

BOROUGH OF BRONX - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02516-7501	2-02474-0051	2-02691-0122
Condominium Section	73-R1		
Address	1209 NELSON AVENUE	845 WALTON AVENUE	1022 REV JAMES POLITE AVE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD
Building Classification	R4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	28	20	68
Year Built	2005	1910	2003
Gross SqFt	24,262	17,750	29,175
Estimated Gross Income	\$396,198	\$292,343	\$312,464
Gross Income per SqFt	\$16.33	\$16.47	\$10.71
Full Market Value	\$1,609,988	\$1,190,000	\$882,000
Market Value per SqFt	\$66.00	\$67.00	\$30.20
Distance from Condominium in miles		0.75	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02686-7501	2-02427-0001	2-02301-0029
Condominium Section	53-R1		
Address	717 KELLY STREET	391 EAST 168 STREET	389 EAST 138 STREET
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	16	18
Year Built	1909	1923	1931
Gross SqFt	14,384	11,055	13,083
Estimated Gross Income	\$165,416	\$116,955	\$151,045
Gross Income per SqFt	\$11.50	\$10.58	\$11.55
Full Market Value	\$583,003	\$395,000	\$532,000
Market Value per SqFt	\$40.50	\$35.70	\$40.70
Distance from Condominium in miles		1.25	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02703-7501	2-02372-0041	2-03797-0001
Condominium Section	74-R1		
Address	950 WESTCHESTER AVENUE	3463 3 AVENUE	2001 BRUCKNER BOULEVARD
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	CASTLE HILL/UNIONPORT
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	111	119	118
Year Built	2006	2005	1964
Gross SqFt	112,935	144,730	112,507
Estimated Gross Income	\$1,275,036	\$1,550,058	\$1,296,917
Gross Income per SqFt	\$11.29	\$10.71	\$11.53
Full Market Value	\$4,490,000	\$5,240,000	\$4,570,000
Market Value per SqFt	\$39.80	\$36.20	\$40.60
Distance from Condominium in miles		0.80	2.20

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02742-7501	2-02406-0021	2-02386-0144
Condominium Section	72-R1		
Address	951 HOE AVENUE	827 MELROSE AVENUE	1011 WASHINGTON AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	300	80	136
Year Built	2005	2003	2004
Gross SqFt	279,904	66,000	126,284
Estimated Gross Income	\$3,078,944	\$739,399	\$1,262,238
Gross Income per SqFt	\$11.00	\$11.20	\$10.00
Full Market Value	\$10,900,000	\$2,090,000	\$4,270,000
Market Value per SqFt	\$38.90	\$31.70	\$33.80
Distance from Condominium in miles		1.30	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02748-7501	2-02427-0001	2-02457-0044
Condominium Section	46-R1		
Address	1010 FAILE STREET	391 EAST 168 STREET	1278 GRAND CONCOURSE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	78	16	51
Year Built	1930	1923	1928
Gross SqFt	93,600	11,055	48,000
Estimated Gross Income	\$1,029,600	\$116,955	\$492,463
Gross Income per SqFt	\$11.00	\$10.58	\$10.26
Full Market Value	\$3,639,447	\$395,000	\$1,660,000
Market Value per SqFt	\$38.90	\$35.70	\$34.60
Distance from Condominium in miles		1.20	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03083-7501	2-05786-0240	2-05798-0101
Condominium Section	90-R1		
Address	2135 CROTONA AVENUE	3205 OXFORD AVENUE	3615 OXFORD AVENUE
Neighborhood	EAST TREMONT	RIVERDALE	RIVERDALE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	15
Year Built	2006	1985	1980
Gross SqFt	14,200	6,260	7,550
Estimated Gross Income	\$284,000	\$108,560	\$143,532
Gross Income per SqFt	\$20.00	\$17.34	\$19.01
Full Market Value	\$1,269,992	\$442,000	\$584,000
Market Value per SqFt	\$89.00	\$71.00	\$77.00
Distance from Condominium in miles		2.65	2.80

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03261-7501	2-03199-0007	2-05090-0019
Condominium Section	81-R1		
Address	3097 HEATH AVENUE	2392 GRAND AVENUE	4524 BARNES AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE HTS/UNIV HTS	WAKEFIELD
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	2006	2005	1929
Gross SqFt	21,861	15,712	15,000
Estimated Gross Income	\$409,136	\$345,664	\$137,400
Gross Income per SqFt	\$18.72	\$22.00	\$9.16
Full Market Value	\$1,660,000	\$1,540,000	\$453,000
Market Value per SqFt	\$76.00	\$98.00	\$30.20
Distance from Condominium in miles		1.25	2.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03311-7501	2-03307-0072	2-03285-0019
Condominium Section	34-R1		
Address	3130 GRAND CONCOURSE	3010 GRAND CONCOURSE	2976 MARION AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	R9-CONDOPS	D7-ELEVATOR	D1-ELEVATOR
Total Units	110	96	62
Year Built	1968	1963	1950
Gross SqFt	79,920	106,146	67,930
Estimated Gross Income	\$852,746	\$1,142,428	\$653,295
Gross Income per SqFt	\$10.67	\$10.76	\$9.62
Full Market Value	\$2,880,000	\$3,860,000	\$2,210,000
Market Value per SqFt	\$36.00	\$36.40	\$32.50
Distance from Condominium in miles		0.15	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03318-7501	2-03296-0047	2-03319-0113
Condominium Section	48-R1		
Address	2805A CRESTON AVENUE	2875 BAINBRIDGE AVENUE	2871 GRAND CONCOURSE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	R2-WALK-UP	D1-ELEVATOR	C1-WALK-UP
Total Units	18	38	21
Year Built	1993	1965	1916
Gross SqFt	16,638	31,133	20,250
Estimated Gross Income	\$207,309	\$426,093	\$275,559
Gross Income per SqFt	\$12.46	\$13.69	\$13.61
Full Market Value	\$778,995	\$1,690,000	\$1,090,000
Market Value per SqFt	\$46.80	\$54.00	\$54.00
Distance from Condominium in miles		0.30	0.20

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03324-7501	2-03156-0009	2-03271-0125
Condominium Section	36-R1		
Address	75 WEST GUN HILL ROAD	2070 GRAND CONCOURSE	3815 PUTNAM AVENUE WEST
Neighborhood	BEDFORD PARK/NORWOOD	FORDHAM	KINGSBRIDGE/JEROME PARK
Building Classification	R9-CONDOPS	D7-ELEVATOR	D7-ELEVATOR
Total Units	87	93	92
Year Built	1932	1925	2000
Gross SqFt	87,502	87,156	111,620
Estimated Gross Income	\$988,772	\$884,894	\$2,321,696
Gross Income per SqFt	\$11.30	\$10.15	\$20.80
Full Market Value	\$2,627,980	\$2,990,000	\$10,400,000
Market Value per SqFt	\$30.00	\$34.30	\$93.00
Distance from Condominium in miles		2.25	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03432-7501	2-05907-0348	2-05851-2105
Condominium Section	33-R1		
Address	228 NEPTUNE COURT	3725 BLACKSTONE AVENUE	6425 BROADWAY
Neighborhood	SOUNDVIEW	RIVERDALE	RIVERDALE
Building Classification	R2-WALK-UP	D1-ELEVATOR	D3-ELEVATOR
Total Units	40	42	55
Year Built	1989	1968	1974
Gross SqFt	47,376	41,803	48,100
Estimated Gross Income	\$658,526	\$582,915	\$746,149
Gross Income per SqFt	\$13.90	\$13.94	\$15.51
Full Market Value	\$2,610,009	\$2,310,000	\$3,030,000
Market Value per SqFt	\$55.00	\$55.00	\$63.00
Distance from Condominium in miles		6.40	7.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03432-7501	2-05371-0060	2-05844-1935
Condominium Section	33-R3		
Address	124 NEPTUNE LANE	3080 EAST TREMONT AVENUE	5431 SYLVAN AVENUE
Neighborhood	SOUNDVIEW	SCHUYLerville/PELHAM BAY	RIVERDALE
Building Classification	R2-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	14	27	24
Year Built	1989	1962	1972
Gross SqFt	15,972	16,507	18,756
Estimated Gross Income	\$191,664	\$172,550	\$236,069
Gross Income per SqFt	\$12.00	\$10.45	\$12.59
Full Market Value	\$676,000	\$583,000	\$887,000
Market Value per SqFt	\$42.30	\$35.30	\$47.30
Distance from Condominium in miles		2.35	7.00

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03432-7501	2-03802-0028	2-05844-1935
Condominium Section	33-R4		
Address	232 FLEET COURT	2040 GLEASON AVENUE	5431 SYLVAN AVENUE
Neighborhood	SOUNDVIEW	CASTLE HILL/UNIONPORT	RIVERDALE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	33	24
Year Built	1989	1964	1972
Gross SqFt	22,199	20,971	18,756
Estimated Gross Income	\$283,037	\$279,547	\$236,069
Gross Income per SqFt	\$12.75	\$13.33	\$12.59
Full Market Value	\$1,059,999	\$1,050,000	\$887,000
Market Value per SqFt	\$47.70	\$50.00	\$47.30
Distance from Condominium in miles		1.65	7.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03432-7501	2-03802-0028	2-05844-1935
Condominium Section	33-R5		
Address	201 SUNSET BOULEVARD	2040 GLEASON AVENUE	5431 SYLVAN AVENUE
Neighborhood	SOUNDVIEW	CASTLE HILL/UNIONPORT	RIVERDALE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	33	24
Year Built	1989	1964	1972
Gross SqFt	20,304	20,971	18,756
Estimated Gross Income	\$258,876	\$279,547	\$236,069
Gross Income per SqFt	\$12.75	\$13.33	\$12.59
Full Market Value	\$972,999	\$1,050,000	\$887,000
Market Value per SqFt	\$47.90	\$50.00	\$47.30
Distance from Condominium in miles		1.65	7.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03432-7501	2-03802-0028	2-05371-0060
Condominium Section	33-R6		
Address	301 ADMIRAL LANE	2040 GLEASON AVENUE	3080 EAST TREMONT AVENUE
Neighborhood	SOUNDVIEW	CASTLE HILL/UNIONPORT	SCHUYLERVILLE/PELHAM BAY
Building Classification	R2-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	28	33	27
Year Built	1989	1964	1962
Gross SqFt	34,516	20,971	16,507
Estimated Gross Income	\$440,079	\$279,547	\$172,550
Gross Income per SqFt	\$12.75	\$13.33	\$10.45
Full Market Value	\$1,650,000	\$1,050,000	\$583,000
Market Value per SqFt	\$47.80	\$50.00	\$35.30
Distance from Condominium in miles		1.65	2.35

BOROUGH OF BRONX - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03929-7501	2-03925-0018	2-03932-0050
Condominium Section	23-R1		
Address	99 METROPOLITAN OVAL	1565 THIERIOT AVENUE	2022 BENEDICT AVENUE
Neighborhood	PARKCHESTER	PARKCHESTER	PARKCHESTER
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	128	120	92
Year Built	1933	1930	1928
Gross SqFt	109,764	130,500	103,284
Estimated Gross Income	\$1,007,633	\$1,198,097	\$902,271
Gross Income per SqFt	\$9.18	\$9.18	\$8.74
Full Market Value	\$3,319,981	\$3,950,000	\$2,770,000
Market Value per SqFt	\$30.20	\$30.30	\$26.80
Distance from Condominium in miles		0.45	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03929-7501	2-03925-0018	2-04286-0022
Condominium Section	23-R2		
Address	1469 WEST AVENUE	1565 THIERIOT AVENUE	2100 BRONX PARK EAST
Neighborhood	PARKCHESTER	PARKCHESTER	PELHAM PARKWAY SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	2,121	120	157
Year Built	1933	1930	1929
Gross SqFt	1,867,373	130,500	168,990
Estimated Gross Income	\$15,910,017	\$1,198,097	\$1,651,470
Gross Income per SqFt	\$8.52	\$9.18	\$9.77
Full Market Value	\$52,400,174	\$3,950,000	\$5,580,000
Market Value per SqFt	\$28.10	\$30.30	\$33.00
Distance from Condominium in miles		0.25	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03929-7501	2-03925-0018	2-04286-0022
Condominium Section	23-R3		
Address	1925 MC GRAW AVENUE	1565 THIERIOT AVENUE	2100 BRONX PARK EAST
Neighborhood	PARKCHESTER	PARKCHESTER	PELHAM PARKWAY SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	2,659	120	157
Year Built	1933	1930	1929
Gross SqFt	2,723,821	130,500	168,990
Estimated Gross Income	\$23,206,954	\$1,198,097	\$1,651,470
Gross Income per SqFt	\$8.52	\$9.18	\$9.77
Full Market Value	\$76,499,825	\$3,950,000	\$5,580,000
Market Value per SqFt	\$28.10	\$30.30	\$33.00
Distance from Condominium in miles		0.50	1.30

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03929-7501	2-03925-0018	2-04286-0022
Condominium Section	23-R4		
Address	14 METROPOLITAN OVAL	1565 THIERIOT AVENUE	2100 BRONX PARK EAST
Neighborhood	PARKCHESTER	PARKCHESTER	PELHAM PARKWAY SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	3,378	120	157
Year Built	1933	1930	1929
Gross SqFt	3,364,977	130,500	168,990
Estimated Gross Income	\$28,669,604	\$1,198,097	\$1,651,470
Gross Income per SqFt	\$8.52	\$9.18	\$9.77
Full Market Value	\$94,500,028	\$3,950,000	\$5,580,000
Market Value per SqFt	\$28.10	\$30.30	\$33.00
Distance from Condominium in miles		0.40	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03944-7501	2-03895-0001	
Condominium Section	2-R1		
Address	9 METROPOLITAN OVAL	1500 NOBLE AVENUE	
Neighborhood	PARKCHESTER	PARKCHESTER	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	3,857	238	
Year Built	1955	1965	
Gross SqFt	3,801,490	265,625	
Estimated Gross Income	\$31,134,203	\$2,239,219	
Gross Income per SqFt	\$8.19	\$8.43	
Full Market Value	\$95,600,027	\$7,380,000	
Market Value per SqFt	\$25.10	\$27.80	
Distance from Condominium in miles		0.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03944-7501	2-03895-0001	
Condominium Section	2-R2		
Address	1722 PURDY STREET	1500 NOBLE AVENUE	
Neighborhood	PARKCHESTER	PARKCHESTER	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	128	238	
Year Built	1955	1965	
Gross SqFt	109,764	265,625	
Estimated Gross Income	\$898,967	\$2,239,219	
Gross Income per SqFt	\$8.19	\$8.43	
Full Market Value	\$2,759,988	\$7,380,000	
Market Value per SqFt	\$25.10	\$27.80	
Distance from Condominium in miles		0.90	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04163-7501	2-04249-0042	
Condominium Section	12-R1		
Address	1725 EDISON AVENUE	2023 BURR AVENUE	
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	35	37	
Year Built	1965	1963	
Gross SqFt	27,316	31,125	
Estimated Gross Income	\$341,450	\$387,617	
Gross Income per SqFt	\$12.50	\$12.45	
Full Market Value	\$1,280,009	\$1,460,000	
Market Value per SqFt	\$46.90	\$46.90	
Distance from Condominium in miles		0.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04174-7501	2-04153-0008	
Condominium Section	66-R1		
Address	1600 PARKVIEW AVENUE	1632 HUTCH RIVER PARKWAY	
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	21	44	
Year Built	2003	2002	
Gross SqFt	16,688	41,800	
Estimated Gross Income	\$260,332	\$652,916	
Gross Income per SqFt	\$15.60	\$15.62	
Full Market Value	\$1,059,999	\$2,660,000	
Market Value per SqFt	\$64.00	\$64.00	
Distance from Condominium in miles		0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04284-7501	2-04253-0080	2-04253-0084
Condominium Section	70-R1		
Address	2040 WHITE PLAINS ROAD	1975 BIRCHALL AVENUE	678 SAGAMORE STREET
Neighborhood	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	90	90
Year Built	2005	2002	2002
Gross SqFt	108,100	87,902	82,015
Estimated Gross Income	\$1,061,542	\$863,246	\$698,346
Gross Income per SqFt	\$9.82	\$9.82	\$8.51
Full Market Value	\$3,590,000	\$2,920,000	\$2,300,000
Market Value per SqFt	\$33.20	\$33.20	\$28.00
Distance from Condominium in miles		0.25	0.25

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04307-7501	2-04322-0043	2-04324-0001
Condominium Section	27-R1		
Address	1144 LYDIG AVENUE	2179 MATTHEWS AVENUE	2126 MULINER AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	R4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	48	48	38
Year Built	1964	1948	1950
Gross SqFt	56,000	35,960	28,979
Estimated Gross Income	\$649,600	\$418,199	\$364,290
Gross Income per SqFt	\$11.60	\$11.63	\$12.57
Full Market Value	\$2,290,010	\$1,470,000	\$1,370,000
Market Value per SqFt	\$40.90	\$40.90	\$47.30
Distance from Condominium in miles		0.45	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04340-7501	2-04338-0012	2-04337-0064
Condominium Section	14-R1		
Address	610 WARING AVENUE	660 THWAITES PLACE	620 REISS PLACE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	108	74
Year Built	1960	1954	1959
Gross SqFt	116,200	137,350	86,527
Estimated Gross Income	\$764,596	\$904,026	\$623,376
Gross Income per SqFt	\$6.58	\$6.58	\$7.20
Full Market Value	\$2,350,042	\$2,780,000	\$1,910,000
Market Value per SqFt	\$20.22	\$20.24	\$22.07
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04340-7502	2-04338-0012	2-04337-0064
Condominium Section	17-R1		
Address	2385 BARKER AVENUE	660 THWAITES PLACE	620 REISS PLACE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	108	74
Year Built	1960	1954	1959
Gross SqFt	127,290	137,350	86,527
Estimated Gross Income	\$837,568	\$904,026	\$623,376
Gross Income per SqFt	\$6.58	\$6.58	\$7.20
Full Market Value	\$2,570,010	\$2,780,000	\$1,910,000
Market Value per SqFt	\$20.19	\$20.24	\$22.07
Distance from Condominium in miles		0.15	0.15

BOROUGH OF BRONX - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04664-7501	2-03740-0052	2-03973-0036
Condominium Section	75-R1		
Address	720 EAST 217 STREET	1145 BOYNTON AVENUE	1405 ROWLAND STREET
Neighborhood	WILLIAMSBRIDGE	SOUNDVIEW	WESTCHESTER
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	25	27
Year Built	2006	1926	1927
Gross SqFt	19,225	18,720	22,560
Estimated Gross Income	\$322,299	\$181,027	\$216,715
Gross Income per SqFt	\$16.76	\$9.67	\$9.61
Full Market Value	\$1,310,008	\$612,000	\$732,000
Market Value per SqFt	\$68.00	\$32.70	\$32.40
Distance from Condominium in miles		3.80	3.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04668-7501	2-04753-0029	2-05047-0006
Condominium Section	76-R1		
Address	724 EAST 221 STREET	3333 BRUNER AVENUE	4360 FURMAN AVENUE
Neighborhood	WILLIAMSBRIDGE	BAYCHESTER	WAKEFIELD
Building Classification	R2-WALK-UP	D1-ELEVATOR	C1-WALK-UP
Total Units	24	23	27
Year Built	2005	2000	1931
Gross SqFt	29,320	30,000	26,280
Estimated Gross Income	\$348,686	\$354,600	\$258,624
Gross Income per SqFt	\$11.89	\$11.82	\$9.84
Full Market Value	\$1,230,001	\$1,250,000	\$874,000
Market Value per SqFt	\$42.00	\$41.70	\$33.30
Distance from Condominium in miles		1.15	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05529-7501	2-03802-0028	2-05430-0052
Condominium Section	83-R1		
Address	24 PENNYFIELD AVENUE	2040 GLEASON AVENUE	835 THROGS NECK EXPWY SR
Neighborhood	THROGS NECK	CASTLE HILL/UNIONPORT	THROGS NECK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	33	14
Year Built	2000	1964	1989
Gross SqFt	12,624	20,971	8,792
Estimated Gross Income	\$170,424	\$279,547	\$84,900
Gross Income per SqFt	\$13.50	\$13.33	\$9.66
Full Market Value	\$641,001	\$1,050,000	\$287,000
Market Value per SqFt	\$51.00	\$50.00	\$32.60
Distance from Condominium in miles		3.10	1.60

BOROUGH OF BRONX - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05529-7502	2-03212-0021	2-05703-0183
Condominium Section	82-R1		
Address	1 PENNYFIELD AVENUE	2290 DR M L KING JR BOULE	3044 KINGSBRIDGE AVENUE
Neighborhood	THROGS NECK	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE/JEROME PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	45	52	38
Year Built	1998	1959	1973
Gross SqFt	63,738	52,204	38,873
Estimated Gross Income	\$557,707	\$465,805	\$338,345
Gross Income per SqFt	\$8.75	\$8.92	\$8.70
Full Market Value	\$1,840,002	\$1,540,000	\$1,120,000
Market Value per SqFt	\$28.90	\$29.50	\$28.80
Distance from Condominium in miles		6.30	7.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05604-7501	2-03142-0200	2-05851-2105
Condominium Section	16-R1		
Address	2718 SCHURZ AVENUE	1937 WEBSTER AVENUE	6425 BROADWAY
Neighborhood	THROGS NECK	FORDHAM	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	52	99	55
Year Built	1984	1972	1974
Gross SqFt	63,416	94,682	48,100
Estimated Gross Income	\$982,948	\$1,728,310	\$746,149
Gross Income per SqFt	\$15.50	\$18.25	\$15.51
Full Market Value	\$4,000,024	\$4,880,000	\$3,030,000
Market Value per SqFt	\$63.00	\$52.00	\$63.00
Distance from Condominium in miles		4.85	7.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05606-7502	2-05786-0240	2-05798-0101
Condominium Section	56-R1		
Address	195 BALCOM AVENUE	3205 OXFORD AVENUE	3615 OXFORD AVENUE
Neighborhood	THROGS NECK	RIVERDALE	RIVERDALE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	12	15
Year Built	1997	1985	1980
Gross SqFt	19,080	6,260	7,550
Estimated Gross Income	\$324,360	\$108,560	\$143,532
Gross Income per SqFt	\$17.00	\$17.34	\$19.01
Full Market Value	\$1,319,994	\$442,000	\$584,000
Market Value per SqFt	\$69.00	\$71.00	\$77.00
Distance from Condominium in miles		6.70	6.80

BOROUGH OF BRONX - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05643-7501	2-05388-0009	2-05394-0014
Condominium Section	60-R1		
Address	190 FORDHAM STREET	1564 MAYFLOWER AVENUE	1527 PLYMOUTH AVENUE
Neighborhood	CITY ISLAND	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	13	23
Year Built	1897	1931	1931
Gross SqFt	16,605	10,100	17,400
Estimated Gross Income	\$180,994	\$92,516	\$189,567
Gross Income per SqFt	\$10.90	\$9.16	\$10.89
Full Market Value	\$637,998	\$305,000	\$668,000
Market Value per SqFt	\$38.40	\$30.20	\$38.40
Distance from Condominium in miles		2.65	2.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05723-7501	2-05787-0137	2-05904-0267
Condominium Section	84-R1		
Address	2287 JOHNSON AVENUE	3220 NETHERLAND AVENUE	600 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	85	90
Year Built	1983	1954	1956
Gross SqFt	99,590	100,498	98,681
Estimated Gross Income	\$1,195,080	\$1,155,727	\$1,187,061
Gross Income per SqFt	\$12.00	\$11.50	\$12.03
Full Market Value	\$4,209,998	\$4,070,000	\$4,180,000
Market Value per SqFt	\$42.30	\$40.50	\$42.40
Distance from Condominium in miles		0.60	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05725-7501	2-05716-0287	2-05781-1100
Condominium Section	11-R1		
Address	2600 HENRY HUDSON PARKWAY	2475 PALISADE AVENUE	3900 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	25	37
Year Built	1941	1932	1928
Gross SqFt	35,000	31,098	37,962
Estimated Gross Income	\$460,250	\$472,245	\$396,156
Gross Income per SqFt	\$13.15	\$15.19	\$10.44
Full Market Value	\$1,730,004	\$1,920,000	\$1,340,000
Market Value per SqFt	\$49.40	\$62.00	\$35.30
Distance from Condominium in miles		0.30	0.80

BOROUGH OF BRONX - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05745-7501	2-03156-0141	2-05792-0430
Condominium Section	28-R1		
Address	2521 PALISADE AVENUE	210 EAST 181 STREET	530 WEST 236 STREET
Neighborhood	RIVERDALE	FORDHAM	RIVERDALE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	36	78	86
Year Built	1986	1955	1954
Gross SqFt	62,350	78,750	103,392
Estimated Gross Income	\$779,375	\$764,368	\$1,327,517
Gross Income per SqFt	\$12.50	\$9.71	\$12.84
Full Market Value	\$2,929,999	\$2,520,000	\$4,990,000
Market Value per SqFt	\$47.00	\$32.00	\$48.30
Distance from Condominium in miles		2.30	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05771-7501	2-05732-0924	2-05798-0086
Condominium Section	41-R1		
Address	3636 FIELDSTON ROAD	2700 HENRY HUDSON PARKWAY	3640 JOHNSON AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	78	84
Year Built	1962	1955	1954
Gross SqFt	132,000	108,955	120,650
Estimated Gross Income	\$1,283,040	\$1,108,732	\$1,097,204
Gross Income per SqFt	\$9.72	\$10.18	\$9.09
Full Market Value	\$4,340,000	\$3,750,000	\$3,620,000
Market Value per SqFt	\$32.90	\$34.40	\$30.00
Distance from Condominium in miles		0.60	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05777-7501	2-03328-0108	2-04332-0005
Condominium Section	79-R1		
Address	3816 WALDO AVENUE	3555 BAINBRIDGE AVENUE	1130 PELHAM PARKWAY SOUTH
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	PELHAM PARKWAY SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	25	68	58
Year Built	2004	1959	1956
Gross SqFt	59,005	62,000	51,600
Estimated Gross Income	\$796,567	\$807,536	\$705,172
Gross Income per SqFt	\$13.50	\$13.02	\$13.67
Full Market Value	\$2,989,992	\$3,040,000	\$2,800,000
Market Value per SqFt	\$51.00	\$49.00	\$54.00
Distance from Condominium in miles		1.35	3.25

BOROUGH OF BRONX - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05780-7501	2-03219-0055	2-05787-0137
Condominium Section	40-R1		
Address	3900 GREYSTONE AVENUE	2400 WEBB AVENUE	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	KINGSBRIDGE HTS/UNIV HTS	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	75	85
Year Built	1928	1963	1954
Gross SqFt	95,061	79,000	100,498
Estimated Gross Income	\$1,045,671	\$886,375	\$1,155,727
Gross Income per SqFt	\$11.00	\$11.22	\$11.50
Full Market Value	\$3,689,993	\$3,120,000	\$4,070,000
Market Value per SqFt	\$38.80	\$39.50	\$40.50
Distance from Condominium in miles		1.65	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05787-7501	2-03145-0025	2-05798-0101
Condominium Section	30-R1		
Address	3240 NETHERLAND AVENUE	2283 TIEBOUT AVENUE	3615 OXFORD AVENUE
Neighborhood	RIVERDALE	FORDHAM	RIVERDALE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	15
Year Built	1988	1925	1980
Gross SqFt	10,108	9,424	7,550
Estimated Gross Income	\$187,200	\$127,387	\$143,532
Gross Income per SqFt	\$18.52	\$13.52	\$19.01
Full Market Value	\$760,999	\$360,000	\$584,000
Market Value per SqFt	\$75.00	\$38.20	\$77.00
Distance from Condominium in miles		2.10	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05789-7501	2-05851-2105	2-05907-0348
Condominium Section	32-R1		
Address	3220 FAIRFIELD AVENUE	6425 BROADWAY	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	55	42
Year Built	1989	1974	1968
Gross SqFt	30,743	48,100	41,803
Estimated Gross Income	\$476,516	\$746,149	\$582,915
Gross Income per SqFt	\$15.50	\$15.51	\$13.94
Full Market Value	\$1,940,002	\$3,030,000	\$2,310,000
Market Value per SqFt	\$63.00	\$63.00	\$55.00
Distance from Condominium in miles		1.55	0.30

BOROUGH OF BRONX - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05798-7501	2-03145-0025	2-05798-0101
Condominium Section	62-R1		
Address	3614 JOHNSON AVENUE	2283 TIEBOUT AVENUE	3615 OXFORD AVENUE
Neighborhood	RIVERDALE	FORDHAM	RIVERDALE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	15
Year Built	2002	1925	1980
Gross SqFt	14,969	9,424	7,550
Estimated Gross Income	\$282,914	\$127,387	\$143,532
Gross Income per SqFt	\$18.90	\$13.52	\$19.01
Full Market Value	\$1,150,000	\$360,000	\$584,000
Market Value per SqFt	\$77.00	\$38.20	\$77.00
Distance from Condominium in miles		2.25	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05798-7502	2-05716-0287	2-05907-0348
Condominium Section	67-R1		
Address	3625 OXFORD AVENUE	2475 PALISADE AVENUE	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	23	25	42
Year Built	2005	1932	1968
Gross SqFt	40,468	31,098	41,803
Estimated Gross Income	\$607,020	\$472,245	\$582,915
Gross Income per SqFt	\$15.00	\$15.19	\$13.94
Full Market Value	\$2,410,001	\$1,920,000	\$2,310,000
Market Value per SqFt	\$60.00	\$62.00	\$55.00
Distance from Condominium in miles		0.90	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05857-7501	2-03612-0013	2-05909-0825
Condominium Section	19-R1		
Address	5775 MOSHOLU AVENUE	2155 VIRGIL PLACE	600 WEST 246 STREET
Neighborhood	RIVERDALE	CASTLE HILL/UNIONPORT	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	68	79	403
Year Built	1962	1982	1958
Gross SqFt	71,146	65,520	443,283
Estimated Gross Income	\$1,067,190	\$1,272,181	\$8,181,864
Gross Income per SqFt	\$15.00	\$19.42	\$18.46
Full Market Value	\$4,230,003	\$3,590,000	\$33,300,000
Market Value per SqFt	\$59.00	\$55.00	\$75.00
Distance from Condominium in miles		6.20	1.20

BOROUGH OF BRONX - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05904-7501	2-03118-0036	2-03123-0046
Condominium Section	63-R1		
Address	3800 BLACKSTONE AVENUE	2079 MOHEGAN AVENUE	2090 MOHEGAN AVENUE
Neighborhood	RIVERDALE	EAST TREMONT	EAST TREMONT
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	21	24
Year Built	2004	1925	1925
Gross SqFt	20,280	19,265	22,580
Estimated Gross Income	\$314,340	\$273,276	\$330,006
Gross Income per SqFt	\$15.50	\$14.19	\$14.61
Full Market Value	\$1,280,002	\$1,080,000	\$1,310,000
Market Value per SqFt	\$63.00	\$56.00	\$58.00
Distance from Condominium in miles		3.30	3.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05923-7501	2-05909-0825	2-05722-0475
Condominium Section	6-R1		
Address	4455 DOUGLAS AVENUE	600 WEST 246 STREET	2600 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	177	403	608
Year Built	1955	1958	1975
Gross SqFt	292,370	443,283	844,578
Estimated Gross Income	\$5,116,475	\$8,181,864	\$14,462,885
Gross Income per SqFt	\$17.50	\$18.46	\$17.12
Full Market Value	\$20,799,991	\$33,300,000	\$58,800,000
Market Value per SqFt	\$71.00	\$75.00	\$70.00
Distance from Condominium in miles		0.30	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05944-7501	2-05333-0106	2-05396-0001
Condominium Section	38-R1		
Address	4961 HENRY HUDSON PARKWAY	1235 BRADFORD AVENUE	1544 GILLESPIE AVENUE
Neighborhood	RIVERDALE	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	13	24
Year Built	1940	1929	1929
Gross SqFt	15,934	6,510	17,512
Estimated Gross Income	\$207,142	\$100,417	\$226,437
Gross Income per SqFt	\$13.00	\$15.43	\$12.93
Full Market Value	\$778,999	\$408,000	\$851,000
Market Value per SqFt	\$48.90	\$63.00	\$48.60
Distance from Condominium in miles		5.90	5.50