	\$9,470,000	\$39,700,000
Market Value per SqFt	\$44.40	\$24.00	\$90.00
Distance from Cooperative in miles		4.65	1.15

BOROUGH OF BRONX - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05953-0545	2-05784-0340	2-05920-0670
Address	5601 RIVERDALE AVENUE	500 WEST 235 STREET	3801 HUDSON MANOR TERRACE
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	116	87	135
Year Built	1954	1954	1960
Gross SqFt	150,700	92,600	152,400
Estimated Gross Income	\$1,921,425	\$1,246,526	\$2,071,191
Gross Income per SqFt	\$12.75	\$13.46	\$13.59
Full Market Value	\$5,980,000	\$3,880,000	\$6,450,000
Market Value per SqFt	\$39.70	\$42.00	\$42.30
Distance from Cooperative in miles		1.60	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05953-0550	2-05722-0475	2-05950-0429
Address	5600 NETHERLAND AVENUE	2600 NETHERLAND AVENUE	5530 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	462	608	270
Year Built	1949	1975	1948
Gross SqFt	395,000	844,578	235,467
Estimated Gross Income	\$5,628,750	\$15,587,450	\$2,978,471
Gross Income per SqFt	\$14.25	\$18.46	\$12.65
Full Market Value	\$19,000,000	\$58,300,000	\$8,370,000
Market Value per SqFt	\$48.10	\$69.00	\$35.50
Distance from Cooperative in miles		2.05	0.30