

BOROUGH OF BRONX - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02364-7501	2-02743-0030	2-02612-0058
Condominium Section	99-R1		
Address	3044 3 AVENUE	1057 HOE AVENUE	1229 FRANKLIN AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	61	55	62
Year Built	2006	1913	1928
Gross SqFt	72,000	53,744	68,722
Estimated Gross Income	\$794,160	\$516,905	\$758,209
Gross Income per SqFt	\$11.03	\$9.62	\$11.03
Full Market Value	\$2,470,000	\$1,470,000	\$2,160,000
Market Value per SqFt	\$34.30	\$27.40	\$31.40
Distance from Condominium in miles		1.15	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02368-7501	2-02697-0045	2-02677-0070
Condominium Section	97-R1		
Address	488 EAST 164 STREET	941 INTERVALE AVENUE	919 PROSPECT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	100	49	44
Year Built	2003	1925	1907
Gross SqFt	58,252	58,650	57,600
Estimated Gross Income	\$602,325	\$606,609	\$492,441
Gross Income per SqFt	\$10.34	\$10.34	\$8.55
Full Market Value	\$2,018,902	\$1,880,000	\$1,270,000
Market Value per SqFt	\$34.70	\$32.10	\$22.05
Distance from Condominium in miles		0.65	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02516-7501	2-02707-0085	2-02724-0001
Condominium Section	73-R1		
Address	1209 NELSON AVENUE	751 FOX STREET	997 EAST 163 STREET
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	28	48	98
Year Built	2005	1924	1908
Gross SqFt	24,262	46,264	113,000
Estimated Gross Income	\$339,182	\$561,187	\$2,295,684
Gross Income per SqFt	\$13.98	\$12.13	\$20.32
Full Market Value	\$1,239,992	\$1,310,000	\$5,370,000
Market Value per SqFt	\$51.00	\$28.30	\$47.50
Distance from Condominium in miles		2.05	2.00

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02686-7501	2-02723-0012	2-02703-0001
Condominium Section	53-R1		
Address	717 KELLY STREET	923 SIMPSON STREET	920 INTERVALE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R2-WALK-UP	D7-ELEVATOR	D7-ELEVATOR
Total Units	13	44	28
Year Built	1909	1909	1931
Gross SqFt	14,384	48,000	34,225
Estimated Gross Income	\$166,279	\$536,292	\$471,278
Gross Income per SqFt	\$11.56	\$11.17	\$13.77
Full Market Value	\$574,004	\$1,260,000	\$1,100,000
Market Value per SqFt	\$39.90	\$26.30	\$32.10
Distance from Condominium in miles		0.55	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02703-7501	2-02456-0181	2-03024-0008
Condominium Section	74-R1		
Address	950 WESTCHESTER AVENUE	185 MC CLELLAN STREET	355 EAST 184 STREET
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	FORDHAM
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	111	117	112
Year Built	2006	1936	1972
Gross SqFt	112,935	123,000	120,000
Estimated Gross Income	\$1,528,010	\$1,165,895	\$1,438,511
Gross Income per SqFt	\$13.53	\$9.48	\$11.99
Full Market Value	\$5,430,000	\$3,330,000	\$3,370,000
Market Value per SqFt	\$48.10	\$27.10	\$28.10
Distance from Condominium in miles		1.40	2.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02742-7501	2-02713-0002	2-02723-0040
Condominium Section	72-R1		
Address	951 HOE AVENUE	955 EAST 163 STREET	1018 EAST 163 STREET
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R9-CONDOPS	D7-ELEVATOR	D7-ELEVATOR
Total Units	300	104	112
Year Built	2005	1982	1909
Gross SqFt	279,904	148,827	156,980
Estimated Gross Income	\$3,193,704	\$1,474,859	\$1,790,959
Gross Income per SqFt	\$11.41	\$9.91	\$11.41
Full Market Value	\$10,600,000	\$3,450,000	\$4,190,000
Market Value per SqFt	\$37.90	\$23.18	\$26.70
Distance from Condominium in miles		0.25	0.15

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02748-7501	2-02735-0005	2-02707-0085
Condominium Section	46-R1		
Address	1010 FAILE STREET	916 SOUTHERN BOULEVARD	751 FOX STREET
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R2-WALK-UP	D7-ELEVATOR	D7-ELEVATOR
Total Units	78	38	48
Year Built	1930	1911	1924
Gross SqFt	93,600	50,030	46,264
Estimated Gross Income	\$1,090,440	\$582,859	\$561,187
Gross Income per SqFt	\$11.65	\$11.65	\$12.13
Full Market Value	\$3,760,010	\$2,010,000	\$1,310,000
Market Value per SqFt	\$40.20	\$40.20	\$28.30
Distance from Condominium in miles		0.30	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02931-7501	2-03348-0081	2-04847-0039
Condominium Section	96-R1		
Address	1349 FRANKLIN AVENUE	315 EAST 209 STREET	800 EAST 223 STREET
Neighborhood	MORRISANIA/LONGWOOD	BEDFORD PARK/NORWOOD	WILLIAMSBRIDGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	23	23
Year Built	2007	1926	1927
Gross SqFt	18,300	18,450	18,850
Estimated Gross Income	\$247,599	\$244,442	\$257,707
Gross Income per SqFt	\$13.53	\$13.25	\$13.67
Full Market Value	\$904,000	\$631,000	\$801,000
Market Value per SqFt	\$49.40	\$34.20	\$42.50
Distance from Condominium in miles		3.40	4.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02980-7501	2-02968-0028	2-02690-0105
Condominium Section	87-R1		
Address	1308 SOUTHERN BOULEVARD	801 FREEMAN STREET	954 PROSPECT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R2-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	12	12
Year Built	2005	1931	1904
Gross SqFt	10,816	11,335	12,495
Estimated Gross Income	\$146,340	\$120,720	\$105,114
Gross Income per SqFt	\$13.53	\$10.65	\$8.41
Full Market Value	\$520,000	\$283,000	\$271,000
Market Value per SqFt	\$48.10	\$24.97	\$21.69
Distance from Condominium in miles		0.35	0.75

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03083-7501	2-03077-0050	2-05798-0101
Condominium Section	90-R1		
Address	2135 CROTONA AVENUE	2463 HUGHES AVENUE	3615 OXFORD AVENUE
Neighborhood	EAST TREMONT	BELMONT	RIVERDALE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	15
Year Built	2006	2004	1980
Gross SqFt	14,200	13,520	7,550
Estimated Gross Income	\$284,000	\$260,295	\$164,391
Gross Income per SqFt	\$20.00	\$19.25	\$21.77
Full Market Value	\$1,229,994	\$1,130,000	\$714,000
Market Value per SqFt	\$87.00	\$84.00	\$95.00
Distance from Condominium in miles		0.45	2.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03125-7501	2-03199-0003	2-03125-0014
Condominium Section	104-R1		
Address	2155 DALY AVENUE	2380 GRAND AVENUE	2117 DALY AVENUE
Neighborhood	EAST TREMONT	KINGSBRIDGE HTS/UNIV HTS	EAST TREMONT
Building Classification	R4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	12	21	18
Year Built	2007	1916	1915
Gross SqFt	14,664	19,190	19,250
Estimated Gross Income	\$271,284	\$143,382	\$228,552
Gross Income per SqFt	\$18.50	\$7.47	\$11.87
Full Market Value	\$1,070,000	\$416,000	\$535,000
Market Value per SqFt	\$73.00	\$21.68	\$27.80
Distance from Condominium in miles		1.60	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03249-7501	2-02720-0005	2-02720-0063
Condominium Section	100-R1		
Address	2792 SEDGWICK AVENUE	712 FOX STREET	784 FOX STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	48	40
Year Built	2006	1910	1924
Gross SqFt	48,023	48,450	37,000
Estimated Gross Income	\$649,751	\$601,627	\$464,615
Gross Income per SqFt	\$13.53	\$12.42	\$12.56
Full Market Value	\$2,369,992	\$1,410,000	\$1,090,000
Market Value per SqFt	\$49.40	\$29.10	\$29.50
Distance from Condominium in miles		3.90	3.85

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03261-7501	2-03348-0081	2-04847-0039
Condominium Section	81-R1		
Address	3097 HEATH AVENUE	315 EAST 209 STREET	800 EAST 223 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	WILLIAMSBRIDGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	23	23
Year Built	2006	1926	1927
Gross SqFt	21,861	18,450	18,850
Estimated Gross Income	\$295,779	\$244,442	\$257,707
Gross Income per SqFt	\$13.53	\$13.25	\$13.67
Full Market Value	\$1,080,000	\$631,000	\$801,000
Market Value per SqFt	\$49.40	\$34.20	\$42.50
Distance from Condominium in miles		1.35	2.25

	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	\$921,477	\$1,152,087	\$671,815
Gross Income per SqFt	\$11.53	\$10.85	\$9.89
Full Market Value	\$3,070,000	\$3,580,000	\$1,920,000
Market Value per SqFt	\$38.40	\$33.70	\$28.30
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	2-03318-0001
Condominium Section	48-R1		
Address	2805A CRESTON AVENUE	2875 BAINBRIDGE AVENUE	2755 MORRIS AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	38	30
Year Built	1993	1965	1931
Gross SqFt	16,638	34,333	22,080
Estimated Gross Income	\$211,302	\$446,102	\$273,807
Gross Income per SqFt	\$12.70	\$12.99	\$12.40
Full Market Value	\$728,997	\$1,630,000	\$851,000
Market Value per SqFt	\$43.80	\$47.50	\$38.50
Distance from Condominium in miles		0.30	0.05

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03324-7501	2-03156-0009	2-02552-0061
Condominium Section	36-R1		
Address	75 WEST GUN HILL ROAD	2070 GRAND CONCOURSE	587 EAST 139 STREET
Neighborhood	BEDFORD PARK/NORWOOD	FORDHAM	MOTT HAVEN/PORT MORRIS
Building Classification	R9-CONDOPS	D7-ELEVATOR	D1-ELEVATOR
Total Units	87	93	90
Year Built	1932	1925	1905
Gross SqFt	87,502	87,156	91,314
Estimated Gross Income	\$1,093,775	\$849,035	\$1,144,229
Gross Income per SqFt	\$12.50	\$9.74	\$12.53
Full Market Value	\$3,890,000	\$2,190,000	\$3,950,000
Market Value per SqFt	\$44.50	\$25.10	\$43.30
Distance from Condominium in miles		2.25	5.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03432-7501	2-03519-0001	2-03519-0034
Condominium Section	33-R1		
Address	228 NEPTUNE COURT	501 COMMONWEALTH AVENUE	549 COMMONWEALTH AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW
Building Classification	R2-WALK-UP	D1-ELEVATOR	D7-ELEVATOR
Total Units	40	58	59
Year Built	1989	1932	1932
Gross SqFt	47,376	46,680	49,458
Estimated Gross Income	\$663,264	\$679,229	\$703,895
Gross Income per SqFt	\$14.00	\$14.55	\$14.23
Full Market Value	\$2,419,994	\$2,480,000	\$2,570,000
Market Value per SqFt	\$51.00	\$53.00	\$52.00
Distance from Condominium in miles		0.85	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03432-7501	2-02946-0016	2-03129-0029
Condominium Section	33-R3		
Address	124 NEPTUNE LANE	1898 BELMONT AVENUE	2131 VYSE AVENUE
Neighborhood	SOUNDVIEW	EAST TREMONT	EAST TREMONT
Building Classification	R2-WALK-UP	D5-ELEVATOR	D1-ELEVATOR
Total Units	14	20	20
Year Built	1989	1911	1931
Gross SqFt	15,972	20,025	26,700
Estimated Gross Income	\$191,664	\$290,124	\$267,330
Gross Income per SqFt	\$12.00	\$14.49	\$10.01
Full Market Value	\$661,001	\$1,060,000	\$626,000
Market Value per SqFt	\$41.40	\$53.00	\$23.45
Distance from Condominium in miles		3.25	2.95

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03432-7501	2-02946-0016	2-03129-0029
Condominium Section	33-R4		
Address	232 FLEET COURT	1898 BELMONT AVENUE	2131 VYSE AVENUE
Neighborhood	SOUNDVIEW	EAST TREMONT	EAST TREMONT
Building Classification	R2-WALK-UP	D5-ELEVATOR	D1-ELEVATOR
Total Units	18	20	20
Year Built	1989	1911	1931
Gross SqFt	22,199	20,025	26,700
Estimated Gross Income	\$283,037	\$290,124	\$267,330
Gross Income per SqFt	\$12.75	\$14.49	\$10.01
Full Market Value	\$976,997	\$1,060,000	\$626,000
Market Value per SqFt	\$44.00	\$53.00	\$23.45
Distance from Condominium in miles		3.25	2.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03432-7501	2-02946-0016	2-03129-0029
Condominium Section	33-R5		
Address	201 SUNSET BOULEVARD	1898 BELMONT AVENUE	2131 VYSE AVENUE
Neighborhood	SOUNDVIEW	EAST TREMONT	EAST TREMONT
Building Classification	R2-WALK-UP	D5-ELEVATOR	D1-ELEVATOR
Total Units	18	20	20
Year Built	1989	1911	1931
Gross SqFt	20,304	20,025	26,700
Estimated Gross Income	\$258,876	\$290,124	\$267,330
Gross Income per SqFt	\$12.75	\$14.49	\$10.01
Full Market Value	\$893,004	\$1,060,000	\$626,000
Market Value per SqFt	\$44.00	\$53.00	\$23.45
Distance from Condominium in miles		3.25	2.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03432-7501	2-02872-0252	2-03123-0053
Condominium Section	33-R6		
Address	301 ADMIRAL LANE	1604 JESUP AVENUE	876 EAST 180 STREET
Neighborhood	SOUNDVIEW	HIGHBRIDGE/MORRIS HEIGHTS	EAST TREMONT
Building Classification	R2-WALK-UP	D5-ELEVATOR	D1-ELEVATOR
Total Units	28	29	25
Year Built	1989	1921	1910
Gross SqFt	34,516	37,830	21,582
Estimated Gross Income	\$448,708	\$382,501	\$318,279
Gross Income per SqFt	\$13.00	\$10.11	\$14.75
Full Market Value	\$1,639,994	\$895,000	\$1,160,000
Market Value per SqFt	\$47.50	\$23.66	\$54.00
Distance from Condominium in miles		4.25	3.00

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	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	\$1,071,296	\$1,273,656	\$937,568
Gross Income per SqFt	\$9.76	\$9.76	\$9.08
Full Market Value	\$3,060,013	\$3,630,000	\$2,420,000
Market Value per SqFt	\$27.90	\$27.80	\$23.43
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	\$18,225,560	\$1,273,656	\$1,729,743
Gross Income per SqFt	\$9.76	\$9.76	\$10.24
Full Market Value	\$52,000,150	\$3,630,000	\$4,930,000
Market Value per SqFt	\$27.80	\$27.80	\$29.20
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	\$26,584,492	\$1,273,656	\$1,729,743
Gross Income per SqFt	\$9.76	\$9.76	\$10.24
Full Market Value	\$75,800,255	\$3,630,000	\$4,930,000
Market Value per SqFt	\$27.80	\$27.80	\$29.20
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	\$32,842,175	\$1,273,656	\$1,729,743
Gross Income per SqFt	\$9.76	\$9.76	\$10.24
Full Market Value	\$93,699,973	\$3,630,000	\$4,930,000
Market Value per SqFt	\$27.80	\$27.80	\$29.20
Distance from Condominium in miles		0.40	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03944-7501	2-03925-0018	2-03932-0050
Condominium Section	2-R1		
Address	9 METROPOLITAN OVAL	1565 THIERIOT AVENUE	2022 BENEDICT AVENUE
Neighborhood	PARKCHESTER	PARKCHESTER	PARKCHESTER
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	3,857	120	92
Year Built	1955	1930	1928
Gross SqFt	3,801,490	130,500	103,284
Estimated Gross Income	\$37,102,542	\$1,273,656	\$937,568
Gross Income per SqFt	\$9.76	\$9.76	\$9.08
Full Market Value	\$105,999,815	\$3,630,000	\$2,420,000
Market Value per SqFt	\$27.90	\$27.80	\$23.43
Distance from Condominium in miles		0.40	0.45

	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	\$1,071,296	\$2,295,085	
Gross Income per SqFt	\$9.76	\$8.64	
Full Market Value	\$3,059,990	\$5,920,000	
Market Value per SqFt	\$27.90	\$22.29	
Distance from Condominium in miles		0.90	

BOROUGH OF BRONX - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04163-7501	2-04249-0042	2-04340-0086
Condominium Section	12-R1		
Address	1725 EDISON AVENUE	2023 BURR AVENUE	2255 BARKER AVENUE
Neighborhood	SCHUYLerville/Pelham Bay	SCHUYLerville/Pelham Bay	BRONXDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	37	42
Year Built	1965	1963	1964
Gross SqFt	27,316	31,125	31,320
Estimated Gross Income	\$356,473	\$406,544	\$371,997
Gross Income per SqFt	\$13.05	\$13.06	\$11.88
Full Market Value	\$1,300,008	\$1,480,000	\$1,280,000
Market Value per SqFt	\$47.60	\$47.60	\$40.90
Distance from Condominium in miles		0.60	2.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04174-7501	2-04153-0008	2-04173-0029
Condominium Section	66-R1		
Address	1600 PARKVIEW AVENUE	1632 HUTCH RIVER PARKWAY	1610 MAHAN AVENUE
Neighborhood	SCHUYLerville/Pelham Bay	SCHUYLerville/Pelham Bay	SCHUYLerville/Pelham Bay
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	21	44	57
Year Built	2003	2002	1928
Gross SqFt	16,688	41,800	51,000
Estimated Gross Income	\$290,538	\$727,898	\$606,394
Gross Income per SqFt	\$17.41	\$17.41	\$11.89
Full Market Value	\$1,150,000	\$2,880,000	\$2,090,000
Market Value per SqFt	\$69.00	\$69.00	\$41.00
Distance from Condominium in miles		0.50	0.05

	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	\$1,120,997	\$911,391	\$747,082
Gross Income per SqFt	\$10.37	\$10.37	\$9.11
Full Market Value	\$3,580,000	\$2,830,000	\$2,130,000
Market Value per SqFt	\$33.10	\$32.20	\$26.00
Distance from Condominium in miles		0.25	0.25

BOROUGH OF BRONX - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$707,840	\$432,598	\$366,157
Gross Income per SqFt	\$12.64	\$12.03	\$12.64
Full Market Value	\$2,439,994	\$1,490,000	\$1,260,000
Market Value per SqFt	\$43.60	\$41.40	\$43.50
Distance from Condominium in miles		0.45	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04340-7501	2-04340-0086	
Condominium Section	14-R1		
Address	610 WARING AVENUE	2255 BARKER AVENUE	
Neighborhood	BRONXDALE	BRONXDALE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	122	42	
Year Built	1960	1964	
Gross SqFt	116,200	31,320	
Estimated Gross Income	\$1,380,456	\$371,997	
Gross Income per SqFt	\$11.88	\$11.88	
Full Market Value	\$4,760,047	\$1,280,000	
Market Value per SqFt	\$41.00	\$40.90	
Distance from Condominium in miles		0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04340-7502	2-04340-0086	2-04341-0075
Condominium Section	17-R1		
Address	2385 BARKER AVENUE	2255 BARKER AVENUE	2265 OLINVILLE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	42	40
Year Built	1960	1964	1962
Gross SqFt	127,290	31,320	31,320
Estimated Gross Income	\$1,512,205	\$371,997	\$247,936
Gross Income per SqFt	\$11.88	\$11.88	\$7.92
Full Market Value	\$5,219,995	\$1,280,000	\$640,000
Market Value per SqFt	\$41.00	\$40.90	\$20.43
Distance from Condominium in miles		0.00	0.05

BOROUGH OF BRONX - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04664-7501	2-03973-0036	2-04847-0039
Condominium Section	75-R1		
Address	720 EAST 217 STREET	1405 ROWLAND STREET	800 EAST 223 STREET
Neighborhood	WILLIAMSBRIDGE	WESTCHESTER	WILLIAMSBRIDGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	27	23
Year Built	2006	1927	1927
Gross SqFt	19,225	22,560	18,850
Estimated Gross Income	\$260,114	\$240,000	\$257,707
Gross Income per SqFt	\$13.53	\$10.64	\$13.67
Full Market Value	\$949,009	\$746,000	\$801,000
Market Value per SqFt	\$49.40	\$33.10	\$42.50
Distance from Condominium in miles		3.10	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04668-7501	2-02722-0048	2-05047-0006
Condominium Section	76-R1		
Address	724 EAST 221 STREET	900 FOX STREET	4360 FURMAN AVENUE
Neighborhood	WILLIAMSBRIDGE	MORRISANIA/LONGWOOD	WAKEFIELD
Building Classification	R2-WALK-UP	D5-ELEVATOR	C1-WALK-UP
Total Units	24	30	27
Year Built	2005	1922	1931
Gross SqFt	29,320	31,110	26,280
Estimated Gross Income	\$396,699	\$410,511	\$264,256
Gross Income per SqFt	\$13.53	\$13.20	\$10.06
Full Market Value	\$1,450,003	\$961,000	\$754,000
Market Value per SqFt	\$49.50	\$30.90	\$28.70
Distance from Condominium in miles		4.80	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05529-7501	2-03077-0050	2-03145-0028
Condominium Section	83-R1		
Address	24 PENNYFIELD AVENUE	2463 HUGHES AVENUE	2273 TIEBOUT AVENUE
Neighborhood	THROGS NECK	BELMONT	FORDHAM
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	2000	2004	1925
Gross SqFt	12,624	13,520	10,032
Estimated Gross Income	\$173,580	\$260,295	\$114,710
Gross Income per SqFt	\$13.75	\$19.25	\$11.43
Full Market Value	\$633,997	\$1,130,000	\$269,000
Market Value per SqFt	\$50.00	\$84.00	\$26.80
Distance from Condominium in miles		5.30	5.80

BOROUGH OF BRONX - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05529-7502	2-03805-0078	2-05640-0018
Condominium Section	82-R1		
Address	1 PENNYFIELD AVENUE	2001 NEWBOLD AVENUE	160 PILOT STREET
Neighborhood	THROGS NECK	WESTCHESTER	CITY ISLAND
Building Classification	R2-WALK-UP	C1-WALK-UP	D3-ELEVATOR
Total Units	45	105	131
Year Built	1998	1930	1981
Gross SqFt	63,738	91,656	97,013
Estimated Gross Income	\$764,856	\$1,062,550	\$1,472,563
Gross Income per SqFt	\$12.00	\$11.59	\$15.18
Full Market Value	\$2,640,002	\$3,670,000	\$3,450,000
Market Value per SqFt	\$41.40	\$40.00	\$35.60
Distance from Condominium in miles		3.20	2.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05604-7501	2-03133-0013	2-05606-0001
Condominium Section	16-R1		
Address	2718 SCHURZ AVENUE	966 EAST 181 STREET	2631 SCHURZ AVENUE
Neighborhood	THROGS NECK	EAST TREMONT	THROGS NECK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C9-WALK-UP
Total Units	52	42	79
Year Built	1984	1915	1978
Gross SqFt	63,416	45,000	46,832
Estimated Gross Income	\$982,948	\$589,996	\$705,258
Gross Income per SqFt	\$15.50	\$13.11	\$15.06
Full Market Value	\$3,890,005	\$1,380,000	\$2,790,000
Market Value per SqFt	\$61.00	\$30.70	\$60.00
Distance from Condominium in miles		3.75	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05606-7502	2-05786-0240	2-05786-0241
Condominium Section	56-R1		
Address	195 BALCOM AVENUE	3205 OXFORD AVENUE	3203 OXFORD AVENUE
Neighborhood	THROGS NECK	RIVERDALE	RIVERDALE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	12	12
Year Built	1997	1985	1985
Gross SqFt	19,080	6,260	6,260
Estimated Gross Income	\$329,130	\$112,594	\$107,001
Gross Income per SqFt	\$17.25	\$17.99	\$17.09
Full Market Value	\$1,300,003	\$446,000	\$424,000
Market Value per SqFt	\$68.00	\$71.00	\$68.00
Distance from Condominium in miles		6.70	6.70

BOROUGH OF BRONX - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05643-7501	2-03923-0039	2-04103-0001
Condominium Section	60-R1		
Address	190 FORDHAM STREET	1875 ARCHER STREET	1026 MORRIS PARK AVENUE
Neighborhood	CITY ISLAND	PARKCHESTER	MORRIS PARK/VAN NEST
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	18	11
Year Built	1897	1928	1931
Gross SqFt	16,605	17,120	8,218
Estimated Gross Income	\$199,260	\$194,600	\$160,405
Gross Income per SqFt	\$12.00	\$11.37	\$19.52
Full Market Value	\$687,002	\$671,000	\$697,000
Market Value per SqFt	\$41.40	\$39.20	\$85.00
Distance from Condominium in miles		4.25	3.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05723-7501	2-05796-0129	2-05903-0283
Condominium Section	84-R1		
Address	2287 JOHNSON AVENUE	3660 OXFORD AVENUE	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	73	77	123
Year Built	1983	1967	1951
Gross SqFt	99,590	106,934	134,000
Estimated Gross Income	\$1,219,977	\$1,247,910	\$1,833,978
Gross Income per SqFt	\$12.25	\$11.67	\$13.69
Full Market Value	\$4,210,026	\$4,310,000	\$6,690,000
Market Value per SqFt	\$42.30	\$40.30	\$49.90
Distance from Condominium in miles		0.80	0.70

	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	\$476,000	\$495,336	\$396,156
Gross Income per SqFt	\$13.60	\$15.93	\$10.44
Full Market Value	\$1,740,003	\$1,960,000	\$1,230,000
Market Value per SqFt	\$49.70	\$63.00	\$32.40
Distance from Condominium in miles		0.30	0.80

BOROUGH OF BRONX - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05745-7501	2-03239-0031	2-05907-0352
Condominium Section	28-R1		
Address	2521 PALISADE AVENUE	2682 BAILEY AVENUE	3800 INDEPENDENCE AVENUE
Neighborhood	RIVERDALE	KINGSBRIDGE HTS/UNIV HTS	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	55	72
Year Built	1986	1960	1970
Gross SqFt	62,350	67,175	84,925
Estimated Gross Income	\$779,375	\$679,449	\$1,051,024
Gross Income per SqFt	\$12.50	\$10.11	\$12.38
Full Market Value	\$2,690,002	\$1,940,000	\$3,630,000
Market Value per SqFt	\$43.10	\$28.90	\$42.70
Distance from Condominium in miles		1.20	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05771-7501	2-05792-0430	2-05796-0129
Condominium Section	41-R1		
Address	3636 FIELDSTON ROAD	530 WEST 236 STREET	3660 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R9-CONDOPS	D7-ELEVATOR	D3-ELEVATOR
Total Units	106	86	77
Year Built	1962	1954	1967
Gross SqFt	132,000	103,392	106,934
Estimated Gross Income	\$1,584,000	\$1,420,151	\$1,247,910
Gross Income per SqFt	\$12.00	\$13.74	\$11.67
Full Market Value	\$5,240,000	\$5,180,000	\$4,310,000
Market Value per SqFt	\$39.70	\$50.00	\$40.30
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05777-7501	2-03984-0001	2-04753-0029
Condominium Section	79-R1		
Address	3816 WALDO AVENUE	1400 BENSON STREET	3333 BRUNER AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	WESTCHESTER	BAYCHESTER
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	25	67	23
Year Built	2004	1928	2000
Gross SqFt	59,005	55,272	30,000
Estimated Gross Income	\$826,070	\$887,092	\$381,809
Gross Income per SqFt	\$14.00	\$16.05	\$12.73
Full Market Value	\$3,019,992	\$3,510,000	\$1,320,000
Market Value per SqFt	\$51.00	\$64.00	\$44.00
Distance from Condominium in miles		4.45	3.30

BOROUGH OF BRONX - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05780-7501	2-05780-0940	
Condominium Section	40-R1		
Address	3900 GREYSTONE AVENUE	3900 GREYSTONE AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	78	127	
Year Built	1928	1928	
Gross SqFt	95,061	134,703	
Estimated Gross Income	\$1,093,201	\$1,461,293	
Gross Income per SqFt	\$11.50	\$10.85	
Full Market Value	\$3,770,002	\$4,540,000	
Market Value per SqFt	\$39.70	\$33.70	
Distance from Condominium in miles		0.00	

	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	\$186,998	\$114,371	\$164,391
Gross Income per SqFt	\$18.50	\$12.14	\$21.77
Full Market Value	\$740,001	\$268,000	\$714,000
Market Value per SqFt	\$73.00	\$28.40	\$95.00
Distance from Condominium in miles		2.10	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05788-7501	2-05722-0475	2-05909-0825
Condominium Section	106-R1		
Address	3220 ARLINGTON AVENUE	2600 NETHERLAND AVENUE	630 WEST 246 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	26	608	403
Year Built	2004	1975	1958
Gross SqFt	105,300	844,578	443,283
Estimated Gross Income	\$2,737,800	\$15,461,375	\$8,806,810
Gross Income per SqFt	\$26.00	\$18.31	\$19.87
Full Market Value	\$13,517,540	\$61,200,000	\$38,200,000
Market Value per SqFt	\$128.00	\$72.00	\$86.00
Distance from Condominium in miles		0.50	0.45

BOROUGH OF BRONX - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05789-7501	2-05722-0475	2-05791-0388
Condominium Section	32-R1		
Address	3220 FAIRFIELD AVENUE	2600 NETHERLAND AVENUE	511 WEST 235 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	32	608	55
Year Built	1989	1975	1936
Gross SqFt	30,743	844,578	64,000
Estimated Gross Income	\$430,402	\$15,461,375	\$814,380
Gross Income per SqFt	\$14.00	\$18.31	\$12.72
Full Market Value	\$1,570,002	\$61,200,000	\$2,810,000
Market Value per SqFt	\$51.00	\$72.00	\$43.90
Distance from Condominium in miles		0.45	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05798-7501	2-03121-0038	2-05907-0348
Condominium Section	62-R1		
Address	3614 JOHNSON AVENUE	906 EAST 178 STREET	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	EAST TREMONT	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	35	42
Year Built	2002	2008	1968
Gross SqFt	14,969	36,596	41,803
Estimated Gross Income	\$278,423	\$681,492	\$622,298
Gross Income per SqFt	\$18.60	\$18.62	\$14.89
Full Market Value	\$1,099,998	\$1,600,000	\$2,270,000
Market Value per SqFt	\$73.00	\$43.70	\$54.00
Distance from Condominium in miles		3.35	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05798-7502	2-04847-0039	2-05798-0101
Condominium Section	67-R1		
Address	3625 OXFORD AVENUE	800 EAST 223 STREET	3615 OXFORD AVENUE
Neighborhood	RIVERDALE	WILLIAMSBRIDGE	RIVERDALE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	23	23	15
Year Built	2005	1927	1980
Gross SqFt	40,468	18,850	7,550
Estimated Gross Income	\$607,020	\$257,707	\$164,391
Gross Income per SqFt	\$15.00	\$13.67	\$21.77
Full Market Value	\$2,219,991	\$801,000	\$714,000
Market Value per SqFt	\$55.00	\$42.50	\$95.00
Distance from Condominium in miles		2.70	0.00

BOROUGH OF BRONX - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05857-7501	2-05907-0352	2-05920-0670
Condominium Section	19-R1		
Address	5775 MOSHOLU AVENUE	3800 INDEPENDENCE AVENUE	3801 HUDSON MANOR TERRACE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	72	135
Year Built	1962	1970	1960
Gross SqFt	71,146	84,925	152,400
Estimated Gross Income	\$996,044	\$1,051,024	\$2,104,803
Gross Income per SqFt	\$14.00	\$12.38	\$13.81
Full Market Value	\$3,640,000	\$3,630,000	\$7,680,000
Market Value per SqFt	\$51.00	\$42.70	\$50.00
Distance from Condominium in miles		1.35	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05903-7501	2-05722-0475	2-05909-0825
Condominium Section	92-R1		
Address	640 WEST 237 STREET	2600 NETHERLAND AVENUE	630 WEST 246 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	65	608	403
Year Built	2006	1975	1958
Gross SqFt	163,887	844,578	443,283
Estimated Gross Income	\$4,097,175	\$15,461,375	\$8,806,810
Gross Income per SqFt	\$25.00	\$18.31	\$19.87
Full Market Value	\$17,799,993	\$61,200,000	\$38,200,000
Market Value per SqFt	\$109.00	\$72.00	\$86.00
Distance from Condominium in miles		0.65	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05904-7501	2-05716-0287	2-03802-0028
Condominium Section	63-R1		
Address	3800 BLACKSTONE AVENUE	2475 PALISADE AVENUE	2040 GLEASON AVENUE
Neighborhood	RIVERDALE	RIVERDALE	CASTLE HILL/UNIONPORT
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	12	25	33
Year Built	2004	1932	1964
Gross SqFt	20,280	31,098	20,971
Estimated Gross Income	\$314,340	\$495,336	\$287,467
Gross Income per SqFt	\$15.50	\$15.93	\$13.71
Full Market Value	\$1,240,002	\$1,960,000	\$1,050,000
Market Value per SqFt	\$61.00	\$63.00	\$50.00
Distance from Condominium in miles		0.90	4.90

BOROUGH OF BRONX - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05923-7501	2-05909-0163	2-05909-0825
Condominium Section	6-R1		
Address	4455 DOUGLAS AVENUE	3950 BLACKSTONE AVENUE	630 WEST 246 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	177	176	403
Year Built	1955	1959	1958
Gross SqFt	292,370	237,000	443,283
Estimated Gross Income	\$5,116,475	\$2,849,258	\$8,806,810
Gross Income per SqFt	\$17.50	\$12.02	\$19.87
Full Market Value	\$20,300,000	\$9,830,000	\$38,200,000
Market Value per SqFt	\$69.00	\$41.50	\$86.00
Distance from Condominium in miles		0.30	0.30

	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	\$216,702	\$106,680	\$226,958
Gross Income per SqFt	\$13.60	\$16.39	\$12.96
Full Market Value	\$791,003	\$422,000	\$828,000
Market Value per SqFt	\$49.60	\$65.00	\$47.30
Distance from Condominium in miles		5.90	5.50