

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00007-7501	1-00629-0029	1-00906-0015
Condominium Section	735-R1		
Address	1 COENTIES SLIP	304 WEST 14 STREET	227 EAST 25 STREET
Neighborhood	FINANCIAL	GREENWICH VILLAGE-WEST	GRAMERCY
Building Classification	R9-CONDOPS	C7-WALK-UP	C4-WALK-UP
Total Units	42	73	60
Year Built	1920	1905	1900
Gross SqFt	36,500	38,376	32,070
Estimated Gross Income	\$994,000	\$1,422,003	\$354,297
Gross Income per SqFt	\$27.20	\$37.10	\$11.05
Full Market Value	\$4,820,000	\$7,150,000	\$1,250,000
Market Value per SqFt	\$132.00	\$186.00	\$39.00
Distance from Condominium in miles		2.55	2.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00015-7501	1-00913-0001	1-01048-0020
Condominium Section	1025-R1		
Address	17 BATTERY PLACE	471 3 AVENUE	315 WEST 57 STREET
Neighborhood	FINANCIAL	MURRAY HILL	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	500	311	372
Year Built	0	1972	1965
Gross SqFt	554,174	351,560	392,966
Estimated Gross Income	\$17,000,000	\$11,305,238	\$15,729,783
Gross Income per SqFt	\$30.70	\$32.20	\$40.00
Full Market Value	\$82,400,000	\$54,800,000	\$79,100,000
Market Value per SqFt	\$149.00	\$156.00	\$201.00
Distance from Condominium in miles		3.30	4.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00015-7502	1-00027-0009	1-00056-0004
Condominium Section	1557-R1		
Address	20 WEST STREET	63 WALL STREET	90 WEST STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	282	472	410
Year Built	1930	1929	1908
Gross SqFt	249,076	390,531	357,000
Estimated Gross Income	\$9,500,000	\$14,699,410	\$12,475,757
Gross Income per SqFt	\$38.10	\$37.60	\$34.90
Full Market Value	\$47,799,993	\$73,900,000	\$62,700,000
Market Value per SqFt	\$192.00	\$189.00	\$176.00
Distance from Condominium in miles		0.40	0.30

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7501	1-00016-0080	1-00016-0221
Condominium Section	308-R1		
Address	377 RECTOR PLACE	333 RECTOR PLACE	201 WARREN STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	239	232	151
Year Built	1985	1985	1998
Gross SqFt	219,495	219,703	244,617
Estimated Gross Income	\$7,600,000	\$8,670,482	\$8,422,163
Gross Income per SqFt	\$34.60	\$39.50	\$34.40
Full Market Value	\$38,200,001	\$43,600,000	\$42,300,000
Market Value per SqFt	\$174.00	\$198.00	\$173.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7502	1-00016-0080	
Condominium Section	313-R1		
Address	320 ALBANY STREET	333 RECTOR PLACE	
Neighborhood	TRIBECA	TRIBECA	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	133	232	
Year Built	1986	1985	
Gross SqFt	139,719	219,703	
Estimated Gross Income	\$4,830,000	\$8,670,482	
Gross Income per SqFt	\$34.60	\$39.50	
Full Market Value	\$24,300,004	\$43,600,000	
Market Value per SqFt	\$174.00	\$198.00	
Distance from Condominium in miles		0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7503	1-00016-0080	
Condominium Section	385-R1		
Address	250 SOUTH END AVENUE	333 RECTOR PLACE	
Neighborhood	TRIBECA	TRIBECA	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	109	232	
Year Built	1985	1985	
Gross SqFt	105,000	219,703	
Estimated Gross Income	\$3,360,000	\$8,670,482	
Gross Income per SqFt	\$32.00	\$39.50	
Full Market Value	\$16,299,998	\$43,600,000	
Market Value per SqFt	\$155.00	\$198.00	
Distance from Condominium in miles		0.00	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7504	1-00016-0080	
Condominium Section	360-R1		
Address	300 ALBANY STREET	333 RECTOR PLACE	
Neighborhood	TRIBECA	TRIBECA	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	107	232	
Year Built	1986	1985	
Gross SqFt	87,479	219,703	
Estimated Gross Income	\$2,800,000	\$8,670,482	
Gross Income per SqFt	\$32.00	\$39.50	
Full Market Value	\$13,600,002	\$43,600,000	
Market Value per SqFt	\$155.00	\$198.00	
Distance from Condominium in miles		0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7505	1-00016-0080	
Condominium Section	371-R1		
Address	380 RECTOR PLACE	333 RECTOR PLACE	
Neighborhood	TRIBECA	TRIBECA	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	247	232	
Year Built	1987	1985	
Gross SqFt	255,845	219,703	
Estimated Gross Income	\$8,850,000	\$8,670,482	
Gross Income per SqFt	\$34.60	\$39.50	
Full Market Value	\$44,500,013	\$43,600,000	
Market Value per SqFt	\$174.00	\$198.00	
Distance from Condominium in miles		0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7506	1-00016-0015	1-00016-0080
Condominium Section	398-R1		
Address	280 RECTOR PLACE	50 BATTERY PLACE	333 RECTOR PLACE
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	121	208	232
Year Built	1985	1998	1985
Gross SqFt	106,129	239,165	219,703
Estimated Gross Income	\$3,300,000	\$6,486,300	\$8,670,482
Gross Income per SqFt	\$31.10	\$27.10	\$39.50
Full Market Value	\$15,999,994	\$31,400,000	\$43,600,000
Market Value per SqFt	\$151.00	\$131.00	\$198.00
Distance from Condominium in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7507	1-00016-0015	1-00016-0080
Condominium Section	450-R1		
Address	300 RECTOR PLACE	50 BATTERY PLACE	333 RECTOR PLACE
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	154	208	232
Year Built	1986	1998	1985
Gross SqFt	126,008	239,165	219,703
Estimated Gross Income	\$4,020,000	\$6,486,300	\$8,670,482
Gross Income per SqFt	\$31.90	\$27.10	\$39.50
Full Market Value	\$19,500,001	\$31,400,000	\$43,600,000
Market Value per SqFt	\$155.00	\$131.00	\$198.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7508	1-00016-0190	1-00016-0195
Condominium Section	498-R1		
Address	200 RECTOR PLACE	22 RIVER TERRACE	325 NORTH END AVENUE
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	546	324	274
Year Built	1987	2000	2004
Gross SqFt	586,224	331,500	356,483
Estimated Gross Income	\$23,000,000	\$13,382,966	\$14,961,873
Gross Income per SqFt	\$39.20	\$40.40	\$42.00
Full Market Value	\$116,000,009	\$67,300,000	\$75,200,000
Market Value per SqFt	\$198.00	\$203.00	\$211.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7509	1-00016-0080	
Condominium Section	621-R1		
Address	21 SOUTH END AVENUE	333 RECTOR PLACE	
Neighborhood	TRIBECA	TRIBECA	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	182	232	
Year Built	1988	1985	
Gross SqFt	208,281	219,703	
Estimated Gross Income	\$6,665,000	\$8,670,482	
Gross Income per SqFt	\$32.00	\$39.50	
Full Market Value	\$32,300,004	\$43,600,000	
Market Value per SqFt	\$155.00	\$198.00	
Distance from Condominium in miles		0.00	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7510	1-00016-0080	
Condominium Section	779-R1		
Address	99 BATTERY PLACE	333 RECTOR PLACE	
Neighborhood	TRIBECA	TRIBECA	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	293	232	
Year Built	1988	1985	
Gross SqFt	341,489	219,703	
Estimated Gross Income	\$11,760,000	\$8,670,482	
Gross Income per SqFt	\$34.40	\$39.50	
Full Market Value	\$59,099,982	\$43,600,000	
Market Value per SqFt	\$173.00	\$198.00	
Distance from Condominium in miles		0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7511	1-00016-0080	
Condominium Section	780-R1		
Address	2 SOUTH END AVENUE	333 RECTOR PLACE	
Neighborhood	TRIBECA	TRIBECA	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	163	232	
Year Built	0	1985	
Gross SqFt	156,260	219,703	
Estimated Gross Income	\$5,000,000	\$8,670,482	
Gross Income per SqFt	\$32.00	\$39.50	
Full Market Value	\$24,200,006	\$43,600,000	
Market Value per SqFt	\$155.00	\$198.00	
Distance from Condominium in miles		0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7513	1-00016-0080	1-00016-0195
Condominium Section	1217-R1		
Address	25 BATTERY PLACE	333 RECTOR PLACE	325 NORTH END AVENUE
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	117	232	274
Year Built	2003	1985	2004
Gross SqFt	229,060	219,703	356,483
Estimated Gross Income	\$9,162,000	\$8,670,482	\$14,961,873
Gross Income per SqFt	\$40.00	\$39.50	\$42.00
Full Market Value	\$46,100,003	\$43,600,000	\$75,200,000
Market Value per SqFt	\$201.00	\$198.00	\$211.00
Distance from Condominium in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7514	1-00016-0190	1-00016-0195
Condominium Section	1623-R1		
Address	30 UNKNOWN	22 RIVER TERRACE	325 NORTH END AVENUE
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	234	324	274
Year Built	2006	2000	2004
Gross SqFt	424,004	331,500	356,483
Estimated Gross Income	\$16,960,000	\$13,382,966	\$14,961,873
Gross Income per SqFt	\$40.00	\$40.40	\$42.00
Full Market Value	\$85,300,001	\$67,300,000	\$75,200,000
Market Value per SqFt	\$201.00	\$203.00	\$211.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00017-7502	1-00065-0010	1-00078-0001
Condominium Section	1192-R1		
Address	33 RECTOR STREET	9 MAIDEN LANE	135 WILLIAM STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	13	69	31
Year Built	1920	1900	1905
Gross SqFt	27,760	58,354	59,488
Estimated Gross Income	\$833,000	\$1,742,359	\$1,635,899
Gross Income per SqFt	\$30.00	\$29.90	\$27.50
Full Market Value	\$4,039,999	\$8,440,000	\$7,930,000
Market Value per SqFt	\$146.00	\$145.00	\$133.00
Distance from Condominium in miles		0.30	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00018-7501	1-00027-0009	1-00017-0029
Condominium Section	1741-R1		
Address	13 RECTOR STREET	63 WALL STREET	90 WASHINGTON STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	452	472	398
Year Built	1956	1929	1969
Gross SqFt	316,810	390,531	325,514
Estimated Gross Income	\$11,088,350	\$14,699,410	\$11,648,655
Gross Income per SqFt	\$35.00	\$37.60	\$35.80
Full Market Value	\$55,799,953	\$73,900,000	\$58,600,000
Market Value per SqFt	\$176.00	\$189.00	\$180.00
Distance from Condominium in miles		0.35	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00026-7501	1-00056-0004	
Condominium Section	1480-R1		
Address	15 BROAD STREET	90 WEST STREET	
Neighborhood	FINANCIAL	FINANCIAL	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	382	410	
Year Built	1914	1908	
Gross SqFt	648,926	357,000	
Estimated Gross Income	\$25,308,000	\$12,475,757	
Gross Income per SqFt	\$39.00	\$34.90	
Full Market Value	\$128,060,345	\$62,700,000	
Market Value per SqFt	\$197.00	\$176.00	
Distance from Condominium in miles		0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00027-7501	1-00068-0016	1-00077-0024
Condominium Section	1424-R1		
Address	55 WALL STREET	84 WILLIAM STREET	82 FULTON STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	107	124	208
Year Built	1836	1907	1900
Gross SqFt	159,544	111,184	159,000
Estimated Gross Income	\$5,900,000	\$4,745,627	\$5,297,760
Gross Income per SqFt	\$37.00	\$42.70	\$33.30
Full Market Value	\$29,700,006	\$23,900,000	\$25,700,000
Market Value per SqFt	\$186.00	\$215.00	\$162.00
Distance from Condominium in miles		0.15	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00028-7501	1-00079-0004	1-00521-0001
Condominium Section	1590-R1		
Address	82 BEAVER STREET	79 NASSAU STREET	298 MULBERRY STREET
Neighborhood	FINANCIAL	FINANCIAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	126	43	100
Year Built	1987	1987	1986
Gross SqFt	81,884	30,400	86,746
Estimated Gross Income	\$3,275,000	\$1,262,235	\$3,929,304
Gross Income per SqFt	\$40.00	\$41.50	\$45.30
Full Market Value	\$16,500,002	\$6,350,000	\$19,800,000
Market Value per SqFt	\$202.00	\$209.00	\$228.00
Distance from Condominium in miles		0.35	1.60

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00029-7501	1-00065-0006	1-00077-0024
Condominium Section	1002-R1		
Address	48 BEAVER STREET	21 MAIDEN LANE	82 FULTON STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R9-CONDOPS	D6-ELEVATOR	D7-ELEVATOR
Total Units	40	25	208
Year Built	1920	1900	1900
Gross SqFt	65,396	37,800	159,000
Estimated Gross Income	\$2,289,000	\$1,193,625	\$5,297,760
Gross Income per SqFt	\$35.00	\$31.60	\$33.30
Full Market Value	\$11,500,000	\$5,780,000	\$25,700,000
Market Value per SqFt	\$176.00	\$153.00	\$162.00
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00029-7503	1-00079-0006	1-00558-0044
Condominium Section	1541-R1		
Address	21 SOUTH WILLIAM STREET	75 NASSAU STREET	115 EAST 12 STREET
Neighborhood	FINANCIAL	FINANCIAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	31	22	69
Year Built	1900	1900	1900
Gross SqFt	20,308	18,526	41,750
Estimated Gross Income	\$812,000	\$655,057	\$1,800,949
Gross Income per SqFt	\$40.00	\$35.40	\$43.10
Full Market Value	\$4,079,998	\$3,290,000	\$9,060,000
Market Value per SqFt	\$201.00	\$178.00	\$217.00
Distance from Condominium in miles		0.40	2.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00039-7501	1-00031-0001	1-00017-0029
Condominium Section	122-R1		
Address	164 PEARL STREET	10 HANOVER SQUARE	90 WASHINGTON STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	121	494	398
Year Built	1956	1972	1969
Gross SqFt	109,468	487,404	325,514
Estimated Gross Income	\$3,940,000	\$17,916,265	\$11,648,655
Gross Income per SqFt	\$36.00	\$36.80	\$35.80
Full Market Value	\$19,800,013	\$90,100,000	\$58,600,000
Market Value per SqFt	\$181.00	\$185.00	\$180.00
Distance from Condominium in miles		0.10	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00041-7501	1-00065-0020	1-00053-0033
Condominium Section	1054-R1		
Address	50 PINE STREET	12 JOHN STREET	110 GREENWICH STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	20	19	60
Year Built	1902	1900	1929
Gross SqFt	39,607	31,118	57,941
Estimated Gross Income	\$1,228,000	\$854,746	\$2,046,603
Gross Income per SqFt	\$31.00	\$27.50	\$35.30
Full Market Value	\$5,950,002	\$4,140,000	\$10,300,000
Market Value per SqFt	\$150.00	\$133.00	\$178.00
Distance from Condominium in miles		0.20	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00041-7503	1-00065-0010	1-00053-0033
Condominium Section	1186-R1		
Address	56 PINE STREET	9 MAIDEN LANE	110 GREENWICH STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	90	69	60
Year Built	1893	1900	1929
Gross SqFt	70,875	58,354	57,941
Estimated Gross Income	\$2,210,000	\$1,742,359	\$2,046,603
Gross Income per SqFt	\$31.20	\$29.90	\$35.30
Full Market Value	\$10,700,000	\$8,440,000	\$10,300,000
Market Value per SqFt	\$151.00	\$145.00	\$178.00
Distance from Condominium in miles		0.20	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00053-7501	1-00053-0033	1-00065-0010
Condominium Section	1572-R1		
Address	120 GREENWICH STREET	110 GREENWICH STREET	9 MAIDEN LANE
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	102	60	69
Year Built	1903	1929	1900
Gross SqFt	71,985	57,941	58,354
Estimated Gross Income	\$2,366,000	\$2,046,603	\$1,742,359
Gross Income per SqFt	\$32.90	\$35.30	\$29.90
Full Market Value	\$11,500,015	\$10,300,000	\$8,440,000
Market Value per SqFt	\$160.00	\$178.00	\$145.00
Distance from Condominium in miles		0.04	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00065-7501	1-00065-0010	1-00065-0020
Condominium Section	21-R1		
Address	65 NASSAU STREET	9 MAIDEN LANE	12 JOHN STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R9-CONDOPS	D5-ELEVATOR	D6-ELEVATOR
Total Units	29	69	19
Year Built	1920	1900	1900
Gross SqFt	28,550	58,354	31,118
Estimated Gross Income	\$820,000	\$1,742,359	\$854,746
Gross Income per SqFt	\$28.70	\$29.90	\$27.50
Full Market Value	\$3,333,333	\$8,440,000	\$4,140,000
Market Value per SqFt	\$117.00	\$145.00	\$133.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00068-7501	1-00068-0016	1-00056-0004
Condominium Section	1648-R1		
Address	80 JOHN STREET	84 WILLIAM STREET	90 WEST STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	145	124	410
Year Built	1927	1907	1908
Gross SqFt	186,512	111,184	357,000
Estimated Gross Income	\$6,800,000	\$4,745,627	\$12,475,757
Gross Income per SqFt	\$36.50	\$42.70	\$34.90
Full Market Value	\$34,199,999	\$23,900,000	\$62,700,000
Market Value per SqFt	\$183.00	\$215.00	\$176.00
Distance from Condominium in miles		0.04	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00069-7502	1-00065-0010	1-00078-0001
Condominium Section	1062-R1		
Address	90 JOHN STREET	9 MAIDEN LANE	135 WILLIAM STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R9-CONDOPS	D5-ELEVATOR	D7-ELEVATOR
Total Units	221	69	31
Year Built	1931	1900	1905
Gross SqFt	214,364	58,354	59,488
Estimated Gross Income	\$5,985,000	\$1,742,359	\$1,635,899
Gross Income per SqFt	\$27.90	\$29.90	\$27.50
Full Market Value	\$29,000,000	\$8,440,000	\$7,930,000
Market Value per SqFt	\$135.00	\$145.00	\$133.00
Distance from Condominium in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00072-7501	1-00248-0070	1-00372-0060
Condominium Section	65-R1		
Address	170 JOHN STREET	80 RUTGERS SLIP	274 EAST 2 STREET
Neighborhood	FINANCIAL	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	14	109	103
Year Built	1982	1987	1997
Gross SqFt	24,362	83,904	80,500
Estimated Gross Income	\$630,000	\$1,845,415	\$2,545,440
Gross Income per SqFt	\$25.90	\$21.99	\$31.60
Full Market Value	\$3,050,000	\$5,210,000	\$12,300,000
Market Value per SqFt	\$125.00	\$62.00	\$153.00
Distance from Condominium in miles		0.80	1.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00076-7501	1-00896-0001	1-00170-0001
Condominium Section	1800-R1		
Address	15 CLIFF STREET	125 3 AVENUE	336 BROADWAY
Neighborhood	FINANCIAL	GRAMERCY	CIVIC CENTER
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	156	91	159
Year Built	2000	1999	1999
Gross SqFt	142,626	113,754	139,697
Estimated Gross Income	\$7,131,300	\$5,884,838	\$6,302,435
Gross Income per SqFt	\$50.00	\$52.00	\$45.10
Full Market Value	\$35,900,000	\$29,600,000	\$31,700,000
Market Value per SqFt	\$252.00	\$260.00	\$227.00
Distance from Condominium in miles		2.00	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00078-7503	1-00106-0004	1-00079-0006
Condominium Section	1023-R1		
Address	80 NASSAU STREET	272 WATER STREET	75 NASSAU STREET
Neighborhood	FINANCIAL	SOUTHBRIDGE	FINANCIAL
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	11	14	22
Year Built	1900	1900	1900
Gross SqFt	31,738	16,424	18,526
Estimated Gross Income	\$1,060,000	\$488,063	\$655,057
Gross Income per SqFt	\$33.40	\$29.70	\$35.40
Full Market Value	\$5,140,000	\$2,360,000	\$3,290,000
Market Value per SqFt	\$162.00	\$144.00	\$178.00
Distance from Condominium in miles		0.30	0.05

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00078-7504	1-00106-0004	1-00079-0006
Condominium Section	1060-R1		
Address	9 DUTCH STREET	272 WATER STREET	75 NASSAU STREET
Neighborhood	FINANCIAL	SOUTHBRIDGE	FINANCIAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	22	14	22
Year Built	1930	1900	1900
Gross SqFt	28,775	16,424	18,526
Estimated Gross Income	\$850,000	\$488,063	\$655,057
Gross Income per SqFt	\$29.50	\$29.70	\$35.40
Full Market Value	\$4,120,000	\$2,360,000	\$3,290,000
Market Value per SqFt	\$143.00	\$144.00	\$178.00
Distance from Condominium in miles		0.30	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00078-7505	1-00467-0035	1-00079-0006
Condominium Section	1310-R1		
Address	39 JOHN STREET	175 2 AVENUE	75 NASSAU STREET
Neighborhood	FINANCIAL	EAST VILLAGE	FINANCIAL
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	14	64	22
Year Built	1930	1935	1900
Gross SqFt	17,122	49,227	18,526
Estimated Gross Income	\$670,000	\$2,119,734	\$655,057
Gross Income per SqFt	\$39.10	\$43.10	\$35.40
Full Market Value	\$3,370,000	\$10,700,000	\$3,290,000
Market Value per SqFt	\$197.00	\$217.00	\$178.00
Distance from Condominium in miles		1.80	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00078-7506	1-00079-0006	1-00467-0035
Condominium Section	1329-R1		
Address	102 FULTON STREET	75 NASSAU STREET	175 2 AVENUE
Neighborhood	FINANCIAL	FINANCIAL	EAST VILLAGE
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	14	22	64
Year Built	1910	1900	1935
Gross SqFt	22,613	18,526	49,227
Estimated Gross Income	\$900,000	\$655,057	\$2,119,734
Gross Income per SqFt	\$39.80	\$35.40	\$43.10
Full Market Value	\$4,133,310	\$3,290,000	\$10,700,000
Market Value per SqFt	\$183.00	\$178.00	\$217.00
Distance from Condominium in miles		0.10	1.80

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00078-7507	1-00079-0010	1-00068-0016
Condominium Section	1627-R1		
Address	111 WILLIAM STREET	17 JOHN STREET	84 WILLIAM STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	73	116	124
Year Built	1909	1920	1907
Gross SqFt	89,994	107,243	111,184
Estimated Gross Income	\$3,000,000	\$3,802,451	\$4,745,627
Gross Income per SqFt	\$33.30	\$35.50	\$42.70
Full Market Value	\$14,500,004	\$19,100,000	\$23,900,000
Market Value per SqFt	\$161.00	\$178.00	\$215.00
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00079-7502	1-00079-0010	1-00068-0016
Condominium Section	1543-R1		
Address	130 FULTON STREET	17 JOHN STREET	84 WILLIAM STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	21	116	124
Year Built	1900	1920	1907
Gross SqFt	66,930	107,243	111,184
Estimated Gross Income	\$2,400,000	\$3,802,451	\$4,745,627
Gross Income per SqFt	\$35.90	\$35.50	\$42.70
Full Market Value	\$12,099,996	\$19,100,000	\$23,900,000
Market Value per SqFt	\$181.00	\$178.00	\$215.00
Distance from Condominium in miles		0.00	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00079-7503	1-00078-0001	1-00079-0010
Condominium Section	1551-R1		
Address	71 NASSAU STREET	135 WILLIAM STREET	17 JOHN STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	67	31	116
Year Built	1906	1905	1920
Gross SqFt	66,575	59,488	107,243
Estimated Gross Income	\$2,000,000	\$1,635,899	\$3,802,451
Gross Income per SqFt	\$30.00	\$27.50	\$35.50
Full Market Value	\$9,690,006	\$7,930,000	\$19,100,000
Market Value per SqFt	\$146.00	\$133.00	\$178.00
Distance from Condominium in miles		0.10	0.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00091-7501	1-00097-0001	1-00106-0004
Condominium Section	1605-R1		
Address	119 FULTON STREET	119 SOUTH STREET	272 WATER STREET
Neighborhood	SOUTHBRIDGE	SOUTHBRIDGE	SOUTHBRIDGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	19	19	14
Year Built	1919	1900	1900
Gross SqFt	26,528	14,053	16,424
Estimated Gross Income	\$822,000	\$522,919	\$488,063
Gross Income per SqFt	\$31.00	\$37.20	\$29.70
Full Market Value	\$3,980,002	\$2,630,000	\$2,360,000
Market Value per SqFt	\$150.00	\$187.00	\$144.00
Distance from Condominium in miles		0.30	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00095-7501	1-00079-0004	1-00379-0051
Condominium Section	118-R1		
Address	117 BEEKMAN STREET	79 NASSAU STREET	725 EAST 9 STREET
Neighborhood	SOUTHBRIDGE	FINANCIAL	ALPHABET CITY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	22	43	36
Year Built	1983	1987	2001
Gross SqFt	37,170	30,400	24,582
Estimated Gross Income	\$1,294,000	\$1,262,235	\$1,117,620
Gross Income per SqFt	\$34.80	\$41.50	\$45.50
Full Market Value	\$6,509,998	\$6,350,000	\$5,620,000
Market Value per SqFt	\$175.00	\$209.00	\$229.00
Distance from Condominium in miles		0.30	1.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00097-7502	1-00092-0017	1-00097-0001
Condominium Section	1218-R1		
Address	130 BEEKMAN STREET	47 ANN STREET	119 SOUTH STREET
Neighborhood	SOUTHBRIDGE	SOUTHBRIDGE	SOUTHBRIDGE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	18	13	19
Year Built	1900	1935	1900
Gross SqFt	21,450	24,610	14,053
Estimated Gross Income	\$795,000	\$622,825	\$522,919
Gross Income per SqFt	\$37.10	\$25.30	\$37.20
Full Market Value	\$3,999,996	\$2,780,000	\$2,630,000
Market Value per SqFt	\$186.00	\$113.00	\$187.00
Distance from Condominium in miles		0.30	0.04

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00097-7503	1-00092-0017	1-00097-0001
Condominium Section	1412-R1		
Address	220 FRONT STREET	47 ANN STREET	119 SOUTH STREET
Neighborhood	SOUTHBRIDGE	SOUTHBRIDGE	SOUTHBRIDGE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	15	13	19
Year Built	1910	1935	1900
Gross SqFt	25,825	24,610	14,053
Estimated Gross Income	\$956,000	\$622,825	\$522,919
Gross Income per SqFt	\$37.00	\$25.30	\$37.20
Full Market Value	\$4,810,000	\$2,780,000	\$2,630,000
Market Value per SqFt	\$186.00	\$113.00	\$187.00
Distance from Condominium in miles		0.30	0.04

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00097-7504	1-00092-0017	1-00097-0001
Condominium Section	1413-R1		
Address	214 FRONT STREET	47 ANN STREET	119 SOUTH STREET
Neighborhood	SOUTHBRIDGE	SOUTHBRIDGE	SOUTHBRIDGE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	15	13	19
Year Built	1999	1935	1900
Gross SqFt	17,700	24,610	14,053
Estimated Gross Income	\$735,000	\$622,825	\$522,919
Gross Income per SqFt	\$41.50	\$25.30	\$37.20
Full Market Value	\$3,700,000	\$2,780,000	\$2,630,000
Market Value per SqFt	\$209.00	\$113.00	\$187.00
Distance from Condominium in miles		0.30	0.04

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00100-7501	1-00878-0004	1-01008-0029
Condominium Section	1286-R1		
Address	150 NASSAU STREET	295 PARK AVENUE SOUTH	1361 6 AVENUE
Neighborhood	SOUTHBRIDGE	GRAMERCY	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	125	190	169
Year Built	1900	1900	1925
Gross SqFt	141,728	145,299	243,671
Estimated Gross Income	\$5,102,000	\$4,811,189	\$9,615,603
Gross Income per SqFt	\$36.00	\$33.10	\$39.50
Full Market Value	\$25,700,003	\$23,300,000	\$48,300,000
Market Value per SqFt	\$181.00	\$160.00	\$198.00
Distance from Condominium in miles		2.20	3.90

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00106-7502	1-00106-0004	1-00097-0001
Condominium Section	1164-R1		
Address	324 PEARL STREET	272 WATER STREET	119 SOUTH STREET
Neighborhood	SOUTHBRIDGE	SOUTHBRIDGE	SOUTHBRIDGE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	49	14	19
Year Built	1900	1900	1900
Gross SqFt	37,646	16,424	14,053
Estimated Gross Income	\$1,129,000	\$488,063	\$522,919
Gross Income per SqFt	\$30.00	\$29.70	\$37.20
Full Market Value	\$5,470,006	\$2,360,000	\$2,630,000
Market Value per SqFt	\$145.00	\$144.00	\$187.00
Distance from Condominium in miles		0.00	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00132-7501	1-00248-0070	1-00170-0001
Condominium Section	401-R1		
Address	295 GREENWICH STREET	80 RUTGERS SLIP	336 BROADWAY
Neighborhood	TRIBECA	LOWER EAST SIDE	CIVIC CENTER
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	128	109	159
Year Built	1987	1987	1999
Gross SqFt	115,909	83,904	139,697
Estimated Gross Income	\$3,825,000	\$1,845,415	\$6,302,435
Gross Income per SqFt	\$33.00	\$21.99	\$45.10
Full Market Value	\$18,499,995	\$5,210,000	\$31,700,000
Market Value per SqFt	\$160.00	\$62.00	\$227.00
Distance from Condominium in miles		1.05	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00132-7501	1-00170-0001	1-00248-0070
Condominium Section	401-R2		
Address	275 GREENWICH STREET	336 BROADWAY	80 RUTGERS SLIP
Neighborhood	TRIBECA	CIVIC CENTER	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	133	159	109
Year Built	1987	1999	1987
Gross SqFt	138,016	139,697	83,904
Estimated Gross Income	\$4,555,000	\$6,302,435	\$1,845,415
Gross Income per SqFt	\$33.00	\$45.10	\$21.99
Full Market Value	\$22,100,000	\$31,700,000	\$5,210,000
Market Value per SqFt	\$160.00	\$227.00	\$62.00
Distance from Condominium in miles		0.35	1.05

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00132-7503	1-00385-0014	1-00097-0018
Condominium Section	1042-R1		
Address	71 MURRAY STREET	218 EAST 3 STREET	217 FRONT STREET
Neighborhood	TRIBECA	ALPHABET CITY	SOUTHBRIDGE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	11	61	32
Year Built	2001	2002	2004
Gross SqFt	54,500	48,553	40,000
Estimated Gross Income	\$1,800,000	\$1,984,233	\$1,279,814
Gross Income per SqFt	\$33.00	\$40.90	\$32.00
Full Market Value	\$9,049,999	\$9,980,000	\$6,200,000
Market Value per SqFt	\$166.00	\$206.00	\$155.00
Distance from Condominium in miles		1.55	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00134-7503	1-00078-0001	1-00053-0033
Condominium Section	1148-R1		
Address	9 MURRAY STREET	135 WILLIAM STREET	110 GREENWICH STREET
Neighborhood	CIVIC CENTER	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	27	31	60
Year Built	1900	1905	1929
Gross SqFt	59,853	59,488	57,941
Estimated Gross Income	\$1,970,000	\$1,635,899	\$2,046,603
Gross Income per SqFt	\$32.90	\$27.50	\$35.30
Full Market Value	\$9,540,001	\$7,930,000	\$10,300,000
Market Value per SqFt	\$159.00	\$133.00	\$178.00
Distance from Condominium in miles		0.30	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00135-7501	1-00126-0013	1-00343-0050
Condominium Section	25-R1		
Address	260 BROADWAY	53 PARK PLACE	203 RIVINGTON STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	LOWER EAST SIDE
Building Classification	R9-CONDOPS	D5-ELEVATOR	D5-ELEVATOR
Total Units	65	116	71
Year Built	1915	1921	1906
Gross SqFt	112,500	138,600	99,911
Estimated Gross Income	\$2,250,000	\$3,816,911	\$1,769,666
Gross Income per SqFt	\$20.00	\$27.50	\$17.71
Full Market Value	\$10,100,000	\$18,500,000	\$7,200,000
Market Value per SqFt	\$90.00	\$133.00	\$72.00
Distance from Condominium in miles		0.15	1.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00135-7504	1-00056-0004	1-00055-0014
Condominium Section	1131-R1		
Address	270 BROADWAY	90 WEST STREET	71 WEST STREET
Neighborhood	CIVIC CENTER	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	87	410	192
Year Built	1910	1908	1926
Gross SqFt	217,318	357,000	250,471
Estimated Gross Income	\$7,000,000	\$12,475,757	\$6,322,259
Gross Income per SqFt	\$32.20	\$34.90	\$25.20
Full Market Value	\$33,900,004	\$62,700,000	\$28,300,000
Market Value per SqFt	\$156.00	\$176.00	\$113.00
Distance from Condominium in miles		0.45	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00136-7502	1-00053-0033	1-00494-0015
Condominium Section	1007-R1		
Address	38 WARREN STREET	110 GREENWICH STREET	40 PRINCE STREET
Neighborhood	CIVIC CENTER	FINANCIAL	LITTLE ITALY
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	26	60	41
Year Built	1900	1929	1900
Gross SqFt	50,165	57,941	45,990
Estimated Gross Income	\$1,775,000	\$2,046,603	\$1,687,027
Gross Income per SqFt	\$35.40	\$35.30	\$36.70
Full Market Value	\$8,920,002	\$10,300,000	\$8,480,000
Market Value per SqFt	\$178.00	\$178.00	\$184.00
Distance from Condominium in miles		0.50	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00137-7503	1-00065-0006	1-00092-0017
Condominium Section	1593-R1		
Address	92 WARREN STREET	21 MAIDEN LANE	47 ANN STREET
Neighborhood	TRIBECA	FINANCIAL	SOUTHBRIDGE
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	12	25	13
Year Built	1920	1900	1935
Gross SqFt	30,062	37,800	24,610
Estimated Gross Income	\$940,000	\$1,193,625	\$622,825
Gross Income per SqFt	\$31.30	\$31.60	\$25.30
Full Market Value	\$4,550,000	\$5,780,000	\$2,780,000
Market Value per SqFt	\$151.00	\$153.00	\$113.00
Distance from Condominium in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00140-7501	1-00372-0060	1-00170-0001
Condominium Section	499-R1		
Address	165 CHAMBERS STREET	274 EAST 2 STREET	336 BROADWAY
Neighborhood	TRIBECA	ALPHABET CITY	CIVIC CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	83	103	159
Year Built	1987	1997	1999
Gross SqFt	89,377	80,500	139,697
Estimated Gross Income	\$2,850,000	\$2,545,440	\$6,302,435
Gross Income per SqFt	\$31.90	\$31.60	\$45.10
Full Market Value	\$13,799,997	\$12,300,000	\$31,700,000
Market Value per SqFt	\$154.00	\$153.00	\$227.00
Distance from Condominium in miles		1.60	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00140-7502	1-00170-0001	1-00372-0060
Condominium Section	594-R1		
Address	311 GREENWICH STREET	336 BROADWAY	274 EAST 2 STREET
Neighborhood	TRIBECA	CIVIC CENTER	ALPHABET CITY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	80	159	103
Year Built	1988	1999	1997
Gross SqFt	66,551	139,697	80,500
Estimated Gross Income	\$2,100,000	\$6,302,435	\$2,545,440
Gross Income per SqFt	\$31.60	\$45.10	\$31.60
Full Market Value	\$10,200,000	\$31,700,000	\$12,300,000
Market Value per SqFt	\$153.00	\$227.00	\$153.00
Distance from Condominium in miles		0.35	1.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00141-7504	1-00079-0010	1-00126-0013
Condominium Section	996-R1		
Address	166 DUANE STREET	17 JOHN STREET	53 PARK PLACE
Neighborhood	TRIBECA	FINANCIAL	CIVIC CENTER
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	30	116	116
Year Built	1910	1920	1921
Gross SqFt	90,000	107,243	138,600
Estimated Gross Income	\$2,885,000	\$3,802,451	\$3,816,911
Gross Income per SqFt	\$32.10	\$35.50	\$27.50
Full Market Value	\$13,999,996	\$19,100,000	\$18,500,000
Market Value per SqFt	\$156.00	\$178.00	\$133.00
Distance from Condominium in miles		0.45	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00142-7501	1-00016-0180	1-00170-0020
Condominium Section	1507-R1		
Address	99 WARREN STREET	20 RIVER TERRACE	95 WORTH STREET
Neighborhood	TRIBECA	TRIBECA	CIVIC CENTER
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	163	293	338
Year Built	2006	2002	2001
Gross SqFt	182,235	356,786	364,721
Estimated Gross Income	\$5,390,000	\$16,114,644	\$12,556,128
Gross Income per SqFt	\$29.60	\$45.20	\$34.40
Full Market Value	\$31,374,898	\$81,000,000	\$63,100,000
Market Value per SqFt	\$172.00	\$227.00	\$173.00
Distance from Condominium in miles		0.50	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00142-7501	1-00016-0180	1-00069-0018
Condominium Section	1507-R2		
Address	99 WARREN STREET	20 RIVER TERRACE	2 GOLD STREET
Neighborhood	TRIBECA	TRIBECA	FINANCIAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	220	293	650
Year Built	2006	2002	2003
Gross SqFt	535,060	356,786	627,330
Estimated Gross Income	\$17,550,000	\$16,114,644	\$22,940,917
Gross Income per SqFt	\$32.80	\$45.20	\$36.60
Full Market Value	\$96,565,385	\$81,000,000	\$115,000,000
Market Value per SqFt	\$180.00	\$227.00	\$183.00
Distance from Condominium in miles		0.50	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00142-7502	1-00016-0180	1-00069-0018
Condominium Section	1629-R1		
Address	200 CHAMBERS STREET	20 RIVER TERRACE	2 GOLD STREET
Neighborhood	TRIBECA	TRIBECA	FINANCIAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	311	293	650
Year Built	2005	2002	2003
Gross SqFt	314,373	356,786	627,330
Estimated Gross Income	\$12,570,000	\$16,114,644	\$22,940,917
Gross Income per SqFt	\$40.00	\$45.20	\$36.60
Full Market Value	\$63,200,023	\$81,000,000	\$115,000,000
Market Value per SqFt	\$201.00	\$227.00	\$183.00
Distance from Condominium in miles		0.50	0.75

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00143-7501	1-00079-0006	1-00173-0020
Condominium Section	328-R1		
Address	8 JAY STREET	75 NASSAU STREET	80 LEONARD STREET
Neighborhood	TRIBECA	FINANCIAL	CIVIC CENTER
Building Classification	R9-CONDOPS	D6-ELEVATOR	D7-ELEVATOR
Total Units	13	22	11
Year Built	1915	1900	1910
Gross SqFt	19,882	18,526	26,815
Estimated Gross Income	\$515,000	\$655,057	\$687,607
Gross Income per SqFt	\$25.90	\$35.40	\$25.60
Full Market Value	\$2,500,000	\$3,290,000	\$3,330,000
Market Value per SqFt	\$126.00	\$178.00	\$124.00
Distance from Condominium in miles		0.50	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00144-7502	1-00097-0001	1-00092-0017
Condominium Section	1597-R1		
Address	36 HUDSON STREET	119 SOUTH STREET	47 ANN STREET
Neighborhood	TRIBECA	SOUTHBRIDGE	SOUTHBRIDGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	12	19	13
Year Built	1910	1900	1935
Gross SqFt	27,928	14,053	24,610
Estimated Gross Income	\$1,050,000	\$522,919	\$622,825
Gross Income per SqFt	\$37.60	\$37.20	\$25.30
Full Market Value	\$5,337,039	\$2,630,000	\$2,780,000
Market Value per SqFt	\$191.00	\$187.00	\$113.00
Distance from Condominium in miles		0.75	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00145-7504	1-00092-0017	1-00494-0015
Condominium Section	668-R1		
Address	97 READE STREET	47 ANN STREET	40 PRINCE STREET
Neighborhood	CIVIC CENTER	SOUTHBRIDGE	LITTLE ITALY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	20	13	41
Year Built	1920	1935	1900
Gross SqFt	24,992	24,610	45,990
Estimated Gross Income	\$690,000	\$622,825	\$1,687,027
Gross Income per SqFt	\$27.60	\$25.30	\$36.70
Full Market Value	\$3,339,997	\$2,780,000	\$8,480,000
Market Value per SqFt	\$134.00	\$113.00	\$184.00
Distance from Condominium in miles		0.35	0.80

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00146-7501	1-00092-0017	1-00494-0015
Condominium Section	715-R1		
Address	96 READE STREET	47 ANN STREET	40 PRINCE STREET
Neighborhood	CIVIC CENTER	SOUTHBRIDGE	LITTLE ITALY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	21	13	41
Year Built	1895	1935	1900
Gross SqFt	26,050	24,610	45,990
Estimated Gross Income	\$720,000	\$622,825	\$1,687,027
Gross Income per SqFt	\$27.60	\$25.30	\$36.70
Full Market Value	\$3,490,001	\$2,780,000	\$8,480,000
Market Value per SqFt	\$134.00	\$113.00	\$184.00
Distance from Condominium in miles		0.40	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00171-7501	1-00387-0153	1-00414-0050
Condominium Section	32-R1		
Address	356 BROADWAY	629 EAST 5 STREET	77 DELANCEY STREET
Neighborhood	CHINATOWN	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	18	24	20
Year Built	1915	1920	1914
Gross SqFt	20,000	18,523	21,200
Estimated Gross Income	\$580,000	\$467,150	\$628,476
Gross Income per SqFt	\$29.00	\$25.20	\$29.60
Full Market Value	\$2,810,001	\$2,090,000	\$3,050,000
Market Value per SqFt	\$141.00	\$113.00	\$144.00
Distance from Condominium in miles		1.20	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00171-7502	1-00572-0026	1-00875-0003
Condominium Section	1074-R1		
Address	354 BROADWAY	24 WEST 9 STREET	239 PARK AVENUE SOUTH
Neighborhood	CHINATOWN	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	50	46
Year Built	1900	1923	1911
Gross SqFt	41,204	46,137	51,122
Estimated Gross Income	\$1,368,000	\$1,716,749	\$1,289,921
Gross Income per SqFt	\$33.20	\$37.20	\$25.20
Full Market Value	\$6,630,003	\$8,630,000	\$5,760,000
Market Value per SqFt	\$161.00	\$187.00	\$113.00
Distance from Condominium in miles		1.15	1.65

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00172-7501	1-00768-0059	1-00835-0015
Condominium Section	730-R1		
Address	374 BROADWAY	238 WEST 19 STREET	35 WEST 33 STREET
Neighborhood	CHINATOWN	CHELSEA	FASHION
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	163	202	171
Year Built	1990	1986	2002
Gross SqFt	126,500	157,364	160,126
Estimated Gross Income	\$3,795,000	\$4,045,000	\$4,612,000
Gross Income per SqFt	\$30.00	\$25.70	\$28.80
Full Market Value	\$18,399,983	\$19,600,000	\$22,300,000
Market Value per SqFt	\$145.00	\$125.00	\$139.00
Distance from Condominium in miles		1.70	2.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00172-7502	1-00310-0027	1-00348-0040
Condominium Section	1433-R1		
Address	81 WHITE STREET	35 ESSEX STREET	90 CLINTON STREET
Neighborhood	CHINATOWN	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	11	31	39
Year Built	1915	1910	1900
Gross SqFt	28,500	31,536	38,498
Estimated Gross Income	\$855,000	\$985,215	\$1,244,538
Gross Income per SqFt	\$30.00	\$31.20	\$32.30
Full Market Value	\$4,139,997	\$4,770,000	\$6,030,000
Market Value per SqFt	\$145.00	\$151.00	\$157.00
Distance from Condominium in miles		0.65	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00173-7501	1-00126-0013	1-00545-0059
Condominium Section	1157-R1		
Address	66 LEONARD STREET	53 PARK PLACE	752 BROADWAY
Neighborhood	CIVIC CENTER	CIVIC CENTER	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	47	116	180
Year Built	1900	1921	1909
Gross SqFt	132,423	138,600	147,773
Estimated Gross Income	\$4,700,000	\$3,816,911	\$7,195,698
Gross Income per SqFt	\$35.50	\$27.50	\$48.70
Full Market Value	\$23,599,996	\$18,500,000	\$36,200,000
Market Value per SqFt	\$178.00	\$133.00	\$245.00
Distance from Condominium in miles		0.30	1.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00173-7502	1-00468-0001	1-00570-0017
Condominium Section	1434-R1		
Address	65 WORTH STREET	87 3 AVENUE	24 EAST 13 STREET
Neighborhood	CIVIC CENTER	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	30	121	25
Year Built	1920	1930	1910
Gross SqFt	66,834	92,304	27,760
Estimated Gross Income	\$2,440,000	\$4,059,855	\$897,481
Gross Income per SqFt	\$36.50	\$44.00	\$32.30
Full Market Value	\$11,977,732	\$20,400,000	\$4,350,000
Market Value per SqFt	\$179.00	\$221.00	\$157.00
Distance from Condominium in miles		1.40	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00175-7503	1-00310-0027	1-00551-0016
Condominium Section	711-R1		
Address	55 WHITE STREET	35 ESSEX STREET	27 WASHINGTON SQUARE NORT
Neighborhood	CIVIC CENTER	LOWER EAST SIDE	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	17	31	28
Year Built	1860	1910	1900
Gross SqFt	32,939	31,536	32,409
Estimated Gross Income	\$890,000	\$985,215	\$693,680
Gross Income per SqFt	\$27.00	\$31.20	\$21.40
Full Market Value	\$4,310,002	\$4,770,000	\$3,100,000
Market Value per SqFt	\$131.00	\$151.00	\$96.00
Distance from Condominium in miles		0.75	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00175-7504	1-00753-0056	1-00934-0020
Condominium Section	1108-R1		
Address	90 FRANKLIN STREET	324 WEST 30 STREET	339 EAST 28 STREET
Neighborhood	CIVIC CENTER	CHELSEA	KIPS BAY
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	24	224	123
Year Built	1915	1928	1900
Gross SqFt	98,891	147,888	110,139
Estimated Gross Income	\$3,560,000	\$6,729,000	\$4,016,851
Gross Income per SqFt	\$36.00	\$45.50	\$36.50
Full Market Value	\$17,899,998	\$20,700,000	\$20,200,000
Market Value per SqFt	\$181.00	\$140.00	\$183.00
Distance from Condominium in miles		2.20	2.05

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00178-7502	1-00173-0019	1-00173-0020
Condominium Section	932-R1		
Address	211 WEST BROADWAY	78 LEONARD STREET	80 LEONARD STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	R2-WALK-UP	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	11	11
Year Built	1915	1910	1910
Gross SqFt	24,985	20,200	26,815
Estimated Gross Income	\$624,000	\$687,607	\$687,607
Gross Income per SqFt	\$24.97	\$34.00	\$25.60
Full Market Value	\$2,789,997	\$3,460,000	\$3,330,000
Market Value per SqFt	\$112.00	\$171.00	\$124.00
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00179-7506	1-00791-0078	1-01252-0001
Condominium Section	1196-R1		
Address	14 LEONARD STREET	91 7 AVENUE	200 RIVERSIDE DRIVE
Neighborhood	TRIBECA	CHELSEA	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	31	69	59
Year Built	1915	1920	1906
Gross SqFt	81,650	62,400	63,794
Estimated Gross Income	\$2,204,000	\$1,889,000	\$1,536,420
Gross Income per SqFt	\$27.00	\$30.30	\$24.08
Full Market Value	\$10,700,000	\$9,150,000	\$6,870,000
Market Value per SqFt	\$131.00	\$147.00	\$108.00
Distance from Condominium in miles		1.50	5.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00180-7502	1-00173-0019	1-00220-0027
Condominium Section	198-R1		
Address	67 HUDSON STREET	78 LEONARD STREET	36 LAIGHT STREET
Neighborhood	TRIBECA	CIVIC CENTER	TRIBECA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	20	11	13
Year Built	1915	1910	1900
Gross SqFt	20,750	20,200	26,712
Estimated Gross Income	\$633,000	\$687,607	\$728,076
Gross Income per SqFt	\$30.50	\$34.00	\$27.30
Full Market Value	\$3,069,998	\$3,460,000	\$3,530,000
Market Value per SqFt	\$148.00	\$171.00	\$132.00
Distance from Condominium in miles		0.25	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00188-7502	1-00078-0001	1-00468-0001
Condominium Section	1063-R1		
Address	387 GREENWICH STREET	135 WILLIAM STREET	87 3 AVENUE
Neighborhood	TRIBECA	FINANCIAL	EAST VILLAGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	36	31	121
Year Built	1915	1905	1930
Gross SqFt	86,451	59,488	92,304
Estimated Gross Income	\$2,900,000	\$1,635,899	\$4,059,855
Gross Income per SqFt	\$33.50	\$27.50	\$44.00
Full Market Value	\$14,100,000	\$7,930,000	\$20,400,000
Market Value per SqFt	\$163.00	\$133.00	\$221.00
Distance from Condominium in miles		0.80	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00188-7503	1-00078-0001	1-00468-0001
Condominium Section	1155-R1		
Address	53 NORTH MOORE STREET	135 WILLIAM STREET	87 3 AVENUE
Neighborhood	TRIBECA	FINANCIAL	EAST VILLAGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	46	31	121
Year Built	1910	1905	1930
Gross SqFt	83,020	59,488	92,304
Estimated Gross Income	\$2,785,000	\$1,635,899	\$4,059,855
Gross Income per SqFt	\$33.50	\$27.50	\$44.00
Full Market Value	\$13,500,002	\$7,930,000	\$20,400,000
Market Value per SqFt	\$163.00	\$133.00	\$221.00
Distance from Condominium in miles		0.80	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00189-7501	1-00180-0029	1-00220-0027
Condominium Section	229-R1		
Address	220 WEST BROADWAY	7 HARRISON STREET	36 LAIGHT STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R9-CONDOPS	D9-ELEVATOR	D7-ELEVATOR
Total Units	24	49	13
Year Built	1915	1900	1900
Gross SqFt	52,735	33,400	26,712
Estimated Gross Income	\$1,200,000	\$740,956	\$728,076
Gross Income per SqFt	\$22.76	\$22.18	\$27.30
Full Market Value	\$5,360,000	\$3,310,000	\$3,530,000
Market Value per SqFt	\$102.00	\$99.00	\$132.00
Distance from Condominium in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00189-7502	1-00065-0006	1-00220-0027
Condominium Section	430-R1		
Address	104 HUDSON STREET	21 MAIDEN LANE	36 LAIGHT STREET
Neighborhood	TRIBECA	FINANCIAL	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	14	25	13
Year Built	1921	1900	1900
Gross SqFt	40,581	37,800	26,712
Estimated Gross Income	\$1,136,000	\$1,193,625	\$728,076
Gross Income per SqFt	\$28.00	\$31.60	\$27.30
Full Market Value	\$5,109,507	\$5,780,000	\$3,530,000
Market Value per SqFt	\$126.00	\$153.00	\$132.00
Distance from Condominium in miles		0.70	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00189-7507	1-00220-0027	1-00467-0035
Condominium Section	1052-R1		
Address	132 FRANKLIN STREET	36 LAIGHT STREET	175 2 AVENUE
Neighborhood	TRIBECA	TRIBECA	EAST VILLAGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	13	13	64
Year Built	1915	1900	1935
Gross SqFt	53,468	26,712	49,227
Estimated Gross Income	\$1,710,000	\$728,076	\$2,119,734
Gross Income per SqFt	\$32.00	\$27.30	\$43.10
Full Market Value	\$8,290,000	\$3,530,000	\$10,700,000
Market Value per SqFt	\$155.00	\$132.00	\$217.00
Distance from Condominium in miles		0.20	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00189-7508	1-00106-0004	1-00220-0027
Condominium Section	1061-R1		
Address	38 NORTH MOORE STREET	272 WATER STREET	36 LAIGHT STREET
Neighborhood	TRIBECA	SOUTHBRIDGE	TRIBECA
Building Classification	R9-CONDOPS	D9-ELEVATOR	D7-ELEVATOR
Total Units	11	14	13
Year Built	1915	1900	1900
Gross SqFt	18,315	16,424	26,712
Estimated Gross Income	\$500,000	\$488,063	\$728,076
Gross Income per SqFt	\$27.30	\$29.70	\$27.30
Full Market Value	\$2,420,000	\$2,360,000	\$3,530,000
Market Value per SqFt	\$132.00	\$144.00	\$132.00
Distance from Condominium in miles		0.80	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00190-7503	1-00078-0001	1-00468-0001
Condominium Section	956-R1		
Address	31 NORTH MOORE STREET	135 WILLIAM STREET	87 3 AVENUE
Neighborhood	TRIBECA	FINANCIAL	EAST VILLAGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	23	31	121
Year Built	1915	1905	1930
Gross SqFt	86,900	59,488	92,304
Estimated Gross Income	\$2,700,000	\$1,635,899	\$4,059,855
Gross Income per SqFt	\$31.10	\$27.50	\$44.00
Full Market Value	\$13,100,001	\$7,930,000	\$20,400,000
Market Value per SqFt	\$151.00	\$133.00	\$221.00
Distance from Condominium in miles		0.75	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00190-7504	1-00126-0013	1-00545-0059
Condominium Section	1045-R1		
Address	27 NORTH MOORE STREET	53 PARK PLACE	752 BROADWAY
Neighborhood	TRIBECA	CIVIC CENTER	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	57	116	180
Year Built	1905	1921	1909
Gross SqFt	150,010	138,600	147,773
Estimated Gross Income	\$4,700,000	\$3,816,911	\$7,195,698
Gross Income per SqFt	\$31.30	\$27.50	\$48.70
Full Market Value	\$22,799,998	\$18,500,000	\$36,200,000
Market Value per SqFt	\$152.00	\$133.00	\$245.00
Distance from Condominium in miles		0.45	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00190-7505	1-00068-0016	1-00079-0010
Condominium Section	1181-R1		
Address	25 NORTH MOORE STREET	84 WILLIAM STREET	17 JOHN STREET
Neighborhood	TRIBECA	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	33	124	116
Year Built	1924	1907	1920
Gross SqFt	119,996	111,184	107,243
Estimated Gross Income	\$4,320,000	\$4,745,627	\$3,802,451
Gross Income per SqFt	\$36.00	\$42.70	\$35.50
Full Market Value	\$21,699,999	\$23,900,000	\$19,100,000
Market Value per SqFt	\$181.00	\$215.00	\$178.00
Distance from Condominium in miles		0.85	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00190-7506	1-00521-0009	1-00720-0045
Condominium Section	2009-R1		
Address	124 HUDSON STREET	304 MULBERRY STREET	401 WEST 22 STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	26	92	59
Year Built	2000	1974	1999
Gross SqFt	68,033	69,300	58,394
Estimated Gross Income	\$2,585,000	\$2,721,975	\$2,075,489
Gross Income per SqFt	\$38.00	\$39.30	\$35.50
Full Market Value	\$12,999,996	\$13,700,000	\$10,400,000
Market Value per SqFt	\$191.00	\$198.00	\$178.00
Distance from Condominium in miles		0.75	1.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00193-7501	1-00860-0022	1-00878-0004
Condominium Section	120-R1		
Address	395 BROADWAY	119 MADISON AVENUE	295 PARK AVENUE SOUTH
Neighborhood	TRIBECA	MURRAY HILL	GRAMERCY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	64	112	190
Year Built	1915	1938	1900
Gross SqFt	119,640	111,457	145,299
Estimated Gross Income	\$3,589,000	\$3,151,000	\$4,811,189
Gross Income per SqFt	\$30.00	\$28.30	\$33.10
Full Market Value	\$17,399,996	\$15,300,000	\$23,300,000
Market Value per SqFt	\$145.00	\$137.00	\$160.00
Distance from Condominium in miles		2.10	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00193-7509	1-00097-0018	1-00407-0047
Condominium Section	1624-R1		
Address	51 WALKER STREET	217 FRONT STREET	527 EAST 13 STREET
Neighborhood	TRIBECA	SOUTHBRIDGE	ALPHABET CITY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	15	32	46
Year Built	2005	2004	2002
Gross SqFt	34,587	40,000	30,893
Estimated Gross Income	\$1,380,000	\$1,279,814	\$1,470,704
Gross Income per SqFt	\$39.90	\$32.00	\$47.60
Full Market Value	\$6,939,998	\$6,200,000	\$7,390,000
Market Value per SqFt	\$201.00	\$155.00	\$239.00
Distance from Condominium in miles		0.80	1.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00202-7501	1-00283-0024	1-00345-0048
Condominium Section	222-R1		
Address	50 BAYARD STREET	10 RUTGERS STREET	115 PITT STREET
Neighborhood	CHINATOWN	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	167	84	172
Year Built	1985	2001	1983
Gross SqFt	163,160	75,953	170,100
Estimated Gross Income	\$4,895,000	\$2,683,729	\$4,653,780
Gross Income per SqFt	\$30.00	\$35.30	\$27.40
Full Market Value	\$18,466,392	\$13,500,000	\$13,100,000
Market Value per SqFt	\$113.00	\$178.00	\$77.00
Distance from Condominium in miles		0.35	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00204-7501	1-00283-0024	1-00348-0067
Condominium Section	1509-R1		
Address	158 HESTER STREET	10 RUTGERS STREET	87 ATTORNEY STREET
Neighborhood	CHINATOWN	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	61	84	24
Year Built	2004	2001	2000
Gross SqFt	60,962	75,953	17,168
Estimated Gross Income	\$2,134,000	\$2,683,729	\$578,930
Gross Income per SqFt	\$35.00	\$35.30	\$33.70
Full Market Value	\$10,699,999	\$13,500,000	\$2,844,000
Market Value per SqFt	\$176.00	\$178.00	\$166.00
Distance from Condominium in miles		0.40	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00206-7501	1-00385-0014	1-00495-0022
Condominium Section	1791-R1		
Address	123 BAXTER STREET	218 EAST 3 STREET	249 MULBERRY STREET
Neighborhood	CHINATOWN	ALPHABET CITY	LITTLE ITALY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	23	61	76
Year Built	2003	2002	1986
Gross SqFt	46,545	48,553	41,182
Estimated Gross Income	\$1,868,315	\$1,984,233	\$1,684,352
Gross Income per SqFt	\$40.10	\$40.90	\$40.90
Full Market Value	\$9,389,989	\$9,980,000	\$8,470,000
Market Value per SqFt	\$202.00	\$206.00	\$206.00
Distance from Condominium in miles		0.90	0.35

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00208-7501	1-00844-0019	1-00879-0017
Condominium Section	1385-R1		
Address	129 LAFAYETTE STREET	33 UNION SQUARE	131 EAST 23 STREET
Neighborhood	CHINATOWN	FLATIRON	GRAMERCY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	27	19	67
Year Built	1900	1900	1925
Gross SqFt	70,089	43,841	56,670
Estimated Gross Income	\$2,133,000	\$1,950,000	\$2,011,078
Gross Income per SqFt	\$30.40	\$44.50	\$35.50
Full Market Value	\$10,700,001	\$9,800,000	\$10,100,000
Market Value per SqFt	\$153.00	\$224.00	\$178.00
Distance from Condominium in miles		1.35	1.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00212-7501	1-00126-0013	1-00468-0001
Condominium Section	44-R1		
Address	260 WEST BROADWAY	53 PARK PLACE	87 3 AVENUE
Neighborhood	TRIBECA	CIVIC CENTER	EAST VILLAGE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	50	116	121
Year Built	1915	1921	1930
Gross SqFt	122,640	138,600	92,304
Estimated Gross Income	\$3,700,000	\$3,816,911	\$4,059,855
Gross Income per SqFt	\$30.20	\$27.50	\$44.00
Full Market Value	\$17,899,989	\$18,500,000	\$20,400,000
Market Value per SqFt	\$146.00	\$133.00	\$221.00
Distance from Condominium in miles		0.50	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00214-7503	1-00170-0001	1-00142-0025
Condominium Section	1388-R1		
Address	7 HUBERT STREET	336 BROADWAY	310 GREENWICH STREET
Neighborhood	TRIBECA	CIVIC CENTER	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	35	159	2,256
Year Built	2004	1999	1975
Gross SqFt	106,462	139,697	1,970,736
Estimated Gross Income	\$4,000,000	\$6,302,435	\$42,403,689
Gross Income per SqFt	\$37.60	\$45.10	\$21.52
Full Market Value	\$20,099,999	\$31,700,000	\$159,000,000
Market Value per SqFt	\$189.00	\$227.00	\$81.00
Distance from Condominium in miles		0.45	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00215-7502	1-00065-0006	1-00888-0031
Condominium Section	1393-R1		
Address	161 HUDSON STREET	21 MAIDEN LANE	153 EAST 32 STREET
Neighborhood	TRIBECA	FINANCIAL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	24	25	71
Year Built	1930	1900	1920
Gross SqFt	53,708	37,800	62,188
Estimated Gross Income	\$1,743,000	\$1,193,625	\$2,199,496
Gross Income per SqFt	\$32.50	\$31.60	\$35.40
Full Market Value	\$8,439,999	\$5,780,000	\$11,100,000
Market Value per SqFt	\$157.00	\$153.00	\$178.00
Distance from Condominium in miles		0.85	2.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00217-7501	1-00077-0024	1-00850-0064
Condominium Section	1243-R1		
Address	79 LAIGHT STREET	82 FULTON STREET	12 EAST 22 STREET
Neighborhood	TRIBECA	FINANCIAL	FLATIRON
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	33	208	87
Year Built	1853	1900	1911
Gross SqFt	100,894	159,000	78,646
Estimated Gross Income	\$3,330,000	\$5,297,760	\$2,552,000
Gross Income per SqFt	\$33.00	\$33.30	\$32.40
Full Market Value	\$13,111,051	\$25,700,000	\$12,400,000
Market Value per SqFt	\$130.00	\$162.00	\$158.00
Distance from Condominium in miles		0.95	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00218-7501	1-00068-0016	1-00126-0013
Condominium Section	1457-R1		
Address	92 LAIGHT STREET	84 WILLIAM STREET	53 PARK PLACE
Neighborhood	TRIBECA	FINANCIAL	CIVIC CENTER
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	65	124	116
Year Built	2004	1907	1921
Gross SqFt	163,128	111,184	138,600
Estimated Gross Income	\$5,710,000	\$4,745,627	\$3,816,911
Gross Income per SqFt	\$35.00	\$42.70	\$27.50
Full Market Value	\$28,699,999	\$23,900,000	\$18,500,000
Market Value per SqFt	\$176.00	\$215.00	\$133.00
Distance from Condominium in miles		1.05	0.60

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00219-7501	1-00343-0050	1-00791-0078
Condominium Section	944-R1		
Address	429 GREENWICH STREET	203 RIVINGTON STREET	91 7 AVENUE
Neighborhood	TRIBECA	LOWER EAST SIDE	CHELSEA
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	28	71	69
Year Built	1920	1906	1920
Gross SqFt	88,897	99,911	62,400
Estimated Gross Income	\$2,200,000	\$1,769,666	\$1,889,000
Gross Income per SqFt	\$24.75	\$17.71	\$30.30
Full Market Value	\$9,829,999	\$7,200,000	\$9,150,000
Market Value per SqFt	\$111.00	\$72.00	\$147.00
Distance from Condominium in miles		1.35	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00219-7502	1-00220-0027	1-00387-0153
Condominium Section	1003-R1		
Address	39 VESTRY STREET	36 LAIGHT STREET	629 EAST 5 STREET
Neighborhood	TRIBECA	TRIBECA	ALPHABET CITY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	16	13	24
Year Built	1930	1900	1920
Gross SqFt	37,785	26,712	18,523
Estimated Gross Income	\$1,030,000	\$728,076	\$467,150
Gross Income per SqFt	\$27.30	\$27.30	\$25.20
Full Market Value	\$4,989,999	\$3,530,000	\$2,090,000
Market Value per SqFt	\$132.00	\$132.00	\$113.00
Distance from Condominium in miles		0.10	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00219-7504	1-00220-0027	1-00464-0048
Condominium Section	1191-R1		
Address	169 HUDSON STREET	36 LAIGHT STREET	19 ST MARK'S PLACE
Neighborhood	TRIBECA	TRIBECA	EAST VILLAGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	12	13	46
Year Built	1915	1900	1920
Gross SqFt	52,924	26,712	33,196
Estimated Gross Income	\$1,445,000	\$728,076	\$1,147,453
Gross Income per SqFt	\$27.30	\$27.30	\$34.60
Full Market Value	\$6,999,999	\$3,530,000	\$5,770,000
Market Value per SqFt	\$132.00	\$132.00	\$174.00
Distance from Condominium in miles		0.10	1.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00220-7502	1-00077-0024	1-00468-0001
Condominium Section	2002-R1		
Address	28 LAIGHT STREET	82 FULTON STREET	87 3 AVENUE
Neighborhood	TRIBECA	FINANCIAL	EAST VILLAGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	31	208	121
Year Built	1920	1900	1930
Gross SqFt	94,924	159,000	92,304
Estimated Gross Income	\$3,135,000	\$5,297,760	\$4,059,855
Gross Income per SqFt	\$33.00	\$33.30	\$44.00
Full Market Value	\$15,199,999	\$25,700,000	\$20,400,000
Market Value per SqFt	\$160.00	\$162.00	\$221.00
Distance from Condominium in miles		0.95	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00220-7503	1-00220-0027	1-00467-0035
Condominium Section	1392-R1		
Address	38 LAIGHT STREET	36 LAIGHT STREET	175 2 AVENUE
Neighborhood	TRIBECA	TRIBECA	EAST VILLAGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	33	13	64
Year Built	1900	1900	1935
Gross SqFt	61,717	26,712	49,227
Estimated Gross Income	\$1,820,000	\$728,076	\$2,119,734
Gross Income per SqFt	\$29.50	\$27.30	\$43.10
Full Market Value	\$8,820,001	\$3,530,000	\$10,700,000
Market Value per SqFt	\$143.00	\$132.00	\$217.00
Distance from Condominium in miles		0.00	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00222-7501	1-00008-0039	1-00909-0046
Condominium Section	136-R1		
Address	28 VESTRY STREET	32 PEARL STREET	216 EAST 29 STREET
Neighborhood	TRIBECA	FINANCIAL	MURRAY HILL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	20	23	54
Year Built	1962	1950	1960
Gross SqFt	36,435	33,907	24,600
Estimated Gross Income	\$1,002,000	\$961,149	\$592,470
Gross Income per SqFt	\$27.50	\$28.30	\$24.08
Full Market Value	\$4,850,002	\$4,660,000	\$2,650,000
Market Value per SqFt	\$133.00	\$137.00	\$108.00
Distance from Condominium in miles		1.40	2.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00222-7502	1-00464-0048	1-00791-0078
Condominium Section	1064-R1		
Address	195 HUDSON STREET	19 ST MARK'S PLACE	91 7 AVENUE
Neighborhood	TRIBECA	EAST VILLAGE	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	27	46	69
Year Built	1920	1920	1920
Gross SqFt	88,496	33,196	62,400
Estimated Gross Income	\$2,700,000	\$1,147,453	\$1,889,000
Gross Income per SqFt	\$30.50	\$34.60	\$30.30
Full Market Value	\$13,100,000	\$5,770,000	\$9,150,000
Market Value per SqFt	\$148.00	\$174.00	\$147.00
Distance from Condominium in miles		1.15	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00225-7501	1-00488-0037	1-00489-0036
Condominium Section	1321-R1		
Address	465 GREENWICH STREET	508 BROOME STREET	59 THOMPSON STREET
Neighborhood	TRIBECA	SOHO	SOHO
Building Classification	R9-CONDOPS	D5-ELEVATOR	D9-ELEVATOR
Total Units	38	14	36
Year Built	1910	1900	1900
Gross SqFt	73,919	21,598	15,918
Estimated Gross Income	\$1,910,000	\$580,285	\$342,748
Gross Income per SqFt	\$25.80	\$26.90	\$21.53
Full Market Value	\$9,250,000	\$2,810,000	\$1,530,000
Market Value per SqFt	\$125.00	\$130.00	\$96.00
Distance from Condominium in miles		0.30	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00228-7501	1-00379-0051	1-00407-0047
Condominium Section	1432-R1		
Address	3 WOOSTER STREET	725 EAST 9 STREET	527 EAST 13 STREET
Neighborhood	SOHO	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	11	36	46
Year Built	2003	2001	2002
Gross SqFt	18,305	24,582	30,893
Estimated Gross Income	\$842,000	\$1,117,620	\$1,470,704
Gross Income per SqFt	\$46.00	\$45.50	\$47.60
Full Market Value	\$4,230,001	\$5,620,000	\$7,390,000
Market Value per SqFt	\$231.00	\$229.00	\$239.00
Distance from Condominium in miles		1.45	1.35

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00234-7501	1-00173-0020	1-00348-0040
Condominium Section	1235-R1		
Address	161 GRAND STREET	80 LEONARD STREET	90 CLINTON STREET
Neighborhood	CHINATOWN	CIVIC CENTER	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	18	11	39
Year Built	1911	1910	1900
Gross SqFt	45,148	26,815	38,498
Estimated Gross Income	\$1,332,000	\$687,607	\$1,244,538
Gross Income per SqFt	\$29.50	\$25.60	\$32.30
Full Market Value	\$6,062,991	\$3,330,000	\$6,030,000
Market Value per SqFt	\$134.00	\$124.00	\$157.00
Distance from Condominium in miles		0.35	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00236-7501	1-00097-0018	1-00348-0067
Condominium Section	815-R1		
Address	173 GRAND STREET	217 FRONT STREET	87 ATTORNEY STREET
Neighborhood	CHINATOWN	SOUTHBRIDGE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	39	32	24
Year Built	1990	2004	2000
Gross SqFt	25,786	40,000	17,168
Estimated Gross Income	\$825,000	\$1,279,814	\$578,930
Gross Income per SqFt	\$32.00	\$32.00	\$33.70
Full Market Value	\$3,999,997	\$6,200,000	\$2,844,000
Market Value per SqFt	\$155.00	\$155.00	\$166.00
Distance from Condominium in miles		0.85	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00239-7501	1-00343-0050	1-00453-0011
Condominium Section	744-R1		
Address	80 ELIZABETH STREET	203 RIVINGTON STREET	304 EAST 12 STREET
Neighborhood	CHINATOWN	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	80	71	89
Year Built	1929	1906	1940
Gross SqFt	85,956	99,911	101,800
Estimated Gross Income	\$2,407,000	\$1,769,666	\$1,696,812
Gross Income per SqFt	\$28.00	\$17.71	\$16.67
Full Market Value	\$11,699,997	\$7,200,000	\$6,900,000
Market Value per SqFt	\$136.00	\$72.00	\$68.00
Distance from Condominium in miles		0.65	1.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00273-7501	1-00220-0027	1-00397-0065
Condominium Section	1438-R1		
Address	142 HENRY STREET	36 LAIGHT STREET	244 EAST HOUSTON STREET
Neighborhood	LOWER EAST SIDE	TRIBECA	ALPHABET CITY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	13	13	15
Year Built	1912	1900	1900
Gross SqFt	19,597	26,712	9,606
Estimated Gross Income	\$500,000	\$728,076	\$295,200
Gross Income per SqFt	\$25.50	\$27.30	\$30.70
Full Market Value	\$2,419,996	\$3,530,000	\$1,430,000
Market Value per SqFt	\$123.00	\$132.00	\$149.00
Distance from Condominium in miles		1.05	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00274-7501	1-00248-0070	1-00372-0060
Condominium Section	977-R1		
Address	48 MARKET STREET	80 RUTGERS SLIP	274 EAST 2 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	26	109	103
Year Built	1990	1987	1997
Gross SqFt	27,046	83,904	80,500
Estimated Gross Income	\$600,000	\$1,845,415	\$2,545,440
Gross Income per SqFt	\$22.18	\$21.99	\$31.60
Full Market Value	\$2,680,005	\$5,210,000	\$12,300,000
Market Value per SqFt	\$99.00	\$62.00	\$153.00
Distance from Condominium in miles		0.15	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00274-7502	1-00407-0047	1-00385-0014
Condominium Section	1291-R1		
Address	148 MADISON STREET	527 EAST 13 STREET	218 EAST 3 STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	80	46	61
Year Built	2002	2002	2002
Gross SqFt	43,850	30,893	48,553
Estimated Gross Income	\$2,010,000	\$1,470,704	\$1,984,233
Gross Income per SqFt	\$45.80	\$47.60	\$40.90
Full Market Value	\$10,100,000	\$7,390,000	\$9,980,000
Market Value per SqFt	\$230.00	\$239.00	\$206.00
Distance from Condominium in miles		1.40	0.90

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00274-7503	1-00283-0024	1-00170-0001
Condominium Section	1603-R1		
Address	44 MARKET STREET	10 RUTGERS STREET	336 BROADWAY
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	CIVIC CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	16	84	159
Year Built	2004	2001	1999
Gross SqFt	9,744	75,953	139,697
Estimated Gross Income	\$379,600	\$2,683,729	\$6,302,435
Gross Income per SqFt	\$39.00	\$35.30	\$45.10
Full Market Value	\$1,910,000	\$13,500,000	\$31,700,000
Market Value per SqFt	\$196.00	\$178.00	\$227.00
Distance from Condominium in miles		0.15	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00276-7501	1-00379-0051	1-00348-0067
Condominium Section	858-R1		
Address	102 MADISON STREET	725 EAST 9 STREET	87 ATTORNEY STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	12	36	24
Year Built	1991	2001	2000
Gross SqFt	5,700	24,582	17,168
Estimated Gross Income	\$230,000	\$1,117,620	\$578,930
Gross Income per SqFt	\$40.40	\$45.50	\$33.70
Full Market Value	\$1,160,001	\$5,620,000	\$2,844,000
Market Value per SqFt	\$204.00	\$229.00	\$166.00
Distance from Condominium in miles		1.35	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00277-7501	1-00248-0070	1-00283-0024
Condominium Section	723-R1		
Address	60 HENRY STREET	80 RUTGERS SLIP	10 RUTGERS STREET
Neighborhood	CHINATOWN	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	74	109	84
Year Built	1989	1987	2001
Gross SqFt	47,161	83,904	75,953
Estimated Gross Income	\$1,585,000	\$1,845,415	\$2,683,729
Gross Income per SqFt	\$33.60	\$21.99	\$35.30
Full Market Value	\$7,679,997	\$5,210,000	\$13,500,000
Market Value per SqFt	\$163.00	\$62.00	\$178.00
Distance from Condominium in miles		0.30	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00277-7502	1-00248-0070	1-00283-0024
Condominium Section	856-R1		
Address	46 HENRY STREET	80 RUTGERS SLIP	10 RUTGERS STREET
Neighborhood	CHINATOWN	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	32	109	84
Year Built	1991	1987	2001
Gross SqFt	25,805	83,904	75,953
Estimated Gross Income	\$800,000	\$1,845,415	\$2,683,729
Gross Income per SqFt	\$31.00	\$21.99	\$35.30
Full Market Value	\$3,880,000	\$5,210,000	\$13,500,000
Market Value per SqFt	\$150.00	\$62.00	\$178.00
Distance from Condominium in miles		0.30	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00277-7503	1-00434-0045	1-00390-0020
Condominium Section	884-R1		
Address	95 MADISON STREET	425 EAST 6 STREET	324 EAST 8 STREET
Neighborhood	CHINATOWN	EAST VILLAGE	ALPHABET CITY
Building Classification	R2-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	18	20
Year Built	1900	1920	1910
Gross SqFt	11,358	9,648	6,055
Estimated Gross Income	\$225,000	\$164,143	\$158,261
Gross Income per SqFt	\$19.81	\$17.01	\$26.10
Full Market Value	\$1,010,000	\$668,000	\$767,000
Market Value per SqFt	\$89.00	\$69.00	\$127.00
Distance from Condominium in miles		1.10	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00283-7502	1-00248-0070	1-00283-0024
Condominium Section	607-R1		
Address	135 DIVISION STREET	80 RUTGERS SLIP	10 RUTGERS STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	28	109	84
Year Built	1988	1987	2001
Gross SqFt	19,924	83,904	75,953
Estimated Gross Income	\$535,000	\$1,845,415	\$2,683,729
Gross Income per SqFt	\$26.90	\$21.99	\$35.30
Full Market Value	\$2,590,006	\$5,210,000	\$13,500,000
Market Value per SqFt	\$130.00	\$62.00	\$178.00
Distance from Condominium in miles		0.25	0.04

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00284-7501	1-00273-0017	1-00397-0065
Condominium Section	163-R1		
Address	155 HENRY STREET	191 MADISON STREET	244 EAST HOUSTON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	24	24	15
Year Built	1907	1910	1900
Gross SqFt	21,645	8,995	9,606
Estimated Gross Income	\$550,000	\$168,683	\$295,200
Gross Income per SqFt	\$25.40	\$18.75	\$30.70
Full Market Value	\$2,660,002	\$686,000	\$1,430,000
Market Value per SqFt	\$123.00	\$76.00	\$149.00
Distance from Condominium in miles		0.10	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00284-7502	1-00273-0017	1-00397-0065
Condominium Section	279-R1		
Address	165 HENRY STREET	191 MADISON STREET	244 EAST HOUSTON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	30	24	15
Year Built	1928	1910	1900
Gross SqFt	21,223	8,995	9,606
Estimated Gross Income	\$515,000	\$168,683	\$295,200
Gross Income per SqFt	\$24.27	\$18.75	\$30.70
Full Market Value	\$2,300,001	\$686,000	\$1,430,000
Market Value per SqFt	\$108.00	\$76.00	\$149.00
Distance from Condominium in miles		0.10	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00284-7503	1-00173-0020	1-00220-0027
Condominium Section	1575-R1		
Address	173 EAST BROADWAY	80 LEONARD STREET	36 LAIGHT STREET
Neighborhood	LOWER EAST SIDE	CIVIC CENTER	TRIBECA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	29	11	13
Year Built	1912	1910	1900
Gross SqFt	43,723	26,815	26,712
Estimated Gross Income	\$1,128,000	\$687,607	\$728,076
Gross Income per SqFt	\$25.80	\$25.60	\$27.30
Full Market Value	\$5,469,998	\$3,330,000	\$3,530,000
Market Value per SqFt	\$125.00	\$124.00	\$132.00
Distance from Condominium in miles		0.85	1.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00297-7502	1-00248-0070	1-00283-0024
Condominium Section	709-R1		
Address	48 HESTER STREET	80 RUTGERS SLIP	10 RUTGERS STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	35	109	84
Year Built	1990	1987	2001
Gross SqFt	23,604	83,904	75,953
Estimated Gross Income	\$685,000	\$1,845,415	\$2,683,729
Gross Income per SqFt	\$29.00	\$21.99	\$35.30
Full Market Value	\$3,320,003	\$5,210,000	\$13,500,000
Market Value per SqFt	\$141.00	\$62.00	\$178.00
Distance from Condominium in miles		0.30	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00297-7503	1-00248-0070	1-00372-0060
Condominium Section	1312-R1		
Address	7 ESSEX STREET	80 RUTGERS SLIP	274 EAST 2 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	16	109	103
Year Built	2002	1987	1997
Gross SqFt	31,406	83,904	80,500
Estimated Gross Income	\$815,000	\$1,845,415	\$2,545,440
Gross Income per SqFt	\$26.00	\$21.99	\$31.60
Full Market Value	\$3,949,996	\$5,210,000	\$12,300,000
Market Value per SqFt	\$126.00	\$62.00	\$153.00
Distance from Condominium in miles		0.30	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00298-7501	1-00310-0027	1-00530-0038
Condominium Section	583-R1		
Address	51 CANAL STREET	35 ESSEX STREET	334 BOWERY
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	41	31	15
Year Built	1941	1910	1909
Gross SqFt	25,795	31,536	22,448
Estimated Gross Income	\$660,000	\$985,215	\$384,392
Gross Income per SqFt	\$25.60	\$31.20	\$17.12
Full Market Value	\$3,199,994	\$4,770,000	\$1,560,000
Market Value per SqFt	\$124.00	\$151.00	\$69.00
Distance from Condominium in miles		0.10	0.75

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00309-7501	1-00379-0051	1-00420-0045
Condominium Section	1425-R1		
Address	48 ORCHARD STREET	725 EAST 9 STREET	150 FORSYTH STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	25	36	11
Year Built	2003	2001	1995
Gross SqFt	29,892	24,582	10,000
Estimated Gross Income	\$835,000	\$1,117,620	\$251,872
Gross Income per SqFt	\$27.90	\$45.50	\$25.20
Full Market Value	\$4,050,001	\$5,620,000	\$1,130,000
Market Value per SqFt	\$135.00	\$229.00	\$113.00
Distance from Condominium in miles		0.95	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00345-7501	1-00097-0018	1-00348-0067
Condominium Section	1569-R1		
Address	154 ATTORNEY STREET	217 FRONT STREET	87 ATTORNEY STREET
Neighborhood	LOWER EAST SIDE	SOUTHBRIDGE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	41	32	24
Year Built	2004	2004	2000
Gross SqFt	39,643	40,000	17,168
Estimated Gross Income	\$1,269,000	\$1,279,814	\$578,930
Gross Income per SqFt	\$32.00	\$32.00	\$33.70
Full Market Value	\$6,149,989	\$6,200,000	\$2,844,000
Market Value per SqFt	\$155.00	\$155.00	\$166.00
Distance from Condominium in miles		1.35	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00349-7501	1-00135-0014	1-00468-0027
Condominium Section	1107-R1		
Address	130 SUFFOLK STREET	102 CHAMBERS STREET	236 EAST 13 STREET
Neighborhood	LOWER EAST SIDE	CIVIC CENTER	EAST VILLAGE
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	48	23	90
Year Built	1930	1920	1900
Gross SqFt	40,686	32,800	53,412
Estimated Gross Income	\$1,424,000	\$1,347,743	\$1,546,329
Gross Income per SqFt	\$35.00	\$41.10	\$29.00
Full Market Value	\$7,159,992	\$6,780,000	\$7,490,000
Market Value per SqFt	\$176.00	\$207.00	\$140.00
Distance from Condominium in miles		1.20	0.85

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00350-7501	1-00348-0040	1-00308-0020
Condominium Section	1096-R1		
Address	20 CLINTON STREET	90 CLINTON STREET	55 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	38	39	12
Year Built	1930	1900	1900
Gross SqFt	32,476	38,498	15,500
Estimated Gross Income	\$812,000	\$1,244,538	\$337,980
Gross Income per SqFt	\$25.00	\$32.30	\$21.81
Full Market Value	\$3,630,001	\$6,030,000	\$1,510,000
Market Value per SqFt	\$112.00	\$157.00	\$97.00
Distance from Condominium in miles		0.15	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00353-7501	1-00283-0024	1-00348-0067
Condominium Section	1647-R1		
Address	103 NORFOLK STREET	10 RUTGERS STREET	87 ATTORNEY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	31	84	24
Year Built	2005	2001	2000
Gross SqFt	47,873	75,953	17,168
Estimated Gross Income	\$1,532,000	\$2,683,729	\$578,930
Gross Income per SqFt	\$32.00	\$35.30	\$33.70
Full Market Value	\$7,419,997	\$13,500,000	\$2,844,000
Market Value per SqFt	\$155.00	\$178.00	\$166.00
Distance from Condominium in miles		0.45	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00375-7501	1-00248-0070	1-00420-0045
Condominium Section	1213-R1		
Address	71 AVENUE D	80 RUTGERS SLIP	150 FORSYTH STREET
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	25	109	11
Year Built	2001	1987	1995
Gross SqFt	27,798	83,904	10,000
Estimated Gross Income	\$685,000	\$1,845,415	\$251,872
Gross Income per SqFt	\$24.64	\$21.99	\$25.20
Full Market Value	\$3,060,000	\$5,210,000	\$1,130,000
Market Value per SqFt	\$110.00	\$62.00	\$113.00
Distance from Condominium in miles		1.05	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00384-7503	1-00385-0055	1-00447-0051
Condominium Section	1720-R1		
Address	310 EAST HOUSTON STREET	230 EAST 2 STREET	313 EAST 5 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE
Building Classification	R4-ELEVATOR	C4-WALK-UP	D1-ELEVATOR
Total Units	23	24	47
Year Built	2005	1910	1940
Gross SqFt	34,734	9,049	20,600
Estimated Gross Income	\$1,042,000	\$283,003	\$616,511
Gross Income per SqFt	\$30.00	\$31.30	\$29.90
Full Market Value	\$5,050,002	\$1,370,000	\$2,990,000
Market Value per SqFt	\$145.00	\$151.00	\$145.00
Distance from Condominium in miles		0.04	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00385-7501	1-00385-0014	1-00495-0033
Condominium Section	1618-R1		
Address	254 EAST 2 STREET	218 EAST 3 STREET	229 MULBERRY STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	LITTLE ITALY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	47	61	62
Year Built	2005	2002	1999
Gross SqFt	36,472	48,553	67,300
Estimated Gross Income	\$1,755,650	\$1,984,233	\$2,639,646
Gross Income per SqFt	\$48.10	\$40.90	\$39.20
Full Market Value	\$8,830,000	\$9,980,000	\$13,300,000
Market Value per SqFt	\$242.00	\$206.00	\$198.00
Distance from Condominium in miles		0.00	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00386-7501	1-00392-0022	1-00434-0045
Condominium Section	548-R1		
Address	211 EAST 3 STREET	374 EAST 10 STREET	425 EAST 6 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE
Building Classification	R2-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	13	17	18
Year Built	1920	1900	1920
Gross SqFt	18,990	20,599	9,648
Estimated Gross Income	\$350,000	\$603,519	\$164,143
Gross Income per SqFt	\$18.43	\$29.30	\$17.01
Full Market Value	\$1,420,000	\$1,700,000	\$668,000
Market Value per SqFt	\$75.00	\$83.00	\$69.00
Distance from Condominium in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-7501	1-00394-0063	1-00387-0153
Condominium Section	545-R1		
Address	97 AVENUE B	611 EAST 11 STREET	629 EAST 5 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R9-CONDOPS	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	28	24
Year Built	1901	1910	1920
Gross SqFt	20,940	14,252	18,523
Estimated Gross Income	\$460,000	\$310,826	\$467,150
Gross Income per SqFt	\$21.97	\$21.81	\$25.20
Full Market Value	\$2,060,000	\$1,390,000	\$2,090,000
Market Value per SqFt	\$98.00	\$98.00	\$113.00
Distance from Condominium in miles		0.25	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00390-7501	1-00385-0022	1-00348-0067
Condominium Section	1183-R1		
Address	217 EAST 7 STREET	234 EAST 3 STREET	87 ATTORNEY STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	16	20	24
Year Built	2000	2001	2000
Gross SqFt	15,704	13,517	17,168
Estimated Gross Income	\$530,000	\$563,679	\$578,930
Gross Income per SqFt	\$33.70	\$41.70	\$33.70
Full Market Value	\$2,570,001	\$2,830,000	\$2,844,000
Market Value per SqFt	\$164.00	\$209.00	\$166.00
Distance from Condominium in miles		0.25	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00390-7502	1-00407-0047	1-00372-0060
Condominium Section	1125-R1		
Address	338 EAST 8 STREET	527 EAST 13 STREET	274 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R9-CONDOPS	D3-ELEVATOR	D7-ELEVATOR
Total Units	78	46	103
Year Built	2001	2002	1997
Gross SqFt	65,832	30,893	80,500
Estimated Gross Income	\$2,490,000	\$1,470,704	\$2,545,440
Gross Income per SqFt	\$37.80	\$47.60	\$31.60
Full Market Value	\$12,500,000	\$7,390,000	\$12,300,000
Market Value per SqFt	\$190.00	\$239.00	\$153.00
Distance from Condominium in miles		0.30	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00392-7501	1-00572-0038	1-00545-0059
Condominium Section	341-R1		
Address	143 AVENUE B	20 5 AVENUE	752 BROADWAY
Neighborhood	ALPHABET CITY	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	83	113	180
Year Built	1928	1940	1909
Gross SqFt	78,982	132,420	147,773
Estimated Gross Income	\$1,770,000	\$2,947,501	\$7,195,698
Gross Income per SqFt	\$22.41	\$22.26	\$48.70
Full Market Value	\$7,910,002	\$13,200,000	\$36,200,000
Market Value per SqFt	\$100.00	\$100.00	\$245.00
Distance from Condominium in miles		1.10	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00393-7501	1-00391-0047	1-00445-0052
Condominium Section	1138-R1		
Address	642 EAST 11 STREET	325 EAST 8 STREET	67 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	35	11	19
Year Built	1999	2000	1987
Gross SqFt	36,046	9,046	14,000
Estimated Gross Income	\$1,200,000	\$390,389	\$403,734
Gross Income per SqFt	\$33.30	\$43.20	\$28.80
Full Market Value	\$5,810,006	\$1,960,000	\$1,960,000
Market Value per SqFt	\$161.00	\$217.00	\$140.00
Distance from Condominium in miles		0.10	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00394-7502	1-00445-0052	1-00344-0044
Condominium Section	1113-R1		
Address	613 EAST 11 STREET	67 EAST 3 STREET	120 RIDGE STREET
Neighborhood	ALPHABET CITY	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	19	22
Year Built	2001	1987	2001
Gross SqFt	14,376	14,000	14,960
Estimated Gross Income	\$469,000	\$403,734	\$521,164
Gross Income per SqFt	\$32.60	\$28.80	\$34.80
Full Market Value	\$2,269,998	\$1,960,000	\$2,620,000
Market Value per SqFt	\$158.00	\$140.00	\$175.00
Distance from Condominium in miles		0.55	0.60

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00394-7503	1-00445-0052	1-00391-0047
Condominium Section	1124-R1		
Address	625 EAST 11 STREET	67 EAST 3 STREET	325 EAST 8 STREET
Neighborhood	ALPHABET CITY	EAST VILLAGE	ALPHABET CITY
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	19	11
Year Built	2001	1987	2000
Gross SqFt	11,495	14,000	9,046
Estimated Gross Income	\$390,000	\$403,734	\$390,389
Gross Income per SqFt	\$33.90	\$28.80	\$43.20
Full Market Value	\$1,959,999	\$1,960,000	\$1,960,000
Market Value per SqFt	\$171.00	\$140.00	\$217.00
Distance from Condominium in miles		0.55	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00397-7501	1-00387-0153	1-00394-0063
Condominium Section	489-R1		
Address	175 EAST 2 STREET	629 EAST 5 STREET	611 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	24	28
Year Built	1920	1920	1910
Gross SqFt	20,038	18,523	14,252
Estimated Gross Income	\$470,000	\$467,150	\$310,826
Gross Income per SqFt	\$23.46	\$25.20	\$21.81
Full Market Value	\$2,099,999	\$2,090,000	\$1,390,000
Market Value per SqFt	\$105.00	\$113.00	\$98.00
Distance from Condominium in miles		0.20	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00397-7502	1-00387-0153	1-00394-0063
Condominium Section	628-R1		
Address	240 EAST HOUSTON STREET	629 EAST 5 STREET	611 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	24	28
Year Built	1920	1920	1910
Gross SqFt	19,854	18,523	14,252
Estimated Gross Income	\$435,000	\$467,150	\$310,826
Gross Income per SqFt	\$21.91	\$25.20	\$21.81
Full Market Value	\$1,939,999	\$2,090,000	\$1,390,000
Market Value per SqFt	\$98.00	\$113.00	\$98.00
Distance from Condominium in miles		0.20	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00398-7501	1-00445-0052	1-00391-0047
Condominium Section	394-R1		
Address	182 EAST 2 STREET	67 EAST 3 STREET	325 EAST 8 STREET
Neighborhood	ALPHABET CITY	EAST VILLAGE	ALPHABET CITY
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	41	19	11
Year Built	1987	1987	2000
Gross SqFt	35,664	14,000	9,046
Estimated Gross Income	\$1,030,000	\$403,734	\$390,389
Gross Income per SqFt	\$28.90	\$28.80	\$43.20
Full Market Value	\$4,989,992	\$1,960,000	\$1,960,000
Market Value per SqFt	\$140.00	\$140.00	\$217.00
Distance from Condominium in miles		0.30	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00399-7501	1-00387-0153	1-00394-0063
Condominium Section	602-R1		
Address	50 AVENUE A	629 EAST 5 STREET	611 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R9-CONDOPS	D9-ELEVATOR	D9-ELEVATOR
Total Units	17	24	28
Year Built	1920	1920	1910
Gross SqFt	21,314	18,523	14,252
Estimated Gross Income	\$465,000	\$467,150	\$310,826
Gross Income per SqFt	\$21.82	\$25.20	\$21.81
Full Market Value	\$2,080,000	\$2,090,000	\$1,390,000
Market Value per SqFt	\$98.00	\$113.00	\$98.00
Distance from Condominium in miles		0.10	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00405-7503	1-00385-0037	1-00391-0047
Condominium Section	1104-R1		
Address	511 EAST 11 STREET	25 AVENUE C	325 EAST 8 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	13	11
Year Built	1999	2000	2000
Gross SqFt	14,376	7,908	9,046
Estimated Gross Income	\$485,000	\$377,471	\$390,389
Gross Income per SqFt	\$33.70	\$47.70	\$43.20
Full Market Value	\$2,350,002	\$1,900,000	\$1,960,000
Market Value per SqFt	\$163.00	\$240.00	\$217.00
Distance from Condominium in miles		0.45	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00405-7504	1-00882-0069	
Condominium Section	1447-R1		
Address	525 EAST 11 STREET	90 LEXINGTON AVENUE	
Neighborhood	ALPHABET CITY	GRAMERCY	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	26	107	
Year Built	1965	1957	
Gross SqFt	29,906	128,570	
Estimated Gross Income	\$1,035,000	\$2,735,094	
Gross Income per SqFt	\$34.60	\$21.27	
Full Market Value	\$5,199,999	\$12,200,000	
Market Value per SqFt	\$174.00	\$95.00	
Distance from Condominium in miles		0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00406-7501	1-00405-0005	1-00375-0062
Condominium Section	852-R1		
Address	212 AVENUE B	182 AVENUE A	715 EAST 5 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R2-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	24	32	20
Year Built	1900	1920	1900
Gross SqFt	15,021	15,392	9,345
Estimated Gross Income	\$265,000	\$353,524	\$170,172
Gross Income per SqFt	\$17.64	\$22.97	\$18.21
Full Market Value	\$1,080,002	\$1,580,000	\$692,000
Market Value per SqFt	\$72.00	\$103.00	\$74.00
Distance from Condominium in miles		0.05	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00407-7501	1-00452-0038	1-00276-0040
Condominium Section	338-R1		
Address	214 AVENUE A	239 EAST 10 STREET	98 MADISON STREET
Neighborhood	ALPHABET CITY	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	18	16	23
Year Built	1984	1987	1989
Gross SqFt	9,701	7,507	10,833
Estimated Gross Income	\$200,000	\$275,307	\$160,203
Gross Income per SqFt	\$20.62	\$36.70	\$14.79
Full Market Value	\$894,000	\$1,380,000	\$635,000
Market Value per SqFt	\$92.00	\$184.00	\$59.00
Distance from Condominium in miles		0.30	1.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00407-7502	1-00344-0044	1-00445-0052
Condominium Section	1081-R1		
Address	503 EAST 13 STREET	120 RIDGE STREET	67 EAST 3 STREET
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	18	22	19
Year Built	1999	2001	1987
Gross SqFt	19,119	14,960	14,000
Estimated Gross Income	\$555,000	\$521,164	\$403,734
Gross Income per SqFt	\$29.00	\$34.80	\$28.80
Full Market Value	\$2,690,002	\$2,620,000	\$1,960,000
Market Value per SqFt	\$141.00	\$175.00	\$140.00
Distance from Condominium in miles		0.75	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00411-7503	1-00394-0063	1-00387-0153
Condominium Section	1576-R1		
Address	133 ESSEX STREET	611 EAST 11 STREET	629 EAST 5 STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	28	24
Year Built	1900	1910	1920
Gross SqFt	14,130	14,252	18,523
Estimated Gross Income	\$335,000	\$310,826	\$467,150
Gross Income per SqFt	\$23.71	\$21.81	\$25.20
Full Market Value	\$1,500,003	\$1,390,000	\$2,090,000
Market Value per SqFt	\$106.00	\$98.00	\$113.00
Distance from Condominium in miles		0.70	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00413-7501	1-00494-0015	1-00397-0065
Condominium Section	558-R1		
Address	75 ALLEN STREET	40 PRINCE STREET	244 EAST HOUSTON STREET
Neighborhood	LOWER EAST SIDE	LITTLE ITALY	ALPHABET CITY
Building Classification	R2-WALK-UP	D7-ELEVATOR	D5-ELEVATOR
Total Units	18	41	15
Year Built	1900	1900	1900
Gross SqFt	7,994	45,990	9,606
Estimated Gross Income	\$250,000	\$1,687,027	\$295,200
Gross Income per SqFt	\$31.30	\$36.70	\$30.70
Full Market Value	\$1,209,997	\$8,480,000	\$1,430,000
Market Value per SqFt	\$151.00	\$184.00	\$149.00
Distance from Condominium in miles		0.35	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00414-7501	1-00387-0153	1-00411-0037
Condominium Section	728-R1		
Address	101 ALLEN STREET	629 EAST 5 STREET	90 RIVINGTON STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	16	24	22
Year Built	1900	1920	1900
Gross SqFt	5,130	18,523	8,400
Estimated Gross Income	\$145,000	\$467,150	\$331,800
Gross Income per SqFt	\$28.30	\$25.20	\$39.50
Full Market Value	\$703,000	\$2,090,000	\$1,670,000
Market Value per SqFt	\$137.00	\$113.00	\$199.00
Distance from Condominium in miles		0.60	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00416-7501	1-00273-0017	1-00387-0153
Condominium Section	796-R1		
Address	151 ALLEN STREET	191 MADISON STREET	629 EAST 5 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	31	24	24
Year Built	1900	1910	1920
Gross SqFt	14,100	8,995	18,523
Estimated Gross Income	\$265,000	\$168,683	\$467,150
Gross Income per SqFt	\$18.79	\$18.75	\$25.20
Full Market Value	\$1,080,002	\$686,000	\$2,090,000
Market Value per SqFt	\$77.00	\$76.00	\$113.00
Distance from Condominium in miles		0.55	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00416-7502	1-00379-0020	1-00385-0022
Condominium Section	1494-R1		
Address	62 RIVINGTON STREET	422 EAST 10 STREET	234 EAST 3 STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	11	20
Year Built	2003	2003	2001
Gross SqFt	8,664	9,150	13,517
Estimated Gross Income	\$305,000	\$234,499	\$563,679
Gross Income per SqFt	\$35.20	\$25.60	\$41.70
Full Market Value	\$1,529,997	\$1,140,000	\$2,830,000
Market Value per SqFt	\$177.00	\$125.00	\$209.00
Distance from Condominium in miles		0.75	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00418-7501	1-00379-0020	1-00385-0022
Condominium Section	1290-R1		
Address	113 ELDRIDGE STREET	422 EAST 10 STREET	234 EAST 3 STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	11	20
Year Built	2002	2003	2001
Gross SqFt	7,042	9,150	13,517
Estimated Gross Income	\$205,000	\$234,499	\$563,679
Gross Income per SqFt	\$29.10	\$25.60	\$41.70
Full Market Value	\$993,000	\$1,140,000	\$2,830,000
Market Value per SqFt	\$141.00	\$125.00	\$209.00
Distance from Condominium in miles		0.95	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00421-7502	1-00437-0009	1-00420-0045
Condominium Section	758-R1		
Address	36 RIVINGTON STREET	254 EAST 10 STREET	150 FORSYTH STREET
Neighborhood	LOWER EAST SIDE	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	16	25	11
Year Built	1988	1990	1995
Gross SqFt	13,319	12,264	10,000
Estimated Gross Income	\$390,000	\$439,131	\$251,872
Gross Income per SqFt	\$29.30	\$35.80	\$25.20
Full Market Value	\$1,889,999	\$2,210,000	\$1,130,000
Market Value per SqFt	\$142.00	\$180.00	\$113.00
Distance from Condominium in miles		0.60	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00422-7502	1-00394-0063	1-00378-0035
Condominium Section	654-R1		
Address	147 EAST HOUSTON STREET	611 EAST 11 STREET	119 AVENUE D
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	25	28	20
Year Built	1900	1910	1900
Gross SqFt	15,170	14,252	20,671
Estimated Gross Income	\$285,000	\$310,826	\$314,368
Gross Income per SqFt	\$18.79	\$21.81	\$15.21
Full Market Value	\$1,160,000	\$1,390,000	\$1,280,000
Market Value per SqFt	\$76.00	\$98.00	\$62.00
Distance from Condominium in miles		0.70	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00425-7501	1-00464-0048	1-00414-0050
Condominium Section	1408-R1		
Address	195 BOWERY	19 ST MARK'S PLACE	77 DELANCEY STREET
Neighborhood	LOWER EAST SIDE	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	16	46	20
Year Built	1900	1920	1914
Gross SqFt	26,783	33,196	21,200
Estimated Gross Income	\$870,000	\$1,147,453	\$628,476
Gross Income per SqFt	\$32.50	\$34.60	\$29.60
Full Market Value	\$4,220,000	\$5,770,000	\$3,050,000
Market Value per SqFt	\$158.00	\$174.00	\$144.00
Distance from Condominium in miles		0.60	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00425-7502	1-00372-0060	1-00445-0014
Condominium Section	1553-R1		
Address	199 BOWERY	274 EAST 2 STREET	88 EAST 4 STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	EAST VILLAGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	63	103	87
Year Built	2000	1997	1997
Gross SqFt	56,479	80,500	114,700
Estimated Gross Income	\$1,590,000	\$2,545,440	\$3,095,679
Gross Income per SqFt	\$28.20	\$31.60	\$27.00
Full Market Value	\$7,700,000	\$12,300,000	\$15,000,000
Market Value per SqFt	\$136.00	\$153.00	\$131.00
Distance from Condominium in miles		0.70	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00432-7501	1-00466-0005	1-00379-0051
Condominium Section	714-R1		
Address	85 AVENUE A	55 3 AVENUE	725 EAST 9 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	32	57	36
Year Built	1991	1986	2001
Gross SqFt	23,605	71,356	24,582
Estimated Gross Income	\$770,000	\$2,309,898	\$1,117,620
Gross Income per SqFt	\$32.60	\$32.40	\$45.50
Full Market Value	\$3,729,999	\$11,200,000	\$5,620,000
Market Value per SqFt	\$158.00	\$157.00	\$229.00
Distance from Condominium in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00432-7502	1-00504-0019	1-00378-0035
Condominium Section	840-R1		
Address	89 AVENUE A	202 6 AVENUE	119 AVENUE D
Neighborhood	EAST VILLAGE	SOHO	ALPHABET CITY
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	26	37	20
Year Built	1900	1910	1900
Gross SqFt	21,586	21,740	20,671
Estimated Gross Income	\$400,000	\$352,996	\$314,368
Gross Income per SqFt	\$18.53	\$16.24	\$15.21
Full Market Value	\$2,939,200	\$1,440,000	\$1,280,000
Market Value per SqFt	\$136.00	\$66.00	\$62.00
Distance from Condominium in miles		0.90	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00434-7501	1-00394-0063	1-00387-0153
Condominium Section	642-R1		
Address	103 AVENUE A	611 EAST 11 STREET	629 EAST 5 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	28	24
Year Built	1920	1910	1920
Gross SqFt	11,229	14,252	18,523
Estimated Gross Income	\$240,000	\$310,826	\$467,150
Gross Income per SqFt	\$21.37	\$21.81	\$25.20
Full Market Value	\$1,070,000	\$1,390,000	\$2,090,000
Market Value per SqFt	\$95.00	\$98.00	\$113.00
Distance from Condominium in miles		0.35	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00438-7502	1-00379-0051	1-00348-0067
Condominium Section	1207-R1		
Address	416 EAST 11 STREET	725 EAST 9 STREET	87 ATTORNEY STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	13	36	24
Year Built	2001	2001	2000
Gross SqFt	15,742	24,582	17,168
Estimated Gross Income	\$530,000	\$1,117,620	\$578,930
Gross Income per SqFt	\$33.70	\$45.50	\$33.70
Full Market Value	\$2,569,995	\$5,620,000	\$2,844,000
Market Value per SqFt	\$163.00	\$229.00	\$166.00
Distance from Condominium in miles		0.40	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00440-7502	1-00402-0045	1-00445-0055
Condominium Section	1264-R1		
Address	407 EAST 12 STREET	539 EAST 6 STREET	59 EAST 3 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	27	21	82
Year Built	1900	1900	1910
Gross SqFt	30,462	16,384	28,314
Estimated Gross Income	\$890,000	\$673,177	\$716,300
Gross Income per SqFt	\$29.20	\$41.10	\$25.30
Full Market Value	\$4,310,001	\$3,380,000	\$3,200,000
Market Value per SqFt	\$141.00	\$206.00	\$113.00
Distance from Condominium in miles		0.30	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00440-7503	1-00443-0009	1-00375-0062
Condominium Section	1503-R1		
Address	431 EAST 12 STREET	51 EAST 2 STREET	715 EAST 5 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
Building Classification	R2-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	13	20	20
Year Built	1900	1910	1900
Gross SqFt	20,099	19,565	9,345
Estimated Gross Income	\$360,000	\$469,845	\$170,172
Gross Income per SqFt	\$17.91	\$24.01	\$18.21
Full Market Value	\$1,459,996	\$2,100,000	\$692,000
Market Value per SqFt	\$73.00	\$107.00	\$74.00
Distance from Condominium in miles		0.55	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00441-7501	1-00394-0063	1-00387-0153
Condominium Section	292-R1		
Address	224 1 AVENUE	611 EAST 11 STREET	629 EAST 5 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	40	28	24
Year Built	1911	1910	1920
Gross SqFt	25,528	14,252	18,523
Estimated Gross Income	\$709,000	\$310,826	\$467,150
Gross Income per SqFt	\$27.80	\$21.81	\$25.20
Full Market Value	\$3,439,996	\$1,390,000	\$2,090,000
Market Value per SqFt	\$135.00	\$98.00	\$113.00
Distance from Condominium in miles		0.30	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00441-7503	1-00602-0010	1-01041-0019
Condominium Section	1766-R1		
Address	421 EAST 13 STREET	600 WASHINGTON STREET	311 WEST 50 STREET
Neighborhood	EAST VILLAGE	GREENWICH VILLAGE-WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	96	137	104
Year Built	2007	2003	2001
Gross SqFt	93,382	109,060	79,050
Estimated Gross Income	\$4,098,428	\$4,487,209	\$3,566,675
Gross Income per SqFt	\$43.90	\$41.10	\$45.10
Full Market Value	\$20,599,997	\$22,600,000	\$17,900,000
Market Value per SqFt	\$221.00	\$207.00	\$226.00
Distance from Condominium in miles		1.45	2.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00444-7501	1-00394-0063	1-00387-0153
Condominium Section	271-R1		
Address	72 EAST 3 STREET	611 EAST 11 STREET	629 EAST 5 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	28	24
Year Built	1900	1910	1920
Gross SqFt	17,225	14,252	18,523
Estimated Gross Income	\$445,000	\$310,826	\$467,150
Gross Income per SqFt	\$25.80	\$21.81	\$25.20
Full Market Value	\$2,160,000	\$1,390,000	\$2,090,000
Market Value per SqFt	\$125.00	\$98.00	\$113.00
Distance from Condominium in miles		0.60	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00446-7501	1-00379-0020	1-00437-0009
Condominium Section	695-R1		
Address	125 EAST 4 STREET	422 EAST 10 STREET	254 EAST 10 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D9-ELEVATOR
Total Units	28	11	25
Year Built	2004	2003	1990
Gross SqFt	17,793	9,150	12,264
Estimated Gross Income	\$465,000	\$234,499	\$439,131
Gross Income per SqFt	\$26.10	\$25.60	\$35.80
Full Market Value	\$2,250,000	\$1,140,000	\$2,210,000
Market Value per SqFt	\$126.00	\$125.00	\$180.00
Distance from Condominium in miles		0.60	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00446-7502	1-00343-0050	1-00445-0055
Condominium Section	705-R1		
Address	99 EAST 4 STREET	203 RIVINGTON STREET	59 EAST 3 STREET
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R9-CONDOPS	D5-ELEVATOR	D9-ELEVATOR
Total Units	66	71	82
Year Built	1920	1906	1910
Gross SqFt	67,764	99,911	28,314
Estimated Gross Income	\$1,380,000	\$1,769,666	\$716,300
Gross Income per SqFt	\$20.36	\$17.71	\$25.30
Full Market Value	\$6,170,000	\$7,200,000	\$3,200,000
Market Value per SqFt	\$91.00	\$72.00	\$113.00
Distance from Condominium in miles		0.60	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00447-7501	1-00308-0020	1-00452-0039
Condominium Section	777-R1		
Address	83 1 AVENUE	55 ORCHARD STREET	237 EAST 10 STREET
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	12	28
Year Built	1900	1900	1920
Gross SqFt	11,574	15,500	11,214
Estimated Gross Income	\$255,000	\$337,980	\$420,021
Gross Income per SqFt	\$22.03	\$21.81	\$37.50
Full Market Value	\$1,140,000	\$1,510,000	\$2,110,000
Market Value per SqFt	\$98.00	\$97.00	\$188.00
Distance from Condominium in miles		0.70	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00451-7502	1-00372-0060	1-00521-0001
Condominium Section	1231-R1		
Address	240 EAST 10 STREET	274 EAST 2 STREET	298 MULBERRY STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	35	103	100
Year Built	1999	1997	1986
Gross SqFt	62,556	80,500	86,746
Estimated Gross Income	\$1,980,000	\$2,545,440	\$3,929,304
Gross Income per SqFt	\$31.70	\$31.60	\$45.30
Full Market Value	\$9,589,999	\$12,300,000	\$19,800,000
Market Value per SqFt	\$153.00	\$153.00	\$228.00
Distance from Condominium in miles		0.65	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00462-7501	1-00248-0070	1-00372-0060
Condominium Section	901-R1		
Address	24 EAST 7 STREET	80 RUTGERS SLIP	274 EAST 2 STREET
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R9-CONDOPS	D9-ELEVATOR	D7-ELEVATOR
Total Units	34	109	103
Year Built	1991	1987	1997
Gross SqFt	36,693	83,904	80,500
Estimated Gross Income	\$995,000	\$1,845,415	\$2,545,440
Gross Income per SqFt	\$27.10	\$21.99	\$31.60
Full Market Value	\$4,820,000	\$5,210,000	\$12,300,000
Market Value per SqFt	\$131.00	\$62.00	\$153.00
Distance from Condominium in miles		1.20	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00463-7501	1-00437-0009	1-00481-0019
Condominium Section	224-R1		
Address	63 COOPER SQUARE	254 EAST 10 STREET	54 SPRING STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	LITTLE ITALY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	25	11
Year Built	1984	1990	1998
Gross SqFt	24,528	12,264	13,973
Estimated Gross Income	\$885,000	\$439,131	\$587,912
Gross Income per SqFt	\$36.10	\$35.80	\$42.10
Full Market Value	\$4,449,997	\$2,210,000	\$2,960,000
Market Value per SqFt	\$181.00	\$180.00	\$212.00
Distance from Condominium in miles		0.30	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00464-7501	1-00452-0039	1-00468-0013
Condominium Section	643-R1		
Address	214 EAST 9 STREET	237 EAST 10 STREET	208 EAST 13 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	14	28	13
Year Built	1900	1920	1930
Gross SqFt	14,650	11,214	14,022
Estimated Gross Income	\$420,000	\$420,021	\$397,204
Gross Income per SqFt	\$28.70	\$37.50	\$28.30
Full Market Value	\$1,768,930	\$2,110,000	\$1,920,000
Market Value per SqFt	\$121.00	\$188.00	\$137.00
Distance from Condominium in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00466-7501	1-00588-0071	1-00540-0025
Condominium Section	1804-R1		
Address	47 3 AVENUE	33 GROVE STREET	224 SULLIVAN STREET
Neighborhood	EAST VILLAGE	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D1-ELEVATOR	C5-WALK-UP
Total Units	28	65	155
Year Built	2006	1920	1900
Gross SqFt	30,662	31,460	28,125
Estimated Gross Income	\$1,607,770	\$1,658,336	\$1,450,715
Gross Income per SqFt	\$52.00	\$53.00	\$52.00
Full Market Value	\$8,079,999	\$8,340,000	\$7,290,000
Market Value per SqFt	\$264.00	\$265.00	\$259.00
Distance from Condominium in miles		0.90	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00468-7501	1-00468-0013	1-00394-0063
Condominium Section	203-R1		
Address	193 2 AVENUE	208 EAST 13 STREET	611 EAST 11 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
Building Classification	R9-CONDOPS	D5-ELEVATOR	D9-ELEVATOR
Total Units	16	13	28
Year Built	1900	1930	1910
Gross SqFt	21,607	14,022	14,252
Estimated Gross Income	\$545,000	\$397,204	\$310,826
Gross Income per SqFt	\$25.20	\$28.30	\$21.81
Full Market Value	\$2,440,000	\$1,920,000	\$1,390,000
Market Value per SqFt	\$113.00	\$137.00	\$98.00
Distance from Condominium in miles		0.00	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00469-7501	1-00420-0045	1-00437-0009
Condominium Section	390-R1		
Address	105 3 AVENUE	150 FORSYTH STREET	254 EAST 10 STREET
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	16	11	25
Year Built	1920	1995	1990
Gross SqFt	12,192	10,000	12,264
Estimated Gross Income	\$350,000	\$251,872	\$439,131
Gross Income per SqFt	\$28.70	\$25.20	\$35.80
Full Market Value	\$1,700,003	\$1,130,000	\$2,210,000
Market Value per SqFt	\$139.00	\$113.00	\$180.00
Distance from Condominium in miles		0.85	0.35

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00469-7502	1-00882-0069	1-00559-0009
Condominium Section	493-R1		
Address	105 3 AVENUE	90 LEXINGTON AVENUE	92 PARK AVENUE SOUTH
Neighborhood	EAST VILLAGE	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	155	107	220
Year Built	1964	1957	1964
Gross SqFt	113,930	128,570	184,645
Estimated Gross Income	\$2,875,000	\$2,735,094	\$7,631,569
Gross Income per SqFt	\$25.20	\$21.27	\$41.30
Full Market Value	\$12,800,000	\$12,200,000	\$38,400,000
Market Value per SqFt	\$112.00	\$95.00	\$208.00
Distance from Condominium in miles		0.65	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00470-7501	1-00586-0045	1-00495-0022
Condominium Section	564-R1		
Address	122 ELIZABETH STREET	29 7 AVENUE SOUTH	249 MULBERRY STREET
Neighborhood	LITTLE ITALY	GREENWICH VILLAGE-WEST	LITTLE ITALY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	15	76
Year Built	1988	1998	1986
Gross SqFt	21,442	25,542	41,182
Estimated Gross Income	\$650,000	\$772,100	\$1,684,352
Gross Income per SqFt	\$30.30	\$30.20	\$40.90
Full Market Value	\$3,150,000	\$3,740,000	\$8,470,000
Market Value per SqFt	\$147.00	\$146.00	\$206.00
Distance from Condominium in miles		0.90	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00472-7501	1-00343-0050	1-00570-0008
Condominium Section	586-R1		
Address	240 CENTRE STREET	203 RIVINGTON STREET	6 EAST 13 STREET
Neighborhood	LITTLE ITALY	LOWER EAST SIDE	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D5-ELEVATOR	D5-ELEVATOR
Total Units	55	71	54
Year Built	1905	1906	1900
Gross SqFt	104,637	99,911	49,408
Estimated Gross Income	\$2,160,000	\$1,769,666	\$1,794,668
Gross Income per SqFt	\$20.64	\$17.71	\$36.30
Full Market Value	\$9,650,000	\$7,200,000	\$9,020,000
Market Value per SqFt	\$92.00	\$72.00	\$183.00
Distance from Condominium in miles		0.80	1.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00473-7502	1-00343-0050	1-00468-0001
Condominium Section	1179-R1		
Address	30 CROSBY STREET	203 RIVINGTON STREET	87 3 AVENUE
Neighborhood	SOHO	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	13	71	121
Year Built	1890	1906	1930
Gross SqFt	78,982	99,911	92,304
Estimated Gross Income	\$1,800,000	\$1,769,666	\$4,059,855
Gross Income per SqFt	\$22.79	\$17.71	\$44.00
Full Market Value	\$8,040,003	\$7,200,000	\$20,400,000
Market Value per SqFt	\$102.00	\$72.00	\$221.00
Distance from Condominium in miles		0.90	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00473-7503	1-00414-0050	1-00445-0055
Condominium Section	1663-R1		
Address	425 BROOME STREET	77 DELANCEY STREET	59 EAST 3 STREET
Neighborhood	SOHO	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	18	20	82
Year Built	1874	1914	1910
Gross SqFt	27,023	21,200	28,314
Estimated Gross Income	\$715,000	\$628,476	\$716,300
Gross Income per SqFt	\$26.50	\$29.60	\$25.30
Full Market Value	\$3,459,998	\$3,050,000	\$3,200,000
Market Value per SqFt	\$128.00	\$144.00	\$113.00
Distance from Condominium in miles		0.50	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00474-7504	1-00468-0013	1-00308-0020
Condominium Section	1185-R1		
Address	473 BROADWAY	208 EAST 13 STREET	55 ORCHARD STREET
Neighborhood	SOHO	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	13	13	12
Year Built	1894	1930	1900
Gross SqFt	23,590	14,022	15,500
Estimated Gross Income	\$625,000	\$397,204	\$337,980
Gross Income per SqFt	\$26.50	\$28.30	\$21.81
Full Market Value	\$3,030,001	\$1,920,000	\$1,510,000
Market Value per SqFt	\$128.00	\$137.00	\$97.00
Distance from Condominium in miles		1.00	0.60

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00474-7505	1-00468-0013	1-00308-0020
Condominium Section	1205-R1		
Address	475 BROADWAY	208 EAST 13 STREET	55 ORCHARD STREET
Neighborhood	SOHO	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	14	13	12
Year Built	1920	1930	1900
Gross SqFt	28,442	14,022	15,500
Estimated Gross Income	\$755,000	\$397,204	\$337,980
Gross Income per SqFt	\$26.50	\$28.30	\$21.81
Full Market Value	\$3,660,001	\$1,920,000	\$1,510,000
Market Value per SqFt	\$129.00	\$137.00	\$97.00
Distance from Condominium in miles		1.00	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00474-7506	1-00640-0021	1-00602-0010
Condominium Section	1654-R1		
Address	40 MERCER STREET	756 WASHINGTON STREET	600 WASHINGTON STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	41	67	137
Year Built	2005	2003	2003
Gross SqFt	117,311	76,549	109,060
Estimated Gross Income	\$4,330,000	\$2,758,625	\$4,487,209
Gross Income per SqFt	\$36.90	\$36.00	\$41.10
Full Market Value	\$21,799,998	\$13,900,000	\$22,600,000
Market Value per SqFt	\$186.00	\$182.00	\$207.00
Distance from Condominium in miles		1.20	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00475-7503	1-00394-0063	1-00465-0055
Condominium Section	916-R1		
Address	477 BROOME STREET	611 EAST 11 STREET	145 2 AVENUE
Neighborhood	SOHO	ALPHABET CITY	EAST VILLAGE
Building Classification	R9-CONDOPS	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	28	27
Year Built	1920	1910	1920
Gross SqFt	32,149	14,252	25,340
Estimated Gross Income	\$780,000	\$310,826	\$1,061,200
Gross Income per SqFt	\$24.26	\$21.81	\$41.90
Full Market Value	\$3,490,000	\$1,390,000	\$5,340,000
Market Value per SqFt	\$109.00	\$98.00	\$211.00
Distance from Condominium in miles		1.30	0.90

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00475-7505	1-00570-0008	1-00343-0050
Condominium Section	1010-R1		
Address	42 WOOSTER STREET	6 EAST 13 STREET	203 RIVINGTON STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	14	54	71
Year Built	1900	1900	1906
Gross SqFt	55,210	49,408	99,911
Estimated Gross Income	\$1,175,000	\$1,794,668	\$1,769,666
Gross Income per SqFt	\$21.28	\$36.30	\$17.71
Full Market Value	\$5,249,999	\$9,020,000	\$7,200,000
Market Value per SqFt	\$95.00	\$183.00	\$72.00
Distance from Condominium in miles		0.95	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00478-7501	1-00570-0008	1-00343-0050
Condominium Section	789-R1		
Address	354 BROOME STREET	6 EAST 13 STREET	203 RIVINGTON STREET
Neighborhood	LITTLE ITALY	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	37	54	71
Year Built	1900	1900	1906
Gross SqFt	56,714	49,408	99,911
Estimated Gross Income	\$1,350,000	\$1,794,668	\$1,769,666
Gross Income per SqFt	\$23.80	\$36.30	\$17.71
Full Market Value	\$6,030,002	\$9,020,000	\$7,200,000
Market Value per SqFt	\$106.00	\$183.00	\$72.00
Distance from Condominium in miles		0.95	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00481-7502	1-00545-0059	1-00590-0022
Condominium Section	1363-R1		
Address	225 LAFAYETTE STREET	752 BROADWAY	12 JONES STREET
Neighborhood	LITTLE ITALY	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	41	180	59
Year Built	1926	1909	1920
Gross SqFt	72,193	147,773	56,700
Estimated Gross Income	\$3,050,000	\$7,195,698	\$1,468,535
Gross Income per SqFt	\$42.20	\$48.70	\$25.90
Full Market Value	\$15,300,001	\$36,200,000	\$7,120,000
Market Value per SqFt	\$212.00	\$245.00	\$126.00
Distance from Condominium in miles		0.65	0.75

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00482-7502	1-00385-0014	1-00372-0060
Condominium Section	1484-R1		
Address	210 LAFAYETTE STREET	218 EAST 3 STREET	274 EAST 2 STREET
Neighborhood	SOHO	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	52	61	103
Year Built	2005	2002	1997
Gross SqFt	63,762	48,553	80,500
Estimated Gross Income	\$2,050,000	\$1,984,233	\$2,545,440
Gross Income per SqFt	\$32.20	\$40.90	\$31.60
Full Market Value	\$9,929,999	\$9,980,000	\$12,300,000
Market Value per SqFt	\$156.00	\$206.00	\$153.00
Distance from Condominium in miles		0.85	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00492-7501	1-00532-0030	1-00564-0011
Condominium Section	174-R1		
Address	14 PRINCE STREET	81 BLEECKER STREET	52 EAST 13 STREET
Neighborhood	LITTLE ITALY	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	44	43	27
Year Built	1915	1900	1930
Gross SqFt	39,087	26,382	34,708
Estimated Gross Income	\$980,000	\$1,141,811	\$841,783
Gross Income per SqFt	\$25.10	\$43.30	\$24.25
Full Market Value	\$4,379,999	\$5,740,000	\$3,760,000
Market Value per SqFt	\$112.00	\$218.00	\$108.00
Distance from Condominium in miles		0.40	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00492-7503	1-00437-0009	1-00586-0045
Condominium Section	665-R1		
Address	200 BOWERY	254 EAST 10 STREET	29 7 AVENUE SOUTH
Neighborhood	LITTLE ITALY	EAST VILLAGE	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	35	25	15
Year Built	1988	1990	1998
Gross SqFt	24,582	12,264	25,542
Estimated Gross Income	\$745,000	\$439,131	\$772,100
Gross Income per SqFt	\$30.30	\$35.80	\$30.20
Full Market Value	\$3,610,011	\$2,210,000	\$3,740,000
Market Value per SqFt	\$147.00	\$180.00	\$146.00
Distance from Condominium in miles		0.70	0.80

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00494-7502	1-00489-0036	1-00468-0013
Condominium Section	596-R1		
Address	45 SPRING STREET	59 THOMPSON STREET	208 EAST 13 STREET
Neighborhood	LITTLE ITALY	SOHO	EAST VILLAGE
Building Classification	R9-CONDOPS	D9-ELEVATOR	D5-ELEVATOR
Total Units	25	36	13
Year Built	1900	1900	1930
Gross SqFt	12,142	15,918	14,022
Estimated Gross Income	\$275,000	\$342,748	\$397,204
Gross Income per SqFt	\$22.65	\$21.53	\$28.30
Full Market Value	\$1,230,000	\$1,530,000	\$1,920,000
Market Value per SqFt	\$101.00	\$96.00	\$137.00
Distance from Condominium in miles		0.45	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00498-7501	1-00452-0039	1-00394-0063
Condominium Section	131-R1		
Address	90 PRINCE STREET	237 EAST 10 STREET	611 EAST 11 STREET
Neighborhood	SOHO	EAST VILLAGE	ALPHABET CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	14	28	28
Year Built	1900	1920	1910
Gross SqFt	18,031	11,214	14,252
Estimated Gross Income	\$435,000	\$420,021	\$310,826
Gross Income per SqFt	\$24.13	\$37.50	\$21.81
Full Market Value	\$1,939,997	\$2,110,000	\$1,390,000
Market Value per SqFt	\$108.00	\$188.00	\$98.00
Distance from Condominium in miles		0.80	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00499-7502	1-00248-0070	1-00348-0067
Condominium Section	685-R1		
Address	114 GREENE STREET	80 RUTGERS SLIP	87 ATTORNEY STREET
Neighborhood	SOHO	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	19	109	24
Year Built	1988	1987	2000
Gross SqFt	34,876	83,904	17,168
Estimated Gross Income	\$770,000	\$1,845,415	\$578,930
Gross Income per SqFt	\$22.08	\$21.99	\$33.70
Full Market Value	\$3,440,004	\$5,210,000	\$2,844,000
Market Value per SqFt	\$99.00	\$62.00	\$166.00
Distance from Condominium in miles		1.05	0.85

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00499-7505	1-00407-0047	1-00481-0019
Condominium Section	1658-R1		
Address	92 GREENE STREET	527 EAST 13 STREET	54 SPRING STREET
Neighborhood	SOHO	ALPHABET CITY	LITTLE ITALY
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	14	46	11
Year Built	2005	2002	1998
Gross SqFt	42,823	30,893	13,973
Estimated Gross Income	\$1,846,527	\$1,470,704	\$587,912
Gross Income per SqFt	\$43.10	\$47.60	\$42.10
Full Market Value	\$9,279,998	\$7,390,000	\$2,960,000
Market Value per SqFt	\$217.00	\$239.00	\$212.00
Distance from Condominium in miles		1.10	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00500-7501	1-00468-0013	1-00308-0020
Condominium Section	123-R1		
Address	116 WOOSTER STREET	208 EAST 13 STREET	55 ORCHARD STREET
Neighborhood	SOHO	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	15	13	12
Year Built	1907	1930	1900
Gross SqFt	20,752	14,022	15,500
Estimated Gross Income	\$460,000	\$397,204	\$337,980
Gross Income per SqFt	\$22.17	\$28.30	\$21.81
Full Market Value	\$2,059,999	\$1,920,000	\$1,510,000
Market Value per SqFt	\$99.00	\$137.00	\$97.00
Distance from Condominium in miles		0.85	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00500-7502	1-00551-0016	1-00387-0153
Condominium Section	284-R1		
Address	93 GREENE STREET	27 WASHINGTON SQUARE NORT	629 EAST 5 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	ALPHABET CITY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	29	28	24
Year Built	1900	1900	1920
Gross SqFt	36,223	32,409	18,523
Estimated Gross Income	\$775,000	\$693,680	\$467,150
Gross Income per SqFt	\$21.40	\$21.40	\$25.20
Full Market Value	\$3,460,006	\$3,100,000	\$2,090,000
Market Value per SqFt	\$96.00	\$96.00	\$113.00
Distance from Condominium in miles		0.55	0.95

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00500-7505	1-00558-0044	1-00570-0008
Condominium Section	1241-R1		
Address	103 GREENE STREET	115 EAST 12 STREET	6 EAST 13 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	12	69	54
Year Built	1879	1900	1900
Gross SqFt	34,968	41,750	49,408
Estimated Gross Income	\$1,470,000	\$1,800,949	\$1,794,668
Gross Income per SqFt	\$42.00	\$43.10	\$36.30
Full Market Value	\$7,390,002	\$9,060,000	\$9,020,000
Market Value per SqFt	\$211.00	\$217.00	\$183.00
Distance from Condominium in miles		0.80	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00501-7501	1-00402-0045	1-00590-0022
Condominium Section	1199-R1		
Address	105 WOOSTER STREET	539 EAST 6 STREET	12 JONES STREET
Neighborhood	SOHO	ALPHABET CITY	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	21	59
Year Built	1920	1900	1920
Gross SqFt	31,967	16,384	56,700
Estimated Gross Income	\$900,000	\$673,177	\$1,468,535
Gross Income per SqFt	\$28.20	\$41.10	\$25.90
Full Market Value	\$4,360,001	\$3,380,000	\$7,120,000
Market Value per SqFt	\$136.00	\$206.00	\$126.00
Distance from Condominium in miles		0.95	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00502-7501	1-00575-0013	1-00570-0008
Condominium Section	135-R1		
Address	426 WEST BROADWAY	82 WEST 12 STREET	6 EAST 13 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	35	25	54
Year Built	1900	1900	1900
Gross SqFt	34,821	20,634	49,408
Estimated Gross Income	\$880,000	\$509,101	\$1,794,668
Gross Income per SqFt	\$25.30	\$24.67	\$36.30
Full Market Value	\$3,930,007	\$2,280,000	\$9,020,000
Market Value per SqFt	\$113.00	\$110.00	\$183.00
Distance from Condominium in miles		0.70	0.75

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00507-7501	1-00452-0039	1-00308-0020
Condominium Section	535-R1		
Address	11 PRINCE STREET	237 EAST 10 STREET	55 ORCHARD STREET
Neighborhood	LITTLE ITALY	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	28	12
Year Built	1900	1920	1900
Gross SqFt	22,511	11,214	15,500
Estimated Gross Income	\$530,000	\$420,021	\$337,980
Gross Income per SqFt	\$23.54	\$37.50	\$21.81
Full Market Value	\$2,370,001	\$2,110,000	\$1,510,000
Market Value per SqFt	\$105.00	\$188.00	\$97.00
Distance from Condominium in miles		0.60	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00508-7501	1-00348-0067	1-00437-0009
Condominium Section	527-R1		
Address	259 ELIZABETH STREET	87 ATTORNEY STREET	254 EAST 10 STREET
Neighborhood	LITTLE ITALY	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	26	24	25
Year Built	1987	2000	1990
Gross SqFt	17,117	17,168	12,264
Estimated Gross Income	\$525,000	\$578,930	\$439,131
Gross Income per SqFt	\$30.70	\$33.70	\$35.80
Full Market Value	\$2,540,003	\$2,844,000	\$2,210,000
Market Value per SqFt	\$148.00	\$166.00	\$180.00
Distance from Condominium in miles		0.60	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00510-7501	1-00343-0050	1-00590-0022
Condominium Section	1065-R1		
Address	285 LAFAYETTE STREET	203 RIVINGTON STREET	12 JONES STREET
Neighborhood	LITTLE ITALY	LOWER EAST SIDE	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	29	71	59
Year Built	1900	1906	1920
Gross SqFt	97,941	99,911	56,700
Estimated Gross Income	\$2,900,000	\$1,769,666	\$1,468,535
Gross Income per SqFt	\$29.60	\$17.71	\$25.90
Full Market Value	\$14,100,000	\$7,200,000	\$7,120,000
Market Value per SqFt	\$144.00	\$72.00	\$126.00
Distance from Condominium in miles		0.75	0.65

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00512-7501	1-00631-0001	1-00545-0059
Condominium Section	75-R1		
Address	583 BROADWAY	669 WASHINGTON STREET	752 BROADWAY
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	21	144	180
Year Built	1900	1930	1909
Gross SqFt	88,258	137,589	147,773
Estimated Gross Income	\$2,750,000	\$4,015,491	\$7,195,698
Gross Income per SqFt	\$31.20	\$29.20	\$48.70
Full Market Value	\$13,300,001	\$19,500,000	\$36,200,000
Market Value per SqFt	\$151.00	\$142.00	\$245.00
Distance from Condominium in miles		0.80	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00513-7503	1-00586-0045	1-00407-0047
Condominium Section	1390-R1		
Address	19 WEST HOUSTON STREET	29 7 AVENUE SOUTH	527 EAST 13 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	ALPHABET CITY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	32	15	46
Year Built	2003	1998	2002
Gross SqFt	56,800	25,542	30,893
Estimated Gross Income	\$2,375,000	\$772,100	\$1,470,704
Gross Income per SqFt	\$41.80	\$30.20	\$47.60
Full Market Value	\$11,900,000	\$3,740,000	\$7,390,000
Market Value per SqFt	\$210.00	\$146.00	\$239.00
Distance from Condominium in miles		0.45	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00514-7505	1-00385-0014	1-00481-0019
Condominium Section	1404-R1		
Address	160 WOOSTER STREET	218 EAST 3 STREET	54 SPRING STREET
Neighborhood	SOHO	ALPHABET CITY	LITTLE ITALY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	15	61	11
Year Built	2003	2002	1998
Gross SqFt	41,314	48,553	13,973
Estimated Gross Income	\$1,500,000	\$1,984,233	\$587,912
Gross Income per SqFt	\$36.30	\$40.90	\$42.10
Full Market Value	\$7,539,999	\$9,980,000	\$2,960,000
Market Value per SqFt	\$183.00	\$206.00	\$212.00
Distance from Condominium in miles		0.95	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00515-7501	1-00586-0045	1-00557-0022
Condominium Section	1633-R1		
Address	139 WOOSTER STREET	29 7 AVENUE SOUTH	70 EAST 12 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	16	15	62
Year Built	2006	1998	1987
Gross SqFt	38,591	25,542	42,000
Estimated Gross Income	\$1,540,000	\$772,100	\$1,928,235
Gross Income per SqFt	\$39.90	\$30.20	\$45.90
Full Market Value	\$7,740,006	\$3,740,000	\$9,700,000
Market Value per SqFt	\$201.00	\$146.00	\$231.00
Distance from Condominium in miles		0.40	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00517-7501	1-00909-0046	1-00925-0060
Condominium Section	736-R1		
Address	131 THOMPSON STREET	216 EAST 29 STREET	304 EAST 20 STREET
Neighborhood	SOHO	MURRAY HILL	KIPS BAY
Building Classification	R9-CONDOPS	D9-ELEVATOR	D9-ELEVATOR
Total Units	38	54	70
Year Built	1950	1960	1948
Gross SqFt	20,826	24,600	56,310
Estimated Gross Income	\$475,000	\$592,470	\$1,774,021
Gross Income per SqFt	\$22.81	\$24.08	\$31.50
Full Market Value	\$2,120,000	\$2,650,000	\$8,600,000
Market Value per SqFt	\$102.00	\$108.00	\$153.00
Distance from Condominium in miles		1.55	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00518-7502	1-00525-0021	1-00452-0015
Condominium Section	670-R1		
Address	199 PRINCE STREET	175 THOMPSON STREET	314 EAST 11 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	80	25
Year Built	1900	1900	1900
Gross SqFt	13,020	29,558	13,850
Estimated Gross Income	\$290,000	\$860,056	\$263,805
Gross Income per SqFt	\$22.27	\$29.10	\$19.05
Full Market Value	\$1,300,003	\$4,170,000	\$1,070,000
Market Value per SqFt	\$100.00	\$141.00	\$77.00
Distance from Condominium in miles		0.10	0.90

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00518-7504	1-00525-0021	1-00452-0015
Condominium Section	1093-R1		
Address	195 PRINCE STREET	175 THOMPSON STREET	314 EAST 11 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	80	25
Year Built	1920	1900	1900
Gross SqFt	6,013	29,558	13,850
Estimated Gross Income	\$135,000	\$860,056	\$263,805
Gross Income per SqFt	\$22.45	\$29.10	\$19.05
Full Market Value	\$602,999	\$4,170,000	\$1,070,000
Market Value per SqFt	\$100.00	\$141.00	\$77.00
Distance from Condominium in miles		0.10	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00520-7501	1-00590-0022	1-00532-0030
Condominium Section	66-R1		
Address	27 KING STREET	12 JONES STREET	81 BLEECKER STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	38	59	43
Year Built	1900	1920	1900
Gross SqFt	33,383	56,700	26,382
Estimated Gross Income	\$900,000	\$1,468,535	\$1,141,811
Gross Income per SqFt	\$27.00	\$25.90	\$43.30
Full Market Value	\$4,360,004	\$7,120,000	\$5,740,000
Market Value per SqFt	\$131.00	\$126.00	\$218.00
Distance from Condominium in miles		0.25	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00521-7501	1-00450-0015	1-00348-0067
Condominium Section	630-R1		
Address	306 MOTT STREET	320 EAST 9 STREET	87 ATTORNEY STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	18	23	24
Year Built	1988	1988	2000
Gross SqFt	9,514	12,196	17,168
Estimated Gross Income	\$320,000	\$430,548	\$578,930
Gross Income per SqFt	\$33.60	\$35.30	\$33.70
Full Market Value	\$1,550,000	\$2,160,000	\$2,844,000
Market Value per SqFt	\$163.00	\$177.00	\$166.00
Distance from Condominium in miles		0.45	0.65

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00522-7501	1-00593-0036	1-00394-0063
Condominium Section	348-R1		
Address	54 BLEECKER STREET	24 CHRISTOPHER STREET	611 EAST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	ALPHABET CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	11	69	28
Year Built	1910	1930	1910
Gross SqFt	31,039	48,531	14,252
Estimated Gross Income	\$745,000	\$1,924,985	\$310,826
Gross Income per SqFt	\$24.00	\$39.70	\$21.81
Full Market Value	\$3,329,998	\$9,680,000	\$1,390,000
Market Value per SqFt	\$107.00	\$199.00	\$98.00
Distance from Condominium in miles		0.60	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00525-7501	1-00477-0001	1-00572-0038
Condominium Section	150-R1		
Address	156 BLEECKER STREET	80 VARICK STREET	20 5 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	SOHO	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D5-ELEVATOR	D9-ELEVATOR
Total Units	190	64	113
Year Built	1910	1920	1940
Gross SqFt	132,000	125,235	132,420
Estimated Gross Income	\$2,700,000	\$2,031,681	\$2,947,501
Gross Income per SqFt	\$20.45	\$16.22	\$22.26
Full Market Value	\$12,100,000	\$8,260,000	\$13,200,000
Market Value per SqFt	\$92.00	\$66.00	\$100.00
Distance from Condominium in miles		0.40	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00525-7502	1-00468-0013	1-00308-0020
Condominium Section	212-R1		
Address	496 LA GUARDIA PLACE	208 EAST 13 STREET	55 ORCHARD STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	11	13	12
Year Built	1910	1930	1900
Gross SqFt	6,670	14,022	15,500
Estimated Gross Income	\$180,000	\$397,204	\$337,980
Gross Income per SqFt	\$27.00	\$28.30	\$21.81
Full Market Value	\$872,000	\$1,920,000	\$1,510,000
Market Value per SqFt	\$131.00	\$137.00	\$97.00
Distance from Condominium in miles		0.70	0.90

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00525-7503	1-00909-0046	1-00925-0060
Condominium Section	646-R1		
Address	177 THOMPSON STREET	216 EAST 29 STREET	304 EAST 20 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	KIPS BAY
Building Classification	R9-CONDOPS	D9-ELEVATOR	D9-ELEVATOR
Total Units	54	54	70
Year Built	1958	1960	1948
Gross SqFt	23,688	24,600	56,310
Estimated Gross Income	\$595,000	\$592,470	\$1,774,021
Gross Income per SqFt	\$25.10	\$24.08	\$31.50
Full Market Value	\$2,660,000	\$2,650,000	\$8,600,000
Market Value per SqFt	\$112.00	\$108.00	\$153.00
Distance from Condominium in miles		1.45	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00525-7506	1-00453-0011	1-00590-0022
Condominium Section	1685-R1		
Address	184 THOMPSON STREET	304 EAST 12 STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	89	59
Year Built	1910	1940	1920
Gross SqFt	85,234	101,800	56,700
Estimated Gross Income	\$2,500,000	\$1,696,812	\$1,468,535
Gross Income per SqFt	\$29.30	\$16.67	\$25.90
Full Market Value	\$12,099,995	\$6,900,000	\$7,120,000
Market Value per SqFt	\$142.00	\$68.00	\$126.00
Distance from Condominium in miles		0.80	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-7501	1-00450-0015	1-00445-0014
Condominium Section	426-R1		
Address	63 DOWNING STREET	320 EAST 9 STREET	88 EAST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	32	23	87
Year Built	1986	1988	1997
Gross SqFt	35,225	12,196	114,700
Estimated Gross Income	\$1,030,000	\$430,548	\$3,095,679
Gross Income per SqFt	\$29.20	\$35.30	\$27.00
Full Market Value	\$4,990,000	\$2,160,000	\$15,000,000
Market Value per SqFt	\$142.00	\$177.00	\$131.00
Distance from Condominium in miles		0.95	0.85

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-7502	1-00450-0015	1-00445-0014
Condominium Section	495-R1		
Address	3 BEDFORD STREET	320 EAST 9 STREET	88 EAST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	12	23	87
Year Built	1986	1988	1997
Gross SqFt	15,990	12,196	114,700
Estimated Gross Income	\$460,000	\$430,548	\$3,095,679
Gross Income per SqFt	\$28.80	\$35.30	\$27.00
Full Market Value	\$2,230,001	\$2,160,000	\$15,000,000
Market Value per SqFt	\$139.00	\$177.00	\$131.00
Distance from Condominium in miles		0.95	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00529-7502	1-00452-0039	1-00468-0013
Condominium Section	494-R1		
Address	7 BOND STREET	237 EAST 10 STREET	208 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	20	28	13
Year Built	1904	1920	1930
Gross SqFt	24,630	11,214	14,022
Estimated Gross Income	\$735,000	\$420,021	\$397,204
Gross Income per SqFt	\$29.80	\$37.50	\$28.30
Full Market Value	\$3,559,995	\$2,110,000	\$1,920,000
Market Value per SqFt	\$145.00	\$188.00	\$137.00
Distance from Condominium in miles		0.55	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00529-7504	1-00593-0036	1-00564-0011
Condominium Section	631-R1		
Address	1 BOND STREET	24 CHRISTOPHER STREET	52 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	21	69	27
Year Built	1900	1930	1930
Gross SqFt	41,990	48,531	34,708
Estimated Gross Income	\$1,130,000	\$1,924,985	\$841,783
Gross Income per SqFt	\$26.90	\$39.70	\$24.25
Full Market Value	\$5,470,000	\$9,680,000	\$3,760,000
Market Value per SqFt	\$130.00	\$199.00	\$108.00
Distance from Condominium in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00530-7505	1-00640-0021	1-01041-0019
Condominium Section	1721-R1		
Address	40 BOND STREET	756 WASHINGTON STREET	311 WEST 50 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	26	67	104
Year Built	2006	2003	2001
Gross SqFt	85,000	76,549	79,050
Estimated Gross Income	\$3,449,300	\$2,758,625	\$3,566,675
Gross Income per SqFt	\$40.60	\$36.00	\$45.10
Full Market Value	\$17,300,005	\$13,900,000	\$17,900,000
Market Value per SqFt	\$204.00	\$182.00	\$226.00
Distance from Condominium in miles		1.10	2.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00531-7501	1-00572-0038	1-00610-0060
Condominium Section	70-R1		
Address	692 BROADWAY	20 5 AVENUE	1 CHRISTOPHER STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	56	113	134
Year Built	1912	1940	1931
Gross SqFt	92,500	132,420	102,354
Estimated Gross Income	\$2,900,000	\$2,947,501	\$3,835,244
Gross Income per SqFt	\$31.40	\$22.26	\$37.50
Full Market Value	\$14,099,999	\$13,200,000	\$19,300,000
Market Value per SqFt	\$152.00	\$100.00	\$189.00
Distance from Condominium in miles		0.40	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00535-7501	1-00631-0001	1-00545-0059
Condominium Section	295-R1		
Address	14 WEST 4 STREET	669 WASHINGTON STREET	752 BROADWAY
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D5-ELEVATOR	D5-ELEVATOR
Total Units	273	144	180
Year Built	1908	1930	1909
Gross SqFt	290,492	137,589	147,773
Estimated Gross Income	\$8,700,000	\$4,015,491	\$7,195,698
Gross Income per SqFt	\$29.90	\$29.20	\$48.70
Full Market Value	\$42,200,000	\$19,500,000	\$36,200,000
Market Value per SqFt	\$145.00	\$142.00	\$245.00
Distance from Condominium in miles		0.80	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00540-7501	1-00452-0039	1-00468-0013
Condominium Section	567-R1		
Address	173 BLEECKER STREET	237 EAST 10 STREET	208 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D5-ELEVATOR
Total Units	18	28	13
Year Built	1900	1920	1930
Gross SqFt	15,744	11,214	14,022
Estimated Gross Income	\$460,000	\$420,021	\$397,204
Gross Income per SqFt	\$29.20	\$37.50	\$28.30
Full Market Value	\$1,966,666	\$2,110,000	\$1,920,000
Market Value per SqFt	\$125.00	\$188.00	\$137.00
Distance from Condominium in miles		0.75	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00542-7501	1-00308-0020	1-00468-0013
Condominium Section	484-R1		
Address	205 BLEECKER STREET	55 ORCHARD STREET	208 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D5-ELEVATOR
Total Units	24	12	13
Year Built	1928	1900	1930
Gross SqFt	17,842	15,500	14,022
Estimated Gross Income	\$465,000	\$337,980	\$397,204
Gross Income per SqFt	\$26.10	\$21.81	\$28.30
Full Market Value	\$2,250,000	\$1,510,000	\$1,920,000
Market Value per SqFt	\$126.00	\$97.00	\$137.00
Distance from Condominium in miles		1.05	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00542-7502	1-00488-0037	1-00468-0013
Condominium Section	644-R1		
Address	189 BLEECKER STREET	508 BROOME STREET	208 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	SOHO	EAST VILLAGE
Building Classification	R9-CONDOPS	D5-ELEVATOR	D5-ELEVATOR
Total Units	40	14	13
Year Built	1900	1900	1930
Gross SqFt	22,777	21,598	14,022
Estimated Gross Income	\$630,000	\$580,285	\$397,204
Gross Income per SqFt	\$27.70	\$26.90	\$28.30
Full Market Value	\$3,050,000	\$2,810,000	\$1,920,000
Market Value per SqFt	\$134.00	\$130.00	\$137.00
Distance from Condominium in miles		0.40	0.75

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00544-7501	1-00545-0059	1-00572-0038
Condominium Section	2004-R1		
Address	56 COOPER SQUARE	752 BROADWAY	20 5 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	25	180	113
Year Built	1920	1909	1940
Gross SqFt	88,353	147,773	132,420
Estimated Gross Income	\$3,400,000	\$7,195,698	\$2,947,501
Gross Income per SqFt	\$38.50	\$48.70	\$22.26
Full Market Value	\$17,099,998	\$36,200,000	\$13,200,000
Market Value per SqFt	\$194.00	\$245.00	\$100.00
Distance from Condominium in miles		0.10	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00544-7502	1-00640-0021	1-00565-9021
Condominium Section	1496-R1		
Address	443 LAFAYETTE STREET	756 WASHINGTON STREET	842 BROADWAY
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D1-ELEVATOR	D9-ELEVATOR
Total Units	39	67	240
Year Built	2004	2003	1996
Gross SqFt	116,535	76,549	208,961
Estimated Gross Income	\$4,700,000	\$2,758,625	\$10,700,906
Gross Income per SqFt	\$40.30	\$36.00	\$51.00
Full Market Value	\$23,600,000	\$13,900,000	\$53,800,000
Market Value per SqFt	\$203.00	\$182.00	\$257.00
Distance from Condominium in miles		1.10	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00545-7503	1-00610-0060	1-00572-0038
Condominium Section	1341-R1		
Address	21 ASTOR PLACE	1 CHRISTOPHER STREET	20 5 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	50	134	113
Year Built	1930	1931	1940
Gross SqFt	96,566	102,354	132,420
Estimated Gross Income	\$2,610,000	\$3,835,244	\$2,947,501
Gross Income per SqFt	\$27.00	\$37.50	\$22.26
Full Market Value	\$12,600,000	\$19,300,000	\$13,200,000
Market Value per SqFt	\$130.00	\$189.00	\$100.00
Distance from Condominium in miles		0.50	0.35

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00548-7501	1-00559-0009	1-00126-0027
Condominium Section	797-R1		
Address	60 EAST 8 STREET	92 PARK AVENUE SOUTH	38 MURRAY STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	CIVIC CENTER
Building Classification	R9-CONDOPS	D6-ELEVATOR	D5-ELEVATOR
Total Units	390	220	392
Year Built	1965	1964	1964
Gross SqFt	445,151	184,645	620,552
Estimated Gross Income	\$14,500,000	\$7,631,569	\$19,861,350
Gross Income per SqFt	\$32.60	\$41.30	\$32.00
Full Market Value	\$70,300,000	\$38,400,000	\$96,200,000
Market Value per SqFt	\$158.00	\$208.00	\$155.00
Distance from Condominium in miles		0.30	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00552-7501	1-00631-0030	1-00420-0045
Condominium Section	349-R1		
Address	360 6 AVENUE	697 GREENWICH STREET	150 FORSYTH STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	28	53	11
Year Built	1986	1979	1995
Gross SqFt	43,106	51,200	10,000
Estimated Gross Income	\$1,150,000	\$2,323,320	\$251,872
Gross Income per SqFt	\$26.70	\$45.40	\$25.20
Full Market Value	\$5,570,002	\$11,700,000	\$1,130,000
Market Value per SqFt	\$129.00	\$229.00	\$113.00
Distance from Condominium in miles		0.40	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00552-7504	1-00557-0039	1-00558-0010
Condominium Section	1660-R1		
Address	88 WEST WASHINGTON PLACE	80 4 AVENUE	127 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	28	12	49
Year Built	1966	1928	1930
Gross SqFt	32,116	33,450	37,299
Estimated Gross Income	\$1,100,000	\$1,085,595	\$1,681,995
Gross Income per SqFt	\$34.30	\$32.50	\$45.10
Full Market Value	\$5,529,997	\$5,260,000	\$8,460,000
Market Value per SqFt	\$172.00	\$157.00	\$227.00
Distance from Condominium in miles		0.50	0.60

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00556-7501	1-00468-0013	1-00308-0020
Condominium Section	330-R1		
Address	10430 EAST 12 STREET	208 EAST 13 STREET	55 ORCHARD STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	11	13	12
Year Built	1905	1930	1900
Gross SqFt	22,501	14,022	15,500
Estimated Gross Income	\$565,000	\$397,204	\$337,980
Gross Income per SqFt	\$25.10	\$28.30	\$21.81
Full Market Value	\$2,530,000	\$1,920,000	\$1,510,000
Market Value per SqFt	\$112.00	\$137.00	\$97.00
Distance from Condominium in miles		0.15	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00557-7501	1-00570-0008	1-00590-0022
Condominium Section	39-R1		
Address	806 BROADWAY	6 EAST 13 STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOPS	D5-ELEVATOR	D1-ELEVATOR
Total Units	65	54	59
Year Built	1900	1900	1920
Gross SqFt	83,089	49,408	56,700
Estimated Gross Income	\$2,200,000	\$1,794,668	\$1,468,535
Gross Income per SqFt	\$26.50	\$36.30	\$25.90
Full Market Value	\$10,700,000	\$9,020,000	\$7,120,000
Market Value per SqFt	\$129.00	\$183.00	\$126.00
Distance from Condominium in miles		0.20	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00558-7501	1-00521-0001	1-00445-0014
Condominium Section	210-R1		
Address	114 EAST 13 STREET	298 MULBERRY STREET	88 EAST 4 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	41	100	87
Year Built	1985	1986	1997
Gross SqFt	56,483	86,746	114,700
Estimated Gross Income	\$1,525,000	\$3,929,304	\$3,095,679
Gross Income per SqFt	\$27.00	\$45.30	\$27.00
Full Market Value	\$7,390,008	\$19,800,000	\$15,000,000
Market Value per SqFt	\$131.00	\$228.00	\$131.00
Distance from Condominium in miles		0.60	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00558-7502	1-00468-0001	1-00590-0022
Condominium Section	446-R1		
Address	115 4 AVENUE	87 3 AVENUE	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	70	121	59
Year Built	1905	1930	1920
Gross SqFt	90,082	92,304	56,700
Estimated Gross Income	\$2,330,000	\$4,059,855	\$1,468,535
Gross Income per SqFt	\$25.90	\$44.00	\$25.90
Full Market Value	\$11,300,003	\$20,400,000	\$7,120,000
Market Value per SqFt	\$125.00	\$221.00	\$126.00
Distance from Condominium in miles		0.10	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00558-7503	1-00631-0030	1-00345-0048
Condominium Section	684-R1		
Address	125 EAST 12 STREET	697 GREENWICH STREET	115 PITT STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	44	53	172
Year Built	1988	1979	1983
Gross SqFt	57,042	51,200	170,100
Estimated Gross Income	\$1,600,000	\$2,323,320	\$4,653,780
Gross Income per SqFt	\$28.00	\$45.40	\$27.40
Full Market Value	\$7,750,008	\$11,700,000	\$13,100,000
Market Value per SqFt	\$136.00	\$229.00	\$77.00
Distance from Condominium in miles		0.95	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00559-7501	1-00896-0001	1-00943-0052
Condominium Section	1742-R1		
Address	108 3 AVENUE	125 3 AVENUE	308 EAST 38 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	KIPS BAY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	84	91	97
Year Built	2006	1999	2001
Gross SqFt	100,500	113,754	93,314
Estimated Gross Income	\$4,306,425	\$5,884,838	\$4,186,656
Gross Income per SqFt	\$42.90	\$52.00	\$44.90
Full Market Value	\$21,700,005	\$29,600,000	\$21,100,000
Market Value per SqFt	\$216.00	\$260.00	\$226.00
Distance from Condominium in miles		0.15	1.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00560-7501	1-00910-0061	1-00927-0038
Condominium Section	306-R1		
Address	21 UNIVERSITY PLACE	425 3 AVENUE	320 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	KIPS BAY
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	145	105	94
Year Built	1955	1967	1948
Gross SqFt	136,098	66,403	67,048
Estimated Gross Income	\$3,500,000	\$1,646,492	\$2,353,723
Gross Income per SqFt	\$25.70	\$24.80	\$35.10
Full Market Value	\$17,000,000	\$7,360,000	\$11,800,000
Market Value per SqFt	\$125.00	\$111.00	\$176.00
Distance from Condominium in miles		1.05	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00560-7502	1-00559-0009	1-00882-0069
Condominium Section	304-R1		
Address	40 EAST 9 STREET	92 PARK AVENUE SOUTH	90 LEXINGTON AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	150	220	107
Year Built	1959	1964	1957
Gross SqFt	160,209	184,645	128,570
Estimated Gross Income	\$4,450,000	\$7,631,569	\$2,735,094
Gross Income per SqFt	\$27.80	\$41.30	\$21.27
Full Market Value	\$21,600,000	\$38,400,000	\$12,200,000
Market Value per SqFt	\$135.00	\$208.00	\$95.00
Distance from Condominium in miles		0.30	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00560-7503	1-00910-0061	1-00927-0038
Condominium Section	303-R1		
Address	60 EAST 9 STREET	425 3 AVENUE	320 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	KIPS BAY
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	213	105	94
Year Built	1954	1967	1948
Gross SqFt	140,370	66,403	67,048
Estimated Gross Income	\$3,650,000	\$1,646,492	\$2,353,723
Gross Income per SqFt	\$26.00	\$24.80	\$35.10
Full Market Value	\$17,700,000	\$7,360,000	\$11,800,000
Market Value per SqFt	\$126.00	\$111.00	\$176.00
Distance from Condominium in miles		1.05	0.75

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00561-7501	1-00559-0009	1-00882-0069
Condominium Section	787-R1		
Address	63 EAST 9 STREET	92 PARK AVENUE SOUTH	90 LEXINGTON AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	229	220	107
Year Built	1955	1964	1957
Gross SqFt	209,785	184,645	128,570
Estimated Gross Income	\$5,500,000	\$7,631,569	\$2,735,094
Gross Income per SqFt	\$26.20	\$41.30	\$21.27
Full Market Value	\$24,888,888	\$38,400,000	\$12,200,000
Market Value per SqFt	\$119.00	\$208.00	\$95.00
Distance from Condominium in miles		0.25	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00563-7501	1-00521-0001	1-00445-0014
Condominium Section	298-R1		
Address	44 EAST 12 STREET	298 MULBERRY STREET	88 EAST 4 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	44	100	87
Year Built	1985	1986	1997
Gross SqFt	43,542	86,746	114,700
Estimated Gross Income	\$1,220,000	\$3,929,304	\$3,095,679
Gross Income per SqFt	\$28.00	\$45.30	\$27.00
Full Market Value	\$5,910,002	\$19,800,000	\$15,000,000
Market Value per SqFt	\$136.00	\$228.00	\$131.00
Distance from Condominium in miles		0.55	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00567-7501	1-00572-0038	1-00584-0020
Condominium Section	1177-R1		
Address	23 5 AVENUE	20 5 AVENUE	75 BARROW STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R0-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR
Total Units	96	113	17
Year Built	1921	1940	1926
Gross SqFt	97,598	132,420	14,784
Estimated Gross Income	\$0	\$2,947,501	\$364,608
Gross Income per SqFt	\$0.00	\$22.26	\$24.66
Full Market Value	\$122,472	\$13,200,000	\$1,630,000
Market Value per SqFt	\$1.25	\$100.00	\$110.00
Distance from Condominium in miles		0.15	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00569-7501	1-00610-0060	1-00572-0038
Condominium Section	154-R1		
Address	10 EAST 12 STREET	1 CHRISTOPHER STREET	20 5 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	27	134	113
Year Built	1907	1931	1940
Gross SqFt	66,739	102,354	132,420
Estimated Gross Income	\$1,490,000	\$3,835,244	\$2,947,501
Gross Income per SqFt	\$22.33	\$37.50	\$22.26
Full Market Value	\$6,659,999	\$19,300,000	\$13,200,000
Market Value per SqFt	\$100.00	\$189.00	\$100.00
Distance from Condominium in miles		0.35	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00569-7502	1-00551-0016	1-00572-0026
Condominium Section	205-R1		
Address	8 EAST 12 STREET	27 WASHINGTON SQUARE NORT	24 WEST 9 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	28	50
Year Built	1908	1900	1923
Gross SqFt	28,097	32,409	46,137
Estimated Gross Income	\$730,000	\$693,680	\$1,716,749
Gross Income per SqFt	\$26.00	\$21.40	\$37.20
Full Market Value	\$3,266,656	\$3,100,000	\$8,630,000
Market Value per SqFt	\$116.00	\$96.00	\$187.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00569-7503	1-00593-0036	1-00488-0037
Condominium Section	248-R1		
Address	16 EAST 12 STREET	24 CHRISTOPHER STREET	508 BROOME STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	SOHO
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	37	69	14
Year Built	1910	1930	1900
Gross SqFt	52,493	48,531	21,598
Estimated Gross Income	\$1,415,000	\$1,924,985	\$580,285
Gross Income per SqFt	\$27.00	\$39.70	\$26.90
Full Market Value	\$6,860,003	\$9,680,000	\$2,810,000
Market Value per SqFt	\$131.00	\$199.00	\$130.00
Distance from Condominium in miles		0.35	0.80

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00569-7504	1-00570-0008	1-00590-0022
Condominium Section	1028-R1		
Address	13 EAST 11 STREET	6 EAST 13 STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	115	54	59
Year Built	1903	1900	1920
Gross SqFt	60,860	49,408	56,700
Estimated Gross Income	\$1,580,000	\$1,794,668	\$1,468,535
Gross Income per SqFt	\$26.00	\$36.30	\$25.90
Full Market Value	\$7,659,987	\$9,020,000	\$7,120,000
Market Value per SqFt	\$126.00	\$183.00	\$126.00
Distance from Condominium in miles		0.05	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00571-7501	1-00590-0022	1-00570-0008
Condominium Section	27-R1		
Address	7 EAST 13 STREET	12 JONES STREET	6 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D1-ELEVATOR	D5-ELEVATOR
Total Units	39	59	54
Year Built	1928	1920	1900
Gross SqFt	42,384	56,700	49,408
Estimated Gross Income	\$1,120,000	\$1,468,535	\$1,794,668
Gross Income per SqFt	\$26.40	\$25.90	\$36.30
Full Market Value	\$5,430,000	\$7,120,000	\$9,020,000
Market Value per SqFt	\$128.00	\$126.00	\$183.00
Distance from Condominium in miles		0.55	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00572-7501	1-00910-0061	
Condominium Section	747-R1		
Address	12 WEST 9 STREET	425 3 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	
Building Classification	R9-CONDOPS	D6-ELEVATOR	
Total Units	23	105	
Year Built	1952	1967	
Gross SqFt	13,256	66,403	
Estimated Gross Income	\$340,000	\$1,646,492	
Gross Income per SqFt	\$25.60	\$24.80	
Full Market Value	\$1,650,000	\$7,360,000	
Market Value per SqFt	\$124.00	\$111.00	
Distance from Condominium in miles		1.15	

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00572-7502	1-00585-0025	1-00573-0031
Condominium Section	1256-R1		
Address	30 WEST 9 STREET	91 BEDFORD STREET	20 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R2-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	18	39	20
Year Built	1900	1900	1860
Gross SqFt	12,695	19,925	11,492
Estimated Gross Income	\$450,000	\$582,427	\$487,945
Gross Income per SqFt	\$35.40	\$29.20	\$42.50
Full Market Value	\$2,113,056	\$2,820,000	\$2,450,000
Market Value per SqFt	\$166.00	\$142.00	\$213.00
Distance from Condominium in miles		0.40	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00573-7502	1-00882-0069	1-00559-0009
Condominium Section	89-R1		
Address	69 WEST 9 STREET	90 LEXINGTON AVENUE	92 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	119	107	220
Year Built	1959	1957	1964
Gross SqFt	94,250	128,570	184,645
Estimated Gross Income	\$2,285,000	\$2,735,094	\$7,631,569
Gross Income per SqFt	\$24.24	\$21.27	\$41.30
Full Market Value	\$10,200,000	\$12,200,000	\$38,400,000
Market Value per SqFt	\$108.00	\$95.00	\$208.00
Distance from Condominium in miles		0.90	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00575-7501	1-00593-0036	1-00488-0037
Condominium Section	515-R1		
Address	53 WEST 11 STREET	24 CHRISTOPHER STREET	508 BROOME STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	SOHO
Building Classification	R9-CONDOPS	D1-ELEVATOR	D5-ELEVATOR
Total Units	15	69	14
Year Built	1900	1930	1900
Gross SqFt	9,380	48,531	21,598
Estimated Gross Income	\$255,000	\$1,924,985	\$580,285
Gross Income per SqFt	\$27.20	\$39.70	\$26.90
Full Market Value	\$1,240,000	\$9,680,000	\$2,810,000
Market Value per SqFt	\$132.00	\$199.00	\$130.00
Distance from Condominium in miles		0.25	0.80

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-7501	1-00882-0069	1-00559-0009
Condominium Section	3-R1		
Address	60 WEST 13 STREET	90 LEXINGTON AVENUE	92 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	70	107	220
Year Built	1966	1957	1964
Gross SqFt	82,017	128,570	184,645
Estimated Gross Income	\$1,935,000	\$2,735,094	\$7,631,569
Gross Income per SqFt	\$23.59	\$21.27	\$41.30
Full Market Value	\$8,649,995	\$12,200,000	\$38,400,000
Market Value per SqFt	\$105.00	\$95.00	\$208.00
Distance from Condominium in miles		0.75	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-7502	1-00610-0060	1-00572-0038
Condominium Section	421-R1		
Address	59 WEST 12 STREET	1 CHRISTOPHER STREET	20 5 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	105	134	113
Year Built	1931	1931	1940
Gross SqFt	112,050	102,354	132,420
Estimated Gross Income	\$3,100,000	\$3,835,244	\$2,947,501
Gross Income per SqFt	\$27.70	\$37.50	\$22.26
Full Market Value	\$14,999,999	\$19,300,000	\$13,200,000
Market Value per SqFt	\$134.00	\$189.00	\$100.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-7503	1-00590-0022	1-00551-0016
Condominium Section	886-R1		
Address	8 WEST 13 STREET	12 JONES STREET	27 WASHINGTON SQUARE NORT
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D1-ELEVATOR	D9-ELEVATOR
Total Units	30	59	28
Year Built	1910	1920	1900
Gross SqFt	34,168	56,700	32,409
Estimated Gross Income	\$815,000	\$1,468,535	\$693,680
Gross Income per SqFt	\$23.85	\$25.90	\$21.40
Full Market Value	\$3,640,000	\$7,120,000	\$3,100,000
Market Value per SqFt	\$107.00	\$126.00	\$96.00
Distance from Condominium in miles		0.40	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00577-7502	1-00545-0059	1-00631-0001
Condominium Section	1180-R1		
Address	65 WEST 13 STREET	752 BROADWAY	669 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	77	180	144
Year Built	1906	1909	1930
Gross SqFt	178,985	147,773	137,589
Estimated Gross Income	\$6,750,000	\$7,195,698	\$4,015,491
Gross Income per SqFt	\$37.70	\$48.70	\$29.20
Full Market Value	\$33,900,001	\$36,200,000	\$19,500,000
Market Value per SqFt	\$189.00	\$245.00	\$142.00
Distance from Condominium in miles		0.45	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00584-7501	1-00610-0060	1-00572-0038
Condominium Section	743-R1		
Address	442 HUDSON STREET	1 CHRISTOPHER STREET	20 5 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	169	134	113
Year Built	1925	1931	1940
Gross SqFt	100,633	102,354	132,420
Estimated Gross Income	\$2,300,000	\$3,835,244	\$2,947,501
Gross Income per SqFt	\$22.86	\$37.50	\$22.26
Full Market Value	\$10,300,000	\$19,300,000	\$13,200,000
Market Value per SqFt	\$102.00	\$189.00	\$100.00
Distance from Condominium in miles		0.35	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00587-7501	1-00700-0040	1-00585-0025
Condominium Section	293-R1		
Address	76 BEDFORD STREET	508 WEST 29 STREET	91 BEDFORD STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R2-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	30	29	39
Year Built	1929	1901	1900
Gross SqFt	19,320	19,200	19,925
Estimated Gross Income	\$450,000	\$418,000	\$582,427
Gross Income per SqFt	\$23.29	\$21.77	\$29.20
Full Market Value	\$2,009,999	\$1,870,000	\$2,820,000
Market Value per SqFt	\$104.00	\$97.00	\$142.00
Distance from Condominium in miles		1.35	0.05

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00589-7501	1-00570-0008	1-00590-0022
Condominium Section	48-R1		
Address	2 CORNELIA STREET	6 EAST 13 STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	43	54	59
Year Built	1929	1900	1920
Gross SqFt	66,282	49,408	56,700
Estimated Gross Income	\$1,760,000	\$1,794,668	\$1,468,535
Gross Income per SqFt	\$26.60	\$36.30	\$25.90
Full Market Value	\$8,530,000	\$9,020,000	\$7,120,000
Market Value per SqFt	\$129.00	\$183.00	\$126.00
Distance from Condominium in miles		0.50	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00590-7502	1-00570-0008	1-00590-0022
Condominium Section	608-R1		
Address	9 BARROW STREET	6 EAST 13 STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOPS	D5-ELEVATOR	D1-ELEVATOR
Total Units	86	54	59
Year Built	1930	1900	1920
Gross SqFt	89,510	49,408	56,700
Estimated Gross Income	\$2,270,000	\$1,794,668	\$1,468,535
Gross Income per SqFt	\$25.40	\$36.30	\$25.90
Full Market Value	\$10,100,000	\$9,020,000	\$7,120,000
Market Value per SqFt	\$113.00	\$183.00	\$126.00
Distance from Condominium in miles		0.50	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00592-7501	1-00593-0036	1-00488-0037
Condominium Section	562-R1		
Address	1 SHERIDAN SQUARE	24 CHRISTOPHER STREET	508 BROOME STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	SOHO
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	45	69	14
Year Built	1900	1930	1900
Gross SqFt	21,494	48,531	21,598
Estimated Gross Income	\$590,000	\$1,924,985	\$580,285
Gross Income per SqFt	\$27.40	\$39.70	\$26.90
Full Market Value	\$2,860,003	\$9,680,000	\$2,810,000
Market Value per SqFt	\$133.00	\$199.00	\$130.00
Distance from Condominium in miles		0.10	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00593-7501	1-00642-0012	1-00468-0013
Condominium Section	663-R1		
Address	10 CHRISTOPHER STREET	110 HORATIO STREET	208 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	EAST VILLAGE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D5-ELEVATOR
Total Units	30	33	13
Year Built	1910	1900	1930
Gross SqFt	21,738	26,250	14,022
Estimated Gross Income	\$650,000	\$1,061,480	\$397,204
Gross Income per SqFt	\$29.90	\$40.40	\$28.30
Full Market Value	\$3,150,000	\$5,340,000	\$1,920,000
Market Value per SqFt	\$145.00	\$203.00	\$137.00
Distance from Condominium in miles		0.55	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00593-7502	1-00545-0059	1-00558-0010
Condominium Section	1678-R1		
Address	147 WAVERLY PLACE	752 BROADWAY	127 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	18	180	49
Year Built	1915	1909	1930
Gross SqFt	44,820	147,773	37,299
Estimated Gross Income	\$1,345,000	\$7,195,698	\$1,681,995
Gross Income per SqFt	\$30.00	\$48.70	\$45.10
Full Market Value	\$6,520,005	\$36,200,000	\$8,460,000
Market Value per SqFt	\$145.00	\$245.00	\$227.00
Distance from Condominium in miles		0.50	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00594-7503	1-00734-0037	1-00565-9021
Condominium Section	1399-R1		
Address	505 GREENWICH STREET	400 WEST 37 STREET	842 BROADWAY
Neighborhood	SOHO	JAVITS CENTER	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	104	261	240
Year Built	2003	2002	1996
Gross SqFt	196,695	214,594	208,961
Estimated Gross Income	\$8,100,000	\$7,300,373	\$10,700,906
Gross Income per SqFt	\$41.20	\$34.00	\$51.00
Full Market Value	\$40,700,006	\$36,700,000	\$53,800,000
Market Value per SqFt	\$207.00	\$171.00	\$257.00
Distance from Condominium in miles		2.15	1.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00594-7504	1-00753-0078	1-00545-0059
Condominium Section	1379-R1		
Address	491 GREENWICH STREET	342 9 AVENUE	752 BROADWAY
Neighborhood	SOHO	CHELSEA	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	22	63	180
Year Built	1915	1940	1909
Gross SqFt	65,085	45,000	147,773
Estimated Gross Income	\$2,820,000	\$1,797,000	\$7,195,698
Gross Income per SqFt	\$43.30	\$39.90	\$48.70
Full Market Value	\$14,200,002	\$9,040,000	\$36,200,000
Market Value per SqFt	\$218.00	\$201.00	\$245.00
Distance from Condominium in miles		1.80	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00594-7505	1-00640-0021	1-00557-0022
Condominium Section	1585-R1		
Address	255 HUDSON STREET	756 WASHINGTON STREET	70 EAST 12 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	64	67	62
Year Built	2005	2003	1987
Gross SqFt	94,226	76,549	42,000
Estimated Gross Income	\$3,580,000	\$2,758,625	\$1,928,235
Gross Income per SqFt	\$38.00	\$36.00	\$45.90
Full Market Value	\$17,999,984	\$13,900,000	\$9,700,000
Market Value per SqFt	\$191.00	\$182.00	\$231.00
Distance from Condominium in miles		0.85	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00594-7506	1-00557-0022	1-00640-0021
Condominium Section	1580-R1		
Address	304 SPRING STREET	70 EAST 12 STREET	756 WASHINGTON STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	13	62	67
Year Built	2005	1987	2003
Gross SqFt	29,579	42,000	76,549
Estimated Gross Income	\$1,350,000	\$1,928,235	\$2,758,625
Gross Income per SqFt	\$45.60	\$45.90	\$36.00
Full Market Value	\$6,789,999	\$9,700,000	\$13,900,000
Market Value per SqFt	\$230.00	\$231.00	\$182.00
Distance from Condominium in miles		1.05	0.85

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00595-7502	1-00593-0036	1-00642-0012
Condominium Section	1103-R1		
Address	468 GREENWICH STREET	24 CHRISTOPHER STREET	110 HORATIO STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	69	33
Year Built	1920	1930	1900
Gross SqFt	24,850	48,531	26,250
Estimated Gross Income	\$990,000	\$1,924,985	\$1,061,480
Gross Income per SqFt	\$39.80	\$39.70	\$40.40
Full Market Value	\$4,980,001	\$9,680,000	\$5,340,000
Market Value per SqFt	\$200.00	\$199.00	\$203.00
Distance from Condominium in miles		0.80	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00595-7503	1-00593-0036	1-00488-0037
Condominium Section	1238-R1		
Address	459 WASHINGTON STREET	24 CHRISTOPHER STREET	508 BROOME STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	SOHO
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	12	69	14
Year Built	1920	1930	1900
Gross SqFt	24,193	48,531	21,598
Estimated Gross Income	\$675,000	\$1,924,985	\$580,285
Gross Income per SqFt	\$27.90	\$39.70	\$26.90
Full Market Value	\$3,270,000	\$9,680,000	\$2,810,000
Market Value per SqFt	\$135.00	\$199.00	\$130.00
Distance from Condominium in miles		0.80	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00595-7504	1-00720-0045	1-00557-0022
Condominium Section	1616-R1		
Address	330 SPRING STREET	401 WEST 22 STREET	70 EAST 12 STREET
Neighborhood	SOHO	CHELSEA	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	40	59	62
Year Built	2005	1999	1987
Gross SqFt	68,865	58,394	42,000
Estimated Gross Income	\$2,850,000	\$2,075,489	\$1,928,235
Gross Income per SqFt	\$41.40	\$35.50	\$45.90
Full Market Value	\$14,300,002	\$10,400,000	\$9,700,000
Market Value per SqFt	\$208.00	\$178.00	\$231.00
Distance from Condominium in miles		1.50	1.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00597-7502	1-00590-0022	1-00593-0036
Condominium Section	1342-R1		
Address	104 CHARLTON STREET	12 JONES STREET	24 CHRISTOPHER STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	59	69
Year Built	1920	1920	1930
Gross SqFt	31,930	56,700	48,531
Estimated Gross Income	\$950,000	\$1,468,535	\$1,924,985
Gross Income per SqFt	\$29.80	\$25.90	\$39.70
Full Market Value	\$4,600,003	\$7,120,000	\$9,680,000
Market Value per SqFt	\$144.00	\$126.00	\$199.00
Distance from Condominium in miles		0.45	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00601-7501	1-00631-0001	1-00753-0056
Condominium Section	542-R1		
Address	421 HUDSON STREET	669 WASHINGTON STREET	324 WEST 30 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	184	144	224
Year Built	1920	1930	1928
Gross SqFt	212,232	137,589	147,888
Estimated Gross Income	\$6,740,000	\$4,015,491	\$6,729,000
Gross Income per SqFt	\$31.80	\$29.20	\$45.50
Full Market Value	\$32,699,991	\$19,500,000	\$20,700,000
Market Value per SqFt	\$154.00	\$142.00	\$140.00
Distance from Condominium in miles		0.30	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00602-7501	1-00565-9021	1-00734-0037
Condominium Section	1368-R1		
Address	1 MORTON SQUARE	842 BROADWAY	400 WEST 37 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	JAVITS CENTER
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	142	240	261
Year Built	2002	1996	2002
Gross SqFt	310,000	208,961	214,594
Estimated Gross Income	\$14,000,000	\$10,700,906	\$7,300,373
Gross Income per SqFt	\$45.20	\$51.00	\$34.00
Full Market Value	\$70,400,002	\$53,800,000	\$36,700,000
Market Value per SqFt	\$227.00	\$257.00	\$171.00
Distance from Condominium in miles		1.00	1.80

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00604-7501	1-00593-0036	1-00590-0022
Condominium Section	79-R1		
Address	162 CHRISTOPHER STREET	24 CHRISTOPHER STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	69	59
Year Built	1920	1930	1920
Gross SqFt	88,227	48,531	56,700
Estimated Gross Income	\$2,550,000	\$1,924,985	\$1,468,535
Gross Income per SqFt	\$28.90	\$39.70	\$25.90
Full Market Value	\$12,399,998	\$9,680,000	\$7,120,000
Market Value per SqFt	\$141.00	\$199.00	\$126.00
Distance from Condominium in miles		0.45	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00608-7501	1-00559-0009	1-00882-0069
Condominium Section	487-R1		
Address	175 WEST 12 STREET	92 PARK AVENUE SOUTH	90 LEXINGTON AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	214	220	107
Year Built	1961	1964	1957
Gross SqFt	165,160	184,645	128,570
Estimated Gross Income	\$4,600,000	\$7,631,569	\$2,735,094
Gross Income per SqFt	\$27.90	\$41.30	\$21.27
Full Market Value	\$22,300,011	\$38,400,000	\$12,200,000
Market Value per SqFt	\$135.00	\$208.00	\$95.00
Distance from Condominium in miles		0.60	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00609-7502	1-00593-0036	1-00590-0022
Condominium Section	965-R1		
Address	116 WEST 14 STREET	24 CHRISTOPHER STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	69	59
Year Built	1912	1930	1920
Gross SqFt	46,687	48,531	56,700
Estimated Gross Income	\$1,235,000	\$1,924,985	\$1,468,535
Gross Income per SqFt	\$26.50	\$39.70	\$25.90
Full Market Value	\$5,979,998	\$9,680,000	\$7,120,000
Market Value per SqFt	\$128.00	\$199.00	\$126.00
Distance from Condominium in miles		0.30	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00610-7501	1-00631-0001	1-00572-0038
Condominium Section	366-R1		
Address	45 CHRISTOPHER STREET	669 WASHINGTON STREET	20 5 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	113	144	113
Year Built	1931	1930	1940
Gross SqFt	120,723	137,589	132,420
Estimated Gross Income	\$3,150,000	\$4,015,491	\$2,947,501
Gross Income per SqFt	\$26.10	\$29.20	\$22.26
Full Market Value	\$15,300,009	\$19,500,000	\$13,200,000
Market Value per SqFt	\$127.00	\$142.00	\$100.00
Distance from Condominium in miles		0.30	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00612-7501	1-00631-0030	1-00586-0045
Condominium Section	530-R1		
Address	22 PERRY STREET	697 GREENWICH STREET	29 7 AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	21	53	15
Year Built	1987	1979	1998
Gross SqFt	18,780	51,200	25,542
Estimated Gross Income	\$665,000	\$2,323,320	\$772,100
Gross Income per SqFt	\$35.40	\$45.40	\$30.20
Full Market Value	\$3,339,999	\$11,700,000	\$3,740,000
Market Value per SqFt	\$178.00	\$229.00	\$146.00
Distance from Condominium in miles		0.25	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00612-7502	1-00468-0013	1-00792-0020
Condominium Section	626-R1		
Address	25 CHARLES STREET	208 EAST 13 STREET	125 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	CHELSEA
Building Classification	R9-CONDOPS	D5-ELEVATOR	D6-ELEVATOR
Total Units	30	13	44
Year Built	1910	1930	1918
Gross SqFt	19,715	14,022	39,504
Estimated Gross Income	\$450,000	\$397,204	\$815,000
Gross Income per SqFt	\$22.83	\$28.30	\$20.63
Full Market Value	\$2,010,000	\$1,920,000	\$3,640,000
Market Value per SqFt	\$102.00	\$137.00	\$92.00
Distance from Condominium in miles		0.85	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00612-7503	1-00468-0013	1-00792-0020
Condominium Section	698-R1		
Address	259 WEST 4 STREET	208 EAST 13 STREET	125 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	CHELSEA
Building Classification	R9-CONDOPS	D5-ELEVATOR	D6-ELEVATOR
Total Units	25	13	44
Year Built	1905	1930	1918
Gross SqFt	13,997	14,022	39,504
Estimated Gross Income	\$350,000	\$397,204	\$815,000
Gross Income per SqFt	\$25.00	\$28.30	\$20.63
Full Market Value	\$1,560,000	\$1,920,000	\$3,640,000
Market Value per SqFt	\$111.00	\$137.00	\$92.00
Distance from Condominium in miles		0.85	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00612-7504	1-00559-0009	1-00882-0069
Condominium Section	850-R1		
Address	15 CHARLES STREET	92 PARK AVENUE SOUTH	90 LEXINGTON AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	122	220	107
Year Built	1964	1964	1957
Gross SqFt	92,616	184,645	128,570
Estimated Gross Income	\$2,150,000	\$7,631,569	\$2,735,094
Gross Income per SqFt	\$23.21	\$41.30	\$21.27
Full Market Value	\$9,610,009	\$38,400,000	\$12,200,000
Market Value per SqFt	\$104.00	\$208.00	\$95.00
Distance from Condominium in miles		0.65	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00616-7501	1-00631-0001	1-00572-0038
Condominium Section	445-R1		
Address	2 HORATIO STREET	669 WASHINGTON STREET	20 5 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D5-ELEVATOR	D9-ELEVATOR
Total Units	241	144	113
Year Built	1931	1930	1940
Gross SqFt	209,011	137,589	132,420
Estimated Gross Income	\$4,660,000	\$4,015,491	\$2,947,501
Gross Income per SqFt	\$22.30	\$29.20	\$22.26
Full Market Value	\$20,800,000	\$19,500,000	\$13,200,000
Market Value per SqFt	\$100.00	\$142.00	\$100.00
Distance from Condominium in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00618-7501	1-00466-0005	1-00521-0001
Condominium Section	447-R1		
Address	222 WEST 14 STREET	55 3 AVENUE	298 MULBERRY STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	132	57	100
Year Built	1987	1986	1986
Gross SqFt	101,634	71,356	86,746
Estimated Gross Income	\$3,385,000	\$2,309,898	\$3,929,304
Gross Income per SqFt	\$33.30	\$32.40	\$45.30
Full Market Value	\$16,400,002	\$11,200,000	\$19,800,000
Market Value per SqFt	\$161.00	\$157.00	\$228.00
Distance from Condominium in miles		0.90	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-7501	1-00720-0045	1-00642-0004
Condominium Section	1087-R1		
Address	534 HUDSON STREET	401 WEST 22 STREET	509 WEST STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	22	59	121
Year Built	1998	1999	1987
Gross SqFt	41,506	58,394	85,030
Estimated Gross Income	\$1,950,000	\$2,075,489	\$3,993,189
Gross Income per SqFt	\$47.00	\$35.50	\$47.00
Full Market Value	\$9,799,999	\$10,400,000	\$20,100,000
Market Value per SqFt	\$236.00	\$178.00	\$236.00
Distance from Condominium in miles		0.85	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-7502	1-00634-0032	1-00619-0067
Condominium Section	1459-R1		
Address	223 WEST 10 STREET	752 GREENWICH STREET	192 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R2-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	40	34	27
Year Built	1893	1910	1910
Gross SqFt	18,403	17,332	25,955
Estimated Gross Income	\$480,000	\$518,539	\$666,080
Gross Income per SqFt	\$26.10	\$29.90	\$25.70
Full Market Value	\$2,329,995	\$2,510,000	\$3,230,000
Market Value per SqFt	\$127.00	\$145.00	\$124.00
Distance from Condominium in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00621-7503	1-00612-0060	1-00619-0069
Condominium Section	1688-R1		
Address	382 BLEECKER STREET	49 GREENWICH AVENUE	228 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	11	17
Year Built	1914	1900	1905
Gross SqFt	13,648	10,204	10,437
Estimated Gross Income	\$436,736	\$444,460	\$432,212
Gross Income per SqFt	\$32.00	\$43.60	\$41.40
Full Market Value	\$2,119,998	\$2,230,000	\$2,170,000
Market Value per SqFt	\$155.00	\$219.00	\$208.00
Distance from Condominium in miles		0.25	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00623-7501	1-00642-0012	1-00590-0022
Condominium Section	776-R1		
Address	295 WEST 11 STREET	110 HORATIO STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	33	59
Year Built	1920	1900	1920
Gross SqFt	32,638	26,250	56,700
Estimated Gross Income	\$850,000	\$1,061,480	\$1,468,535
Gross Income per SqFt	\$26.00	\$40.40	\$25.90
Full Market Value	\$4,120,000	\$5,340,000	\$7,120,000
Market Value per SqFt	\$126.00	\$203.00	\$126.00
Distance from Condominium in miles		0.25	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00624-7502	1-00716-0055	1-00722-0030
Condominium Section	106-R1		
Address	69 BANK STREET	434 WEST 19 STREET	411 WEST 24 STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	15	40	20
Year Built	1983	1986	1986
Gross SqFt	27,448	21,000	11,650
Estimated Gross Income	\$780,000	\$562,400	\$354,395
Gross Income per SqFt	\$28.40	\$26.80	\$30.40
Full Market Value	\$3,780,009	\$2,720,000	\$1,720,000
Market Value per SqFt	\$138.00	\$130.00	\$148.00
Distance from Condominium in miles		0.50	0.75

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00624-7503	1-00631-0001	1-00572-0038
Condominium Section	439-R1		
Address	302 WEST 12 STREET	669 WASHINGTON STREET	20 5 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	128	144	113
Year Built	1910	1930	1940
Gross SqFt	138,934	137,589	132,420
Estimated Gross Income	\$3,400,000	\$4,015,491	\$2,947,501
Gross Income per SqFt	\$24.47	\$29.20	\$22.26
Full Market Value	\$15,200,000	\$19,500,000	\$13,200,000
Market Value per SqFt	\$109.00	\$142.00	\$100.00
Distance from Condominium in miles		0.30	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00624-7504	1-00593-0036	1-00590-0022
Condominium Section	640-R1		
Address	419 BLEECKER STREET	24 CHRISTOPHER STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	87	69	59
Year Built	1939	1930	1920
Gross SqFt	75,154	48,531	56,700
Estimated Gross Income	\$1,965,000	\$1,924,985	\$1,468,535
Gross Income per SqFt	\$26.10	\$39.70	\$25.90
Full Market Value	\$9,520,000	\$9,680,000	\$7,120,000
Market Value per SqFt	\$127.00	\$199.00	\$126.00
Distance from Condominium in miles		0.30	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00625-7501	1-00631-0001	1-00572-0038
Condominium Section	363-R1		
Address	299 WEST 12 STREET	669 WASHINGTON STREET	20 5 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	182	144	113
Year Built	1930	1930	1940
Gross SqFt	159,268	137,589	132,420
Estimated Gross Income	\$3,835,000	\$4,015,491	\$2,947,501
Gross Income per SqFt	\$24.08	\$29.20	\$22.26
Full Market Value	\$17,101,368	\$19,500,000	\$13,200,000
Market Value per SqFt	\$107.00	\$142.00	\$100.00
Distance from Condominium in miles		0.30	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00629-7501	1-00593-0036	1-00308-0020
Condominium Section	469-R1		
Address	321 WEST 13 STREET	24 CHRISTOPHER STREET	55 ORCHARD STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	69	12
Year Built	1907	1930	1900
Gross SqFt	30,312	48,531	15,500
Estimated Gross Income	\$720,000	\$1,924,985	\$337,980
Gross Income per SqFt	\$23.75	\$39.70	\$21.81
Full Market Value	\$3,220,001	\$9,680,000	\$1,510,000
Market Value per SqFt	\$106.00	\$199.00	\$97.00
Distance from Condominium in miles		0.45	1.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00629-7502	1-00559-0009	1-00882-0069
Condominium Section	544-R1		
Address	350 WEST 14 STREET	92 PARK AVENUE SOUTH	90 LEXINGTON AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	49	220	107
Year Built	1962	1964	1957
Gross SqFt	32,863	184,645	128,570
Estimated Gross Income	\$925,000	\$7,631,569	\$2,735,094
Gross Income per SqFt	\$28.10	\$41.30	\$21.27
Full Market Value	\$4,480,003	\$38,400,000	\$12,200,000
Market Value per SqFt	\$136.00	\$208.00	\$95.00
Distance from Condominium in miles		0.90	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00629-7503	1-00453-0011	1-00631-0001
Condominium Section	1057-R1		
Address	345 WEST 13 STREET	304 EAST 12 STREET	669 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	47	89	144
Year Built	1920	1940	1930
Gross SqFt	123,881	101,800	137,589
Estimated Gross Income	\$4,500,000	\$1,696,812	\$4,015,491
Gross Income per SqFt	\$36.30	\$16.67	\$29.20
Full Market Value	\$22,599,998	\$6,900,000	\$19,500,000
Market Value per SqFt	\$182.00	\$68.00	\$142.00
Distance from Condominium in miles		1.20	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00629-7504	1-00632-0031	1-00593-0036
Condominium Section	1120-R1		
Address	77 8 AVENUE	133 CHARLES STREET	24 CHRISTOPHER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	11	50	69
Year Built	1920	1896	1930
Gross SqFt	23,425	34,504	48,531
Estimated Gross Income	\$815,000	\$1,186,087	\$1,924,985
Gross Income per SqFt	\$34.80	\$34.40	\$39.70
Full Market Value	\$4,100,004	\$5,960,000	\$9,680,000
Market Value per SqFt	\$175.00	\$173.00	\$199.00
Distance from Condominium in miles		0.40	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00631-7501	1-00632-0031	1-00590-0022
Condominium Section	18-R1		
Address	712 GREENWICH STREET	133 CHARLES STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOPS	D5-ELEVATOR	D1-ELEVATOR
Total Units	20	50	59
Year Built	1910	1896	1920
Gross SqFt	53,943	34,504	56,700
Estimated Gross Income	\$1,580,000	\$1,186,087	\$1,468,535
Gross Income per SqFt	\$29.30	\$34.40	\$25.90
Full Market Value	\$7,660,000	\$5,960,000	\$7,120,000
Market Value per SqFt	\$142.00	\$173.00	\$126.00
Distance from Condominium in miles		0.05	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00631-7502	1-00732-0058	1-00768-0059
Condominium Section	376-R1		
Address	677 WASHINGTON STREET	444 WEST 35 STREET	238 WEST 19 STREET
Neighborhood	GREENWICH VILLAGE-WEST	JAVITS CENTER	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	77	86	202
Year Built	1987	1989	1986
Gross SqFt	73,176	64,449	157,364
Estimated Gross Income	\$2,470,000	\$2,181,086	\$4,045,000
Gross Income per SqFt	\$33.80	\$33.80	\$25.70
Full Market Value	\$11,999,996	\$10,600,000	\$19,600,000
Market Value per SqFt	\$164.00	\$164.00	\$125.00
Distance from Condominium in miles		1.50	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00635-7501	1-00593-0036	1-00564-0011
Condominium Section	158-R1		
Address	33 BETHUNE STREET	24 CHRISTOPHER STREET	52 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	24	69	27
Year Built	1930	1930	1930
Gross SqFt	42,407	48,531	34,708
Estimated Gross Income	\$1,050,000	\$1,924,985	\$841,783
Gross Income per SqFt	\$24.76	\$39.70	\$24.25
Full Market Value	\$4,690,003	\$9,680,000	\$3,760,000
Market Value per SqFt	\$111.00	\$199.00	\$108.00
Distance from Condominium in miles		0.40	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00636-7501	1-00640-0021	1-00557-0022
Condominium Section	1011-R1		
Address	296 WEST 10 STREET	756 WASHINGTON STREET	70 EAST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	24	67	62
Year Built	1997	2003	1987
Gross SqFt	38,871	76,549	42,000
Estimated Gross Income	\$1,670,000	\$2,758,625	\$1,928,235
Gross Income per SqFt	\$43.00	\$36.00	\$45.90
Full Market Value	\$8,400,001	\$13,900,000	\$9,700,000
Market Value per SqFt	\$216.00	\$182.00	\$231.00
Distance from Condominium in miles		0.30	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00636-7502	1-00558-0018	1-00590-0022
Condominium Section	1542-R1		
Address	3 WEEHAWKEN STREET	122 EAST 13 STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	20	16	59
Year Built	1900	1900	1920
Gross SqFt	11,852	10,225	56,700
Estimated Gross Income	\$310,000	\$367,260	\$1,468,535
Gross Income per SqFt	\$26.20	\$35.90	\$25.90
Full Market Value	\$1,500,005	\$1,850,000	\$7,120,000
Market Value per SqFt	\$127.00	\$181.00	\$126.00
Distance from Condominium in miles		1.05	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-7501	1-00570-0008	1-00590-0022
Condominium Section	301-R1		
Address	155 PERRY STREET	6 EAST 13 STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	32	54	59
Year Built	1913	1900	1920
Gross SqFt	48,708	49,408	56,700
Estimated Gross Income	\$1,275,000	\$1,794,668	\$1,468,535
Gross Income per SqFt	\$26.20	\$36.30	\$25.90
Full Market Value	\$6,179,996	\$9,020,000	\$7,120,000
Market Value per SqFt	\$127.00	\$183.00	\$126.00
Distance from Condominium in miles		0.80	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-7502	1-00732-0058	1-00754-0019
Condominium Section	473-R1		
Address	366 WEST 11 STREET	444 WEST 35 STREET	337 WEST 30 STREET
Neighborhood	GREENWICH VILLAGE-WEST	JAVITS CENTER	FASHION
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	86	37
Year Built	1987	1989	1987
Gross SqFt	60,200	64,449	24,617
Estimated Gross Income	\$1,750,000	\$2,181,086	\$531,000
Gross Income per SqFt	\$29.10	\$33.80	\$21.57
Full Market Value	\$8,480,001	\$10,600,000	\$2,370,000
Market Value per SqFt	\$141.00	\$164.00	\$96.00
Distance from Condominium in miles		1.45	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-7504	1-00521-0001	1-00640-0021
Condominium Section	1229-R1		
Address	176 PERRY STREET	298 MULBERRY STREET	756 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	23	100	67
Year Built	2001	1986	2003
Gross SqFt	88,141	86,746	76,549
Estimated Gross Income	\$4,000,000	\$3,929,304	\$2,758,625
Gross Income per SqFt	\$45.40	\$45.30	\$36.00
Full Market Value	\$20,100,000	\$19,800,000	\$13,900,000
Market Value per SqFt	\$228.00	\$228.00	\$182.00
Distance from Condominium in miles		1.05	0.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-7505	1-00521-0001	1-00734-0037
Condominium Section	1453-R1		
Address	165 CHARLES STREET	298 MULBERRY STREET	400 WEST 37 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	JAVITS CENTER
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	29	100	261
Year Built	2004	1986	2002
Gross SqFt	72,225	86,746	214,594
Estimated Gross Income	\$3,140,000	\$3,929,304	\$7,300,373
Gross Income per SqFt	\$43.50	\$45.30	\$34.00
Full Market Value	\$15,799,989	\$19,800,000	\$36,700,000
Market Value per SqFt	\$219.00	\$228.00	\$171.00
Distance from Condominium in miles		1.00	1.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00638-7501	1-00754-0019	1-00557-0022
Condominium Section	576-R1		
Address	164 BANK STREET	337 WEST 30 STREET	70 EAST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	FASHION	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	24	37	62
Year Built	1988	1987	1987
Gross SqFt	21,991	24,617	42,000
Estimated Gross Income	\$715,000	\$531,000	\$1,928,235
Gross Income per SqFt	\$32.50	\$21.57	\$45.90
Full Market Value	\$3,459,998	\$2,370,000	\$9,700,000
Market Value per SqFt	\$157.00	\$96.00	\$231.00
Distance from Condominium in miles		1.20	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00638-7502	1-00717-0077	1-00797-0074
Condominium Section	1211-R1		
Address	359 WEST 11 STREET	460 WEST 20 STREET	160 WEST 22 STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	18	75	49
Year Built	1999	1999	2000
Gross SqFt	31,455	68,260	41,423
Estimated Gross Income	\$1,310,000	\$2,852,188	\$1,188,000
Gross Income per SqFt	\$41.60	\$41.80	\$28.70
Full Market Value	\$6,589,999	\$14,300,000	\$5,760,000
Market Value per SqFt	\$210.00	\$209.00	\$139.00
Distance from Condominium in miles		0.65	0.85

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00641-7501	1-00642-0012	1-00590-0022
Condominium Section	329-R1		
Address	88 JANE STREET	110 HORATIO STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	27	33	59
Year Built	1910	1900	1920
Gross SqFt	20,546	26,250	56,700
Estimated Gross Income	\$575,000	\$1,061,480	\$1,468,535
Gross Income per SqFt	\$28.00	\$40.40	\$25.90
Full Market Value	\$2,790,001	\$5,340,000	\$7,120,000
Market Value per SqFt	\$136.00	\$203.00	\$126.00
Distance from Condominium in miles		0.10	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00642-7502	1-00565-9021	1-00734-0037
Condominium Section	1066-R1		
Address	99 JANE STREET	842 BROADWAY	400 WEST 37 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	JAVITS CENTER
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	84	240	261
Year Built	1997	1996	2002
Gross SqFt	147,335	208,961	214,594
Estimated Gross Income	\$5,900,000	\$10,700,906	\$7,300,373
Gross Income per SqFt	\$40.00	\$51.00	\$34.00
Full Market Value	\$29,700,002	\$53,800,000	\$36,700,000
Market Value per SqFt	\$202.00	\$257.00	\$171.00
Distance from Condominium in miles		1.00	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00643-7501	1-00635-0040	1-00630-0007
Condominium Section	314-R1		
Address	77 HORATIO STREET	119 BANK STREET	661 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R2-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	20	15
Year Built	1910	1901	1910
Gross SqFt	11,270	9,505	10,230
Estimated Gross Income	\$295,000	\$373,010	\$266,559
Gross Income per SqFt	\$26.20	\$39.20	\$26.10
Full Market Value	\$1,429,997	\$1,880,000	\$1,290,000
Market Value per SqFt	\$127.00	\$198.00	\$126.00
Distance from Condominium in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00693-7501	1-00722-0043	1-00791-0078
Condominium Section	1134-R1		
Address	532 WEST 22 STREET	241 9 AVENUE	91 7 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	12	43	69
Year Built	1930	1929	1920
Gross SqFt	28,207	30,500	62,400
Estimated Gross Income	\$959,000	\$1,317,924	\$1,889,000
Gross Income per SqFt	\$34.00	\$43.20	\$30.30
Full Market Value	\$4,820,000	\$6,630,000	\$9,150,000
Market Value per SqFt	\$171.00	\$217.00	\$147.00
Distance from Condominium in miles		0.25	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00694-7501	1-00791-0078	1-00764-0007
Condominium Section	964-R1		
Address	525 WEST 22 STREET	91 7 AVENUE	253 WEST 14 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	69	47
Year Built	1930	1920	1930
Gross SqFt	72,274	62,400	39,628
Estimated Gross Income	\$2,222,000	\$1,889,000	\$1,222,000
Gross Income per SqFt	\$30.70	\$30.30	\$30.80
Full Market Value	\$10,800,002	\$9,150,000	\$5,920,000
Market Value per SqFt	\$149.00	\$147.00	\$149.00
Distance from Condominium in miles		0.75	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00695-7503	1-00801-0034	1-00802-0036
Condominium Section	1466-R1		
Address	555 WEST 23 STREET	103 WEST 25 STREET	777 6 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	336	228	295
Year Built	2005	2001	2000
Gross SqFt	272,102	227,896	269,947
Estimated Gross Income	\$11,700,000	\$9,669,000	\$12,070,000
Gross Income per SqFt	\$43.00	\$42.40	\$44.70
Full Market Value	\$58,799,998	\$48,600,000	\$60,700,000
Market Value per SqFt	\$216.00	\$213.00	\$225.00
Distance from Condominium in miles		0.70	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00695-7504	1-00557-0022	1-00798-0066
Condominium Section	1523-R1		
Address	231 10 AVENUE	70 EAST 12 STREET	142 WEST 23 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	22	62	70
Year Built	2004	1987	1989
Gross SqFt	49,658	42,000	48,680
Estimated Gross Income	\$2,135,000	\$1,928,235	\$1,832,000
Gross Income per SqFt	\$43.00	\$45.90	\$37.60
Full Market Value	\$10,700,000	\$9,700,000	\$9,210,000
Market Value per SqFt	\$215.00	\$231.00	\$189.00
Distance from Condominium in miles		1.35	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00716-7501	1-00717-0077	1-00797-0074
Condominium Section	1477-R1		
Address	444 WEST 19 STREET	460 WEST 20 STREET	160 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	42	75	49
Year Built	1900	1999	2000
Gross SqFt	49,892	68,260	41,423
Estimated Gross Income	\$2,000,000	\$2,852,188	\$1,188,000
Gross Income per SqFt	\$40.10	\$41.80	\$28.70
Full Market Value	\$10,099,998	\$14,300,000	\$5,760,000
Market Value per SqFt	\$202.00	\$209.00	\$139.00
Distance from Condominium in miles		0.04	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00716-7502	1-00768-0027	1-00776-0004
Condominium Section	1566-R1		
Address	452 WEST 19 STREET	213 WEST 18 STREET	328 8 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	20	40	38
Year Built	1920	1920	1900
Gross SqFt	22,920	18,614	24,618
Estimated Gross Income	\$650,000	\$342,000	\$894,403
Gross Income per SqFt	\$28.40	\$18.37	\$36.30
Full Market Value	\$3,150,003	\$1,390,000	\$4,500,000
Market Value per SqFt	\$137.00	\$75.00	\$183.00
Distance from Condominium in miles		0.35	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00717-7501	1-00717-0077	1-00797-0074
Condominium Section	572-R1		
Address	445 WEST 19 STREET	460 WEST 20 STREET	160 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	71	75	49
Year Built	1989	1999	2000
Gross SqFt	54,355	68,260	41,423
Estimated Gross Income	\$1,900,000	\$2,852,188	\$1,188,000
Gross Income per SqFt	\$35.00	\$41.80	\$28.70
Full Market Value	\$9,550,003	\$14,300,000	\$5,760,000
Market Value per SqFt	\$176.00	\$209.00	\$139.00
Distance from Condominium in miles		0.00	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00720-7501	1-00720-0045	1-00798-0066
Condominium Section	228-R1		
Address	420 WEST 23 STREET	401 WEST 22 STREET	142 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	39	59	70
Year Built	1985	1999	1989
Gross SqFt	37,431	58,394	48,680
Estimated Gross Income	\$1,366,000	\$2,075,489	\$1,832,000
Gross Income per SqFt	\$36.50	\$35.50	\$37.60
Full Market Value	\$6,779,991	\$10,400,000	\$9,210,000
Market Value per SqFt	\$181.00	\$178.00	\$189.00
Distance from Condominium in miles		0.00	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00720-7502	1-00742-0072	1-00764-0053
Condominium Section	368-R1		
Address	468 WEST 23 STREET	144 9 AVENUE	226 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	11	17	24
Year Built	1900	1910	1900
Gross SqFt	8,408	8,760	11,092
Estimated Gross Income	\$344,000	\$360,000	\$453,000
Gross Income per SqFt	\$40.90	\$41.10	\$40.80
Full Market Value	\$1,729,996	\$1,810,000	\$2,280,000
Market Value per SqFt	\$206.00	\$207.00	\$206.00
Distance from Condominium in miles		0.25	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00721-7501	1-00721-0007	1-00772-0056
Condominium Section	443-R1		
Address	465 WEST 23 STREET	415 WEST 23 STREET	208 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	713	959	266
Year Built	1920	1934	1927
Gross SqFt	616,965	950,200	152,342
Estimated Gross Income	\$19,126,000	\$25,920,077	\$6,144,000
Gross Income per SqFt	\$31.00	\$27.30	\$40.30
Full Market Value	\$92,700,001	\$126,000,000	\$30,900,000
Market Value per SqFt	\$150.00	\$133.00	\$203.00
Distance from Condominium in miles		0.00	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00723-7501	1-00764-0051	1-00791-0078
Condominium Section	1499-R1		
Address	263 9 AVENUE	222 WEST 15 STREET	91 7 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	52	64	69
Year Built	1914	1928	1920
Gross SqFt	96,088	38,330	62,400
Estimated Gross Income	\$3,123,000	\$1,339,000	\$1,889,000
Gross Income per SqFt	\$32.50	\$34.90	\$30.30
Full Market Value	\$15,100,000	\$6,730,000	\$9,150,000
Market Value per SqFt	\$157.00	\$176.00	\$147.00
Distance from Condominium in miles		0.60	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00734-7501	1-00844-0017	1-00860-0022
Condominium Section	54-R1		
Address	438 WEST 37 STREET	31 UNION SQUARE	119 MADISON AVENUE
Neighborhood	JAVITS CENTER	FLATIRON	MURRAY HILL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	52	88	112
Year Built	1915	1902	1938
Gross SqFt	110,799	118,067	111,457
Estimated Gross Income	\$3,103,000	\$3,369,000	\$3,151,000
Gross Income per SqFt	\$28.00	\$28.50	\$28.30
Full Market Value	\$14,999,996	\$16,300,000	\$15,300,000
Market Value per SqFt	\$135.00	\$138.00	\$137.00
Distance from Condominium in miles		1.30	0.95

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00738-7501	1-00925-0060	1-00927-0038
Condominium Section	615-R1		
Address	85 8 AVENUE	304 EAST 20 STREET	320 EAST 22 STREET
Neighborhood	CHELSEA	KIPS BAY	KIPS BAY
Building Classification	R9-CONDOPS	D9-ELEVATOR	D9-ELEVATOR
Total Units	117	70	94
Year Built	1973	1948	1948
Gross SqFt	110,995	56,310	67,048
Estimated Gross Income	\$3,441,000	\$1,774,021	\$2,353,723
Gross Income per SqFt	\$31.00	\$31.50	\$35.10
Full Market Value	\$16,700,000	\$8,600,000	\$11,800,000
Market Value per SqFt	\$150.00	\$153.00	\$176.00
Distance from Condominium in miles		1.20	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00738-7502	1-00738-0072	1-00743-0038
Condominium Section	1326-R1		
Address	366 WEST 15 STREET	358 WEST 15 STREET	177 8 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	22	36	103
Year Built	1930	1911	1925
Gross SqFt	37,402	22,318	77,712
Estimated Gross Income	\$1,122,000	\$651,000	\$2,402,000
Gross Income per SqFt	\$30.00	\$29.20	\$30.90
Full Market Value	\$5,439,999	\$3,150,000	\$11,600,000
Market Value per SqFt	\$145.00	\$141.00	\$149.00
Distance from Condominium in miles		0.00	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00742-7501	1-00910-0061	1-00925-0060
Condominium Section	142-R1		
Address	305 WEST 18 STREET	425 3 AVENUE	304 EAST 20 STREET
Neighborhood	CHELSEA	MURRAY HILL	KIPS BAY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	60	105	70
Year Built	1950	1967	1948
Gross SqFt	52,698	66,403	56,310
Estimated Gross Income	\$1,476,000	\$1,646,492	\$1,774,021
Gross Income per SqFt	\$28.00	\$24.80	\$31.50
Full Market Value	\$5,441,123	\$7,360,000	\$8,600,000
Market Value per SqFt	\$103.00	\$111.00	\$153.00
Distance from Condominium in miles		1.20	1.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-7502	1-00882-0069	1-01463-0021
Condominium Section	739-R1		
Address	360 WEST 22 STREET	90 LEXINGTON AVENUE	1273 YORK AVENUE
Neighborhood	CHELSEA	GRAMERCY	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D9-ELEVATOR
Total Units	218	107	213
Year Built	1963	1957	1957
Gross SqFt	196,721	128,570	182,345
Estimated Gross Income	\$5,213,000	\$2,735,094	\$5,313,826
Gross Income per SqFt	\$26.50	\$21.27	\$29.10
Full Market Value	\$25,300,000	\$12,200,000	\$25,700,000
Market Value per SqFt	\$129.00	\$95.00	\$141.00
Distance from Condominium in miles		0.90	2.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-7503	1-00717-0077	1-00720-0045
Condominium Section	1044-R1		
Address	225 8 AVENUE	460 WEST 20 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R9-CONDOPS	D7-ELEVATOR	D6-ELEVATOR
Total Units	70	75	59
Year Built	1998	1999	1999
Gross SqFt	66,668	68,260	58,394
Estimated Gross Income	\$2,461,000	\$2,852,188	\$2,075,489
Gross Income per SqFt	\$36.90	\$41.80	\$35.50
Full Market Value	\$12,400,000	\$14,300,000	\$10,400,000
Market Value per SqFt	\$186.00	\$209.00	\$178.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-7502	1-00717-0077	1-00720-0045
Condominium Section	124-R1		
Address	344 WEST 23 STREET	460 WEST 20 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	44	75	59
Year Built	1985	1999	1999
Gross SqFt	53,937	68,260	58,394
Estimated Gross Income	\$1,888,000	\$2,852,188	\$2,075,489
Gross Income per SqFt	\$35.00	\$41.80	\$35.50
Full Market Value	\$9,489,993	\$14,300,000	\$10,400,000
Market Value per SqFt	\$176.00	\$209.00	\$178.00
Distance from Condominium in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-7503	1-00772-0056	1-00844-0017
Condominium Section	206-R1		
Address	249 8 AVENUE	208 WEST 23 STREET	31 UNION SQUARE
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	221	266	88
Year Built	1931	1927	1902
Gross SqFt	151,785	152,342	118,067
Estimated Gross Income	\$5,313,000	\$6,144,000	\$3,369,000
Gross Income per SqFt	\$35.00	\$40.30	\$28.50
Full Market Value	\$18,888,888	\$30,900,000	\$16,300,000
Market Value per SqFt	\$124.00	\$203.00	\$138.00
Distance from Condominium in miles		0.15	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-7504	1-00716-0055	1-00720-0045
Condominium Section	309-R1		
Address	305 WEST 22 STREET	434 WEST 19 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	26	40	59
Year Built	1920	1986	1999
Gross SqFt	30,908	21,000	58,394
Estimated Gross Income	\$958,000	\$562,400	\$2,075,489
Gross Income per SqFt	\$31.00	\$26.80	\$35.50
Full Market Value	\$4,640,003	\$2,720,000	\$10,400,000
Market Value per SqFt	\$150.00	\$130.00	\$178.00
Distance from Condominium in miles		0.25	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-7505	1-00764-0024	1-00776-0004
Condominium Section	875-R1		
Address	322 WEST 23 STREET	225 WEST 14 STREET	328 8 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	11	29	38
Year Built	1911	1928	1900
Gross SqFt	16,083	17,424	24,618
Estimated Gross Income	\$579,000	\$638,000	\$894,403
Gross Income per SqFt	\$36.00	\$36.60	\$36.30
Full Market Value	\$2,444,383	\$3,210,000	\$4,500,000
Market Value per SqFt	\$152.00	\$184.00	\$183.00
Distance from Condominium in miles		0.40	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-7506	1-00909-0046	1-00927-0038
Condominium Section	1441-R1		
Address	312 WEST 23 STREET	216 EAST 29 STREET	320 EAST 22 STREET
Neighborhood	CHELSEA	MURRAY HILL	KIPS BAY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	77	54	94
Year Built	1948	1960	1948
Gross SqFt	36,000	24,600	67,048
Estimated Gross Income	\$1,150,000	\$592,470	\$2,353,723
Gross Income per SqFt	\$31.90	\$24.08	\$35.10
Full Market Value	\$5,570,007	\$2,650,000	\$11,800,000
Market Value per SqFt	\$155.00	\$108.00	\$176.00
Distance from Condominium in miles		1.10	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00751-7501	1-00716-0055	1-00717-0077
Condominium Section	1328-R1		
Address	360 WEST 28 STREET	434 WEST 19 STREET	460 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	17	40	75
Year Built	2002	1986	1999
Gross SqFt	15,480	21,000	68,260
Estimated Gross Income	\$530,000	\$562,400	\$2,852,188
Gross Income per SqFt	\$34.20	\$26.80	\$41.80
Full Market Value	\$2,659,999	\$2,720,000	\$14,300,000
Market Value per SqFt	\$172.00	\$130.00	\$209.00
Distance from Condominium in miles		0.45	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00760-7501	1-00818-0010	1-00844-0019
Condominium Section	1295-R1		
Address	315 WEST 36 STREET	43 WEST 16 STREET	33 UNION SQUARE
Neighborhood	FASHION	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	20	95	19
Year Built	0	1911	1900
Gross SqFt	31,962	64,049	43,841
Estimated Gross Income	\$1,278,000	\$2,588,000	\$1,950,000
Gross Income per SqFt	\$40.00	\$40.40	\$44.50
Full Market Value	\$6,429,997	\$13,000,000	\$9,800,000
Market Value per SqFt	\$201.00	\$203.00	\$224.00
Distance from Condominium in miles		1.10	1.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00762-7501	1-00744-0046	1-00753-0026
Condominium Section	95-R1		
Address	319 WEST 38 STREET	308 WEST 21 STREET	317 WEST 29 STREET
Neighborhood	FASHION	CHELSEA	CHELSEA
Building Classification	R2-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	16	24	38
Year Built	1920	1900	1900
Gross SqFt	11,685	10,000	11,715
Estimated Gross Income	\$339,000	\$291,000	\$236,000
Gross Income per SqFt	\$29.00	\$29.10	\$20.15
Full Market Value	\$1,639,999	\$1,410,000	\$1,050,000
Market Value per SqFt	\$140.00	\$141.00	\$90.00
Distance from Condominium in miles		0.90	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00764-7501	1-00737-0028	1-00773-0081
Condominium Section	656-R1		
Address	217 WEST 14 STREET	407 WEST 39 STREET	262 WEST 24 STREET
Neighborhood	CHELSEA	JAVITS CENTER	CHELSEA
Building Classification	R2-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	22	32	25
Year Built	1986	1900	1925
Gross SqFt	16,478	15,000	18,762
Estimated Gross Income	\$560,000	\$543,974	\$591,000
Gross Income per SqFt	\$34.00	\$36.30	\$31.50
Full Market Value	\$2,819,996	\$2,740,000	\$2,860,000
Market Value per SqFt	\$171.00	\$183.00	\$152.00
Distance from Condominium in miles		1.25	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00764-7502	1-00737-0028	1-00773-0081
Condominium Section	794-R1		
Address	221 WEST 14 STREET	407 WEST 39 STREET	262 WEST 24 STREET
Neighborhood	CHELSEA	JAVITS CENTER	CHELSEA
Building Classification	R2-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	34	32	25
Year Built	0	1900	1925
Gross SqFt	19,979	15,000	18,762
Estimated Gross Income	\$679,000	\$543,974	\$591,000
Gross Income per SqFt	\$34.00	\$36.30	\$31.50
Full Market Value	\$3,409,992	\$2,740,000	\$2,860,000
Market Value per SqFt	\$171.00	\$183.00	\$152.00
Distance from Condominium in miles		1.25	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00766-7501	1-00716-0055	1-00916-0035
Condominium Section	276-R1		
Address	252 WEST 17 STREET	434 WEST 19 STREET	655 2 AVENUE
Neighborhood	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	16	40	23
Year Built	1985	1986	1982
Gross SqFt	19,718	21,000	14,463
Estimated Gross Income	\$651,000	\$562,400	\$559,809
Gross Income per SqFt	\$33.00	\$26.80	\$38.70
Full Market Value	\$3,149,999	\$2,720,000	\$2,810,000
Market Value per SqFt	\$160.00	\$130.00	\$194.00
Distance from Condominium in miles		0.35	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00766-7502	1-00796-0048	1-00799-0003
Condominium Section	629-R1		
Address	124 8 AVENUE	120 WEST 21 STREET	229 7 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	156	213	214
Year Built	1989	2000	1987
Gross SqFt	141,673	174,621	209,974
Estimated Gross Income	\$4,534,000	\$4,760,000	\$11,864,000
Gross Income per SqFt	\$32.00	\$27.30	\$57.00
Full Market Value	\$21,999,998	\$23,100,000	\$59,700,000
Market Value per SqFt	\$155.00	\$132.00	\$284.00
Distance from Condominium in miles		0.25	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00766-7503	1-00753-0078	1-00879-0017
Condominium Section	1176-R1		
Address	206 WEST 17 STREET	342 9 AVENUE	131 EAST 23 STREET
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	11	63	67
Year Built	1910	1940	1925
Gross SqFt	62,304	45,000	56,670
Estimated Gross Income	\$2,350,000	\$1,797,000	\$2,011,078
Gross Income per SqFt	\$37.70	\$39.90	\$35.50
Full Market Value	\$11,799,999	\$9,040,000	\$10,100,000
Market Value per SqFt	\$189.00	\$201.00	\$178.00
Distance from Condominium in miles		0.65	0.75

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00767-7502	1-00791-0078	1-00865-0053
Condominium Section	943-R1		
Address	257 WEST 17 STREET	91 7 AVENUE	213 MADISON AVENUE
Neighborhood	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	32	69	44
Year Built	1907	1920	1927
Gross SqFt	83,519	62,400	60,300
Estimated Gross Income	\$2,380,000	\$1,889,000	\$1,603,000
Gross Income per SqFt	\$28.50	\$30.30	\$26.60
Full Market Value	\$11,499,992	\$9,150,000	\$7,770,000
Market Value per SqFt	\$138.00	\$147.00	\$129.00
Distance from Condominium in miles		0.20	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00767-7503	1-00732-0058	1-00798-0066
Condominium Section	2000-R1		
Address	201 WEST 17 STREET	444 WEST 35 STREET	142 WEST 23 STREET
Neighborhood	CHELSEA	JAVITS CENTER	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	37	86	70
Year Built	2000	1989	1989
Gross SqFt	63,723	64,449	48,680
Estimated Gross Income	\$2,290,000	\$2,181,086	\$1,832,000
Gross Income per SqFt	\$35.90	\$33.80	\$37.60
Full Market Value	\$11,500,001	\$10,600,000	\$9,210,000
Market Value per SqFt	\$180.00	\$164.00	\$189.00
Distance from Condominium in miles		0.90	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00767-7504	1-00798-0066	1-00843-0003
Condominium Section	1305-R1		
Address	224 WEST 18 STREET	142 WEST 23 STREET	75 5 AVENUE
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	31	70	74
Year Built	0	1989	1984
Gross SqFt	52,645	48,680	63,255
Estimated Gross Income	\$1,948,000	\$1,832,000	\$2,288,000
Gross Income per SqFt	\$37.00	\$37.60	\$36.20
Full Market Value	\$9,789,998	\$9,210,000	\$11,500,000
Market Value per SqFt	\$186.00	\$189.00	\$182.00
Distance from Condominium in miles		0.30	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00768-7501	1-00791-0078	1-00792-0020
Condominium Section	249-R1		
Address	210 WEST 19 STREET	91 7 AVENUE	125 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	69	69	44
Year Built	1939	1920	1918
Gross SqFt	51,717	62,400	39,504
Estimated Gross Income	\$1,295,000	\$1,889,000	\$815,000
Gross Income per SqFt	\$25.00	\$30.30	\$20.63
Full Market Value	\$5,789,990	\$9,150,000	\$3,640,000
Market Value per SqFt	\$112.00	\$147.00	\$92.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00768-7502	1-00817-0001	1-00927-0038
Condominium Section	479-R1		
Address	140 7 AVENUE	552 6 AVENUE	320 EAST 22 STREET
Neighborhood	CHELSEA	FLATIRON	KIPS BAY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	109	111	94
Year Built	1962	1973	1948
Gross SqFt	99,750	101,231	67,048
Estimated Gross Income	\$3,100,000	\$2,554,000	\$2,353,723
Gross Income per SqFt	\$31.10	\$25.20	\$35.10
Full Market Value	\$14,445,194	\$11,400,000	\$11,800,000
Market Value per SqFt	\$145.00	\$113.00	\$176.00
Distance from Condominium in miles		0.35	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00768-7504	1-00407-0047	1-00720-0045
Condominium Section	1442-R1		
Address	270 WEST 19 STREET	527 EAST 13 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	ALPHABET CITY	CHELSEA
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	14	46	59
Year Built	2004	2002	1999
Gross SqFt	23,052	30,893	58,394
Estimated Gross Income	\$955,000	\$1,470,704	\$2,075,489
Gross Income per SqFt	\$41.40	\$47.60	\$35.50
Full Market Value	\$4,800,000	\$7,390,000	\$10,400,000
Market Value per SqFt	\$208.00	\$239.00	\$178.00
Distance from Condominium in miles		1.35	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00769-7503	1-00768-0059	1-00884-0048
Condominium Section	502-R1		
Address	160 7 AVENUE	238 WEST 19 STREET	402 3 AVENUE
Neighborhood	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	197	202	150
Year Built	1980	1986	1974
Gross SqFt	117,094	157,364	137,628
Estimated Gross Income	\$3,864,000	\$4,045,000	\$4,658,342
Gross Income per SqFt	\$33.00	\$25.70	\$33.80
Full Market Value	\$18,700,000	\$19,600,000	\$22,600,000
Market Value per SqFt	\$160.00	\$125.00	\$164.00
Distance from Condominium in miles		0.04	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00769-7505	1-00791-0078	1-00865-0053
Condominium Section	1239-R1		
Address	251 WEST 19 STREET	91 7 AVENUE	213 MADISON AVENUE
Neighborhood	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	43	69	44
Year Built	1910	1920	1927
Gross SqFt	69,856	62,400	60,300
Estimated Gross Income	\$2,026,000	\$1,889,000	\$1,603,000
Gross Income per SqFt	\$29.00	\$30.30	\$26.60
Full Market Value	\$9,819,997	\$9,150,000	\$7,770,000
Market Value per SqFt	\$141.00	\$147.00	\$129.00
Distance from Condominium in miles		0.25	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00769-7506	1-00717-0077	1-00916-0035
Condominium Section	1269-R1		
Address	217 WEST 19 STREET	460 WEST 20 STREET	655 2 AVENUE
Neighborhood	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	75	23
Year Built	2002	1999	1982
Gross SqFt	26,711	68,260	14,463
Estimated Gross Income	\$1,068,000	\$2,852,188	\$559,809
Gross Income per SqFt	\$40.00	\$41.80	\$38.70
Full Market Value	\$5,370,000	\$14,300,000	\$2,810,000
Market Value per SqFt	\$201.00	\$209.00	\$194.00
Distance from Condominium in miles		0.35	1.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00773-7501	1-00557-0022	1-00798-0066
Condominium Section	1427-R1		
Address	200 WEST 24 STREET	70 EAST 12 STREET	142 WEST 23 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	20	62	70
Year Built	2004	1987	1989
Gross SqFt	26,484	42,000	48,680
Estimated Gross Income	\$1,112,000	\$1,928,235	\$1,832,000
Gross Income per SqFt	\$42.00	\$45.90	\$37.60
Full Market Value	\$5,589,999	\$9,700,000	\$9,210,000
Market Value per SqFt	\$211.00	\$231.00	\$189.00
Distance from Condominium in miles		0.90	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00773-7502	1-00722-0043	1-00764-0051
Condominium Section	1476-R1		
Address	213 WEST 23 STREET	241 9 AVENUE	222 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	12	43	64
Year Built	1900	1929	1928
Gross SqFt	44,800	30,500	38,330
Estimated Gross Income	\$1,800,000	\$1,317,924	\$1,339,000
Gross Income per SqFt	\$40.20	\$43.20	\$34.90
Full Market Value	\$9,050,008	\$6,630,000	\$6,730,000
Market Value per SqFt	\$202.00	\$217.00	\$176.00
Distance from Condominium in miles		0.35	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00774-7501	1-00757-0066	1-00772-0056
Condominium Section	1140-R1		
Address	252 7 AVENUE	354 WEST 34 STREET	208 WEST 23 STREET
Neighborhood	CHELSEA	FASHION	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	351	253	266
Year Built	1910	1930	1927
Gross SqFt	552,679	279,392	152,342
Estimated Gross Income	\$17,500,000	\$7,517,000	\$6,144,000
Gross Income per SqFt	\$31.70	\$26.90	\$40.30
Full Market Value	\$84,799,985	\$36,400,000	\$30,900,000
Market Value per SqFt	\$153.00	\$130.00	\$203.00
Distance from Condominium in miles		0.45	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00779-7501	1-00875-0003	1-00879-0017
Condominium Section	290-R1		
Address	252 WEST 30 STREET	239 PARK AVENUE SOUTH	131 EAST 23 STREET
Neighborhood	FASHION	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	46	67
Year Built	1927	1911	1925
Gross SqFt	52,598	51,122	56,670
Estimated Gross Income	\$1,473,000	\$1,289,921	\$2,011,078
Gross Income per SqFt	\$28.00	\$25.20	\$35.50
Full Market Value	\$7,140,002	\$5,760,000	\$10,100,000
Market Value per SqFt	\$136.00	\$113.00	\$178.00
Distance from Condominium in miles		0.85	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00780-7501	1-00754-0019	1-00797-0074
Condominium Section	274-R1		
Address	406 8 AVENUE	337 WEST 30 STREET	160 WEST 22 STREET
Neighborhood	FASHION	FASHION	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	37	49
Year Built	1986	1987	2000
Gross SqFt	26,864	24,617	41,423
Estimated Gross Income	\$740,000	\$531,000	\$1,188,000
Gross Income per SqFt	\$27.50	\$21.57	\$28.70
Full Market Value	\$3,589,994	\$2,370,000	\$5,760,000
Market Value per SqFt	\$134.00	\$96.00	\$139.00
Distance from Condominium in miles		0.15	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00790-7502	1-00796-0048	1-00795-0001
Condominium Section	1222-R1		
Address	125 WEST 14 STREET	120 WEST 21 STREET	180 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R9-CONDOPS	D8-ELEVATOR	D6-ELEVATOR
Total Units	213	213	259
Year Built	2001	2000	2000
Gross SqFt	180,281	174,621	274,659
Estimated Gross Income	\$6,670,000	\$4,760,000	\$10,904,000
Gross Income per SqFt	\$37.00	\$27.30	\$39.70
Full Market Value	\$33,500,000	\$23,100,000	\$54,800,000
Market Value per SqFt	\$186.00	\$132.00	\$200.00
Distance from Condominium in miles		0.30	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00790-7502	1-00717-0077	1-00720-0045
Condominium Section	1222-R2		
Address	120 WEST 15 STREET	460 WEST 20 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R9-CONDOPS	D7-ELEVATOR	D6-ELEVATOR
Total Units	62	75	59
Year Built	2001	1999	1999
Gross SqFt	97,866	68,260	58,394
Estimated Gross Income	\$3,621,000	\$2,852,188	\$2,075,489
Gross Income per SqFt	\$37.00	\$41.80	\$35.50
Full Market Value	\$18,200,000	\$14,300,000	\$10,400,000
Market Value per SqFt	\$186.00	\$209.00	\$178.00
Distance from Condominium in miles		0.55	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00792-7501	1-00776-0004	1-00792-0020
Condominium Section	157-R1		
Address	131 WEST 16 STREET	328 8 AVENUE	125 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	48	38	44
Year Built	1918	1900	1918
Gross SqFt	39,792	24,618	39,504
Estimated Gross Income	\$955,000	\$894,403	\$815,000
Gross Income per SqFt	\$24.00	\$36.30	\$20.63
Full Market Value	\$4,270,001	\$4,500,000	\$3,640,000
Market Value per SqFt	\$107.00	\$183.00	\$92.00
Distance from Condominium in miles		0.50	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00792-7503	1-00776-0004	1-00792-0020
Condominium Section	467-R1		
Address	130 WEST 17 STREET	328 8 AVENUE	125 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R9-CONDOPS	D7-ELEVATOR	D6-ELEVATOR
Total Units	14	38	44
Year Built	1906	1900	1918
Gross SqFt	31,650	24,618	39,504
Estimated Gross Income	\$760,000	\$894,403	\$815,000
Gross Income per SqFt	\$24.01	\$36.30	\$20.63
Full Market Value	\$3,400,000	\$4,500,000	\$3,640,000
Market Value per SqFt	\$107.00	\$183.00	\$92.00
Distance from Condominium in miles		0.50	0.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00792-7504	1-00772-0056	1-00844-0017
Condominium Section	710-R1		
Address	101 7 AVENUE	208 WEST 23 STREET	31 UNION SQUARE
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	155	266	88
Year Built	1930	1927	1902
Gross SqFt	138,320	152,342	118,067
Estimated Gross Income	\$4,400,000	\$6,144,000	\$3,369,000
Gross Income per SqFt	\$31.80	\$40.30	\$28.50
Full Market Value	\$17,777,777	\$30,900,000	\$16,300,000
Market Value per SqFt	\$129.00	\$203.00	\$138.00
Distance from Condominium in miles		0.30	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-7501	1-00791-0078	1-00792-0020
Condominium Section	69-R1		
Address	117 WEST 17 STREET	91 7 AVENUE	125 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	35	69	44
Year Built	1900	1920	1918
Gross SqFt	61,572	62,400	39,504
Estimated Gross Income	\$1,727,000	\$1,889,000	\$815,000
Gross Income per SqFt	\$28.00	\$30.30	\$20.63
Full Market Value	\$8,369,996	\$9,150,000	\$3,640,000
Market Value per SqFt	\$136.00	\$147.00	\$92.00
Distance from Condominium in miles		0.10	0.04

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-7505	1-00717-0077	1-00795-0001
Condominium Section	1234-R1		
Address	151 WEST 17 STREET	460 WEST 20 STREET	180 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	51	75	259
Year Built	2001	1999	2000
Gross SqFt	96,570	68,260	274,659
Estimated Gross Income	\$3,865,000	\$2,852,188	\$10,904,000
Gross Income per SqFt	\$40.00	\$41.80	\$39.70
Full Market Value	\$19,400,000	\$14,300,000	\$54,800,000
Market Value per SqFt	\$201.00	\$209.00	\$200.00
Distance from Condominium in miles		0.50	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-7506	1-00764-0007	1-00791-0078
Condominium Section	1314-R1		
Address	144 WEST 18 STREET	253 WEST 14 STREET	91 7 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	47	69
Year Built	1910	1930	1920
Gross SqFt	54,708	39,628	62,400
Estimated Gross Income	\$1,669,000	\$1,222,000	\$1,889,000
Gross Income per SqFt	\$30.50	\$30.80	\$30.30
Full Market Value	\$8,090,000	\$5,920,000	\$9,150,000
Market Value per SqFt	\$148.00	\$149.00	\$147.00
Distance from Condominium in miles		0.20	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00794-7501	1-00695-0015	1-00795-0001
Condominium Section	1596-R1		
Address	130 WEST 19 STREET	527 WEST 23 STREET	180 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	64	325	259
Year Built	2005	2001	2000
Gross SqFt	118,000	300,000	274,659
Estimated Gross Income	\$4,720,000	\$12,240,000	\$10,904,000
Gross Income per SqFt	\$40.00	\$40.80	\$39.70
Full Market Value	\$23,700,000	\$61,500,000	\$54,800,000
Market Value per SqFt	\$201.00	\$205.00	\$200.00
Distance from Condominium in miles		0.70	0.04

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00794-7502	1-00798-0066	1-00797-0074
Condominium Section	1638-R1		
Address	163 WEST 18 STREET	142 WEST 23 STREET	160 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	26	70	49
Year Built	2006	1989	2000
Gross SqFt	45,457	48,680	41,423
Estimated Gross Income	\$2,200,000	\$1,832,000	\$1,188,000
Gross Income per SqFt	\$48.40	\$37.60	\$28.70
Full Market Value	\$13,300,000	\$9,210,000	\$5,760,000
Market Value per SqFt	\$293.00	\$189.00	\$139.00
Distance from Condominium in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00795-7501	1-00753-0056	1-00772-0056
Condominium Section	1552-R1		
Address	121 WEST 19 STREET	324 WEST 30 STREET	208 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	67	224	266
Year Built	1903	1928	1927
Gross SqFt	120,050	147,888	152,342
Estimated Gross Income	\$4,800,000	\$6,729,000	\$6,144,000
Gross Income per SqFt	\$40.00	\$45.50	\$40.30
Full Market Value	\$24,099,996	\$20,700,000	\$30,900,000
Market Value per SqFt	\$201.00	\$140.00	\$203.00
Distance from Condominium in miles		0.60	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00796-7501	1-00797-0074	1-00798-0066
Condominium Section	393-R1		
Address	179 7 AVENUE	160 WEST 22 STREET	142 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	45	49	70
Year Built	1987	2000	1989
Gross SqFt	31,800	41,423	48,680
Estimated Gross Income	\$986,000	\$1,188,000	\$1,832,000
Gross Income per SqFt	\$31.00	\$28.70	\$37.60
Full Market Value	\$4,779,998	\$5,760,000	\$9,210,000
Market Value per SqFt	\$150.00	\$139.00	\$189.00
Distance from Condominium in miles		0.05	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00796-7502	1-00791-0078	1-00792-0020
Condominium Section	781-R1		
Address	121 WEST 20 STREET	91 7 AVENUE	125 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	28	69	44
Year Built	1875	1920	1918
Gross SqFt	41,294	62,400	39,504
Estimated Gross Income	\$1,074,000	\$1,889,000	\$815,000
Gross Income per SqFt	\$26.00	\$30.30	\$20.63
Full Market Value	\$5,199,998	\$9,150,000	\$3,640,000
Market Value per SqFt	\$126.00	\$147.00	\$92.00
Distance from Condominium in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00796-7503	1-00776-0004	1-00792-0020
Condominium Section	1116-R1		
Address	129 WEST 20 STREET	328 8 AVENUE	125 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	15	38	44
Year Built	1905	1900	1918
Gross SqFt	32,085	24,618	39,504
Estimated Gross Income	\$963,000	\$894,403	\$815,000
Gross Income per SqFt	\$30.00	\$36.30	\$20.63
Full Market Value	\$4,670,002	\$4,500,000	\$3,640,000
Market Value per SqFt	\$146.00	\$183.00	\$92.00
Distance from Condominium in miles		0.35	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00796-7504	1-00791-0078	1-00464-0048
Condominium Section	1437-R1		
Address	655 6 AVENUE	91 7 AVENUE	19 ST MARK'S PLACE
Neighborhood	CHELSEA	CHELSEA	EAST VILLAGE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	49	69	46
Year Built	1900	1920	1920
Gross SqFt	84,890	62,400	33,196
Estimated Gross Income	\$3,650,000	\$1,889,000	\$1,147,453
Gross Income per SqFt	\$43.00	\$30.30	\$34.60
Full Market Value	\$18,400,002	\$9,150,000	\$5,770,000
Market Value per SqFt	\$217.00	\$147.00	\$174.00
Distance from Condominium in miles		0.25	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00797-7502	1-00875-0003	1-00879-0017
Condominium Section	1122-R1		
Address	126 WEST 22 STREET	239 PARK AVENUE SOUTH	131 EAST 23 STREET
Neighborhood	CHELSEA	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	22	46	67
Year Built	1911	1911	1925
Gross SqFt	51,048	51,122	56,670
Estimated Gross Income	\$1,535,000	\$1,289,921	\$2,011,078
Gross Income per SqFt	\$30.10	\$25.20	\$35.50
Full Market Value	\$7,440,001	\$5,760,000	\$10,100,000
Market Value per SqFt	\$146.00	\$113.00	\$178.00
Distance from Condominium in miles		0.50	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00797-7505	1-00797-0074	1-00798-0066
Condominium Section	1372-R1		
Address	146 WEST 22 STREET	160 WEST 22 STREET	142 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	13	49	70
Year Built	2003	2000	1989
Gross SqFt	27,270	41,423	48,680
Estimated Gross Income	\$1,010,000	\$1,188,000	\$1,832,000
Gross Income per SqFt	\$37.00	\$28.70	\$37.60
Full Market Value	\$5,080,001	\$5,760,000	\$9,210,000
Market Value per SqFt	\$186.00	\$139.00	\$189.00
Distance from Condominium in miles		0.00	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00798-7502	1-00559-0009	1-00939-0038
Condominium Section	177-R1		
Address	215 7 AVENUE	92 PARK AVENUE SOUTH	340 EAST 34 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	KIPS BAY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	120	220	201
Year Built	1973	1964	1962
Gross SqFt	119,125	184,645	142,260
Estimated Gross Income	\$4,527,000	\$7,631,569	\$6,000,627
Gross Income per SqFt	\$38.00	\$41.30	\$42.20
Full Market Value	\$22,800,009	\$38,400,000	\$30,200,000
Market Value per SqFt	\$191.00	\$208.00	\$212.00
Distance from Condominium in miles		0.75	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00798-7503	1-00008-0039	1-00559-0009
Condominium Section	729-R1		
Address	140 WEST 23 STREET	32 PEARL STREET	92 PARK AVENUE SOUTH
Neighborhood	CHELSEA	FINANCIAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	21	23	220
Year Built	1950	1950	1964
Gross SqFt	28,124	33,907	184,645
Estimated Gross Income	\$984,000	\$961,149	\$7,631,569
Gross Income per SqFt	\$35.00	\$28.30	\$41.30
Full Market Value	\$3,933,321	\$4,660,000	\$38,400,000
Market Value per SqFt	\$140.00	\$137.00	\$208.00
Distance from Condominium in miles		2.90	0.75

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00800-7501	1-00772-0056	1-00818-0010
Condominium Section	970-R1		
Address	245 7 AVENUE	208 WEST 23 STREET	43 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	34	266	95
Year Built	1911	1927	1911
Gross SqFt	81,331	152,342	64,049
Estimated Gross Income	\$3,255,000	\$6,144,000	\$2,588,000
Gross Income per SqFt	\$40.00	\$40.30	\$40.40
Full Market Value	\$16,399,999	\$30,900,000	\$13,000,000
Market Value per SqFt	\$202.00	\$203.00	\$203.00
Distance from Condominium in miles		0.20	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00801-7502	1-00764-0051	1-00818-0019
Condominium Section	1195-R1		
Address	150 WEST 26 STREET	222 WEST 15 STREET	27 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	25	64	63
Year Built	1922	1928	1907
Gross SqFt	43,448	38,330	41,300
Estimated Gross Income	\$1,600,000	\$1,339,000	\$1,630,000
Gross Income per SqFt	\$36.80	\$34.90	\$39.50
Full Market Value	\$8,039,998	\$6,730,000	\$8,200,000
Market Value per SqFt	\$185.00	\$176.00	\$199.00
Distance from Condominium in miles		0.55	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00802-7501	1-00753-0078	1-00818-0010
Condominium Section	848-R1		
Address	144 WEST 27 STREET	342 9 AVENUE	43 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	27	63	95
Year Built	1911	1940	1911
Gross SqFt	70,181	45,000	64,049
Estimated Gross Income	\$2,527,000	\$1,797,000	\$2,588,000
Gross Income per SqFt	\$36.00	\$39.90	\$40.40
Full Market Value	\$12,700,000	\$9,040,000	\$13,000,000
Market Value per SqFt	\$181.00	\$201.00	\$203.00
Distance from Condominium in miles		0.35	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00803-7501	1-00753-0056	1-00753-0078
Condominium Section	766-R1		
Address	315 7 AVENUE	324 WEST 30 STREET	342 9 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	93	224	63
Year Built	1926	1928	1940
Gross SqFt	94,649	147,888	45,000
Estimated Gross Income	\$3,597,000	\$6,729,000	\$1,797,000
Gross Income per SqFt	\$38.00	\$45.50	\$39.90
Full Market Value	\$18,099,992	\$20,700,000	\$9,040,000
Market Value per SqFt	\$191.00	\$140.00	\$201.00
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00805-7501	1-00753-0056	1-00772-0056
Condominium Section	1349-R1		
Address	130 WEST 30 STREET	324 WEST 30 STREET	208 WEST 23 STREET
Neighborhood	FASHION	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	45	224	266
Year Built	1929	1928	1927
Gross SqFt	120,453	147,888	152,342
Estimated Gross Income	\$4,800,000	\$6,729,000	\$6,144,000
Gross Income per SqFt	\$39.80	\$45.50	\$40.30
Full Market Value	\$24,099,992	\$20,700,000	\$30,900,000
Market Value per SqFt	\$200.00	\$140.00	\$203.00
Distance from Condominium in miles		0.35	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00807-7501	1-01019-0001	1-01105-0029
Condominium Section	1641-R1		
Address	125 WEST 31 STREET	770 8 AVENUE	839 11 AVENUE
Neighborhood	FASHION	MIDTOWN WEST	CLINTON
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	494	465	601
Year Built	2005	2001	2003
Gross SqFt	417,759	463,143	375,121
Estimated Gross Income	\$17,964,000	\$17,050,321	\$11,636,253
Gross Income per SqFt	\$43.00	\$36.80	\$31.00
Full Market Value	\$90,300,000	\$85,700,000	\$56,400,000
Market Value per SqFt	\$216.00	\$185.00	\$150.00
Distance from Condominium in miles		0.80	1.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00814-7501	1-00824-0011	1-01105-0029
Condominium Section	1559-R1		
Address	1031 6 AVENUE	51 WEST 22 STREET	839 11 AVENUE
Neighborhood	FASHION	FLATIRON	CLINTON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	89	452	601
Year Built	2004	2000	2003
Gross SqFt	97,349	588,356	375,121
Estimated Gross Income	\$4,380,000	\$25,604,000	\$11,636,253
Gross Income per SqFt	\$45.00	\$43.50	\$31.00
Full Market Value	\$21,999,997	\$129,000,000	\$56,400,000
Market Value per SqFt	\$226.00	\$219.00	\$150.00
Distance from Condominium in miles		0.80	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00816-7501	1-00768-0059	1-00843-0003
Condominium Section	678-R1		
Address	22 WEST 15 STREET	238 WEST 19 STREET	75 5 AVENUE
Neighborhood	FLATIRON	CHELSEA	FLATIRON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	133	202	74
Year Built	1989	1986	1984
Gross SqFt	136,255	157,364	63,255
Estimated Gross Income	\$4,495,000	\$4,045,000	\$2,288,000
Gross Income per SqFt	\$33.00	\$25.70	\$36.20
Full Market Value	\$21,799,997	\$19,600,000	\$11,500,000
Market Value per SqFt	\$160.00	\$125.00	\$182.00
Distance from Condominium in miles		0.40	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00817-7501	1-00798-0066	1-00843-0003
Condominium Section	359-R1		
Address	108 5 AVENUE	142 WEST 23 STREET	75 5 AVENUE
Neighborhood	FLATIRON	CHELSEA	FLATIRON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	51	70	74
Year Built	1986	1989	1984
Gross SqFt	64,600	48,680	63,255
Estimated Gross Income	\$2,261,000	\$1,832,000	\$2,288,000
Gross Income per SqFt	\$35.00	\$37.60	\$36.20
Full Market Value	\$11,400,003	\$9,210,000	\$11,500,000
Market Value per SqFt	\$176.00	\$189.00	\$182.00
Distance from Condominium in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00819-7501	1-00902-0015	1-00908-0009
Condominium Section	109-R1		
Address	12 WEST 18 STREET	221 EAST 21 STREET	207 EAST 27 STREET
Neighborhood	FLATIRON	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	29	82
Year Built	1985	1985	1985
Gross SqFt	28,804	19,900	38,465
Estimated Gross Income	\$922,000	\$640,138	\$1,393,883
Gross Income per SqFt	\$32.00	\$32.20	\$36.20
Full Market Value	\$4,470,000	\$3,100,000	\$7,010,000
Market Value per SqFt	\$155.00	\$156.00	\$182.00
Distance from Condominium in miles		0.60	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00819-7502	1-00791-0078	1-00844-0019
Condominium Section	1330-R1		
Address	63 WEST 17 STREET	91 7 AVENUE	33 UNION SQUARE
Neighborhood	FLATIRON	CHELSEA	FLATIRON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	17	69	19
Year Built	1961	1920	1900
Gross SqFt	38,359	62,400	43,841
Estimated Gross Income	\$1,150,000	\$1,889,000	\$1,950,000
Gross Income per SqFt	\$30.00	\$30.30	\$44.50
Full Market Value	\$5,570,001	\$9,150,000	\$9,800,000
Market Value per SqFt	\$145.00	\$147.00	\$224.00
Distance from Condominium in miles		0.20	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00819-7503	1-00818-0010	1-00850-0064
Condominium Section	1693-R1		
Address	32 WEST 18 STREET	43 WEST 16 STREET	12 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	21	95	87
Year Built	1908	1911	1911
Gross SqFt	69,315	64,049	78,646
Estimated Gross Income	\$2,773,000	\$2,588,000	\$2,552,000
Gross Income per SqFt	\$40.00	\$40.40	\$32.40
Full Market Value	\$13,899,999	\$13,000,000	\$12,400,000
Market Value per SqFt	\$201.00	\$203.00	\$158.00
Distance from Condominium in miles		0.05	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00820-7501	1-00818-0010	1-00850-0064
Condominium Section	632-R1		
Address	140 5 AVENUE	43 WEST 16 STREET	12 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R9-CONDOPS	D9-ELEVATOR	D5-ELEVATOR
Total Units	23	95	87
Year Built	1901	1911	1911
Gross SqFt	35,253	64,049	78,646
Estimated Gross Income	\$1,160,000	\$2,588,000	\$2,552,000
Gross Income per SqFt	\$32.90	\$40.40	\$32.40
Full Market Value	\$5,620,000	\$13,000,000	\$12,400,000
Market Value per SqFt	\$159.00	\$203.00	\$158.00
Distance from Condominium in miles		0.10	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00820-7504	1-00850-0064	1-00844-0019
Condominium Section	1659-R1		
Address	16 WEST 19 STREET	12 EAST 22 STREET	33 UNION SQUARE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	57	87	19
Year Built	1906	1911	1900
Gross SqFt	62,219	78,646	43,841
Estimated Gross Income	\$2,500,000	\$2,552,000	\$1,950,000
Gross Income per SqFt	\$40.20	\$32.40	\$44.50
Full Market Value	\$12,600,014	\$12,400,000	\$9,800,000
Market Value per SqFt	\$203.00	\$158.00	\$224.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00821-7504	1-00844-0019	1-00846-0041
Condominium Section	1731-R1		
Address	32 WEST 20 STREET	33 UNION SQUARE	220 PARK AVENUE SOUTH
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R9-CONDOPS	D6-ELEVATOR	D5-ELEVATOR
Total Units	18	19	36
Year Built	1912	1900	1900
Gross SqFt	37,400	43,841	33,638
Estimated Gross Income	\$1,190,000	\$1,950,000	\$1,253,000
Gross Income per SqFt	\$31.80	\$44.50	\$37.20
Full Market Value	\$5,910,000	\$9,800,000	\$6,300,000
Market Value per SqFt	\$158.00	\$224.00	\$187.00
Distance from Condominium in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00822-7503	1-00875-0003	1-00879-0017
Condominium Section	1226-R1		
Address	9 WEST 20 STREET	239 PARK AVENUE SOUTH	131 EAST 23 STREET
Neighborhood	FLATIRON	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	46	67
Year Built	0	1911	1925
Gross SqFt	24,258	51,122	56,670
Estimated Gross Income	\$752,000	\$1,289,921	\$2,011,078
Gross Income per SqFt	\$31.00	\$25.20	\$35.50
Full Market Value	\$3,640,002	\$5,760,000	\$10,100,000
Market Value per SqFt	\$150.00	\$113.00	\$178.00
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00823-7502	1-00753-0056	1-01007-0001
Condominium Section	1094-R1		
Address	170 5 AVENUE	324 WEST 30 STREET	841 7 AVENUE
Neighborhood	FLATIRON	CHELSEA	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	11	224	59
Year Built	1904	1928	1923
Gross SqFt	31,151	147,888	85,309
Estimated Gross Income	\$1,059,000	\$6,729,000	\$2,470,051
Gross Income per SqFt	\$34.00	\$45.50	\$29.00
Full Market Value	\$5,320,000	\$20,700,000	\$12,000,000
Market Value per SqFt	\$171.00	\$140.00	\$141.00
Distance from Condominium in miles		0.65	1.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00823-7503	1-00844-0019	1-00846-0041
Condominium Section	1215-R1		
Address	31 WEST 21 STREET	33 UNION SQUARE	220 PARK AVENUE SOUTH
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	11	19	36
Year Built	0	1900	1900
Gross SqFt	58,439	43,841	33,638
Estimated Gross Income	\$2,045,000	\$1,950,000	\$1,253,000
Gross Income per SqFt	\$35.00	\$44.50	\$37.20
Full Market Value	\$10,300,001	\$9,800,000	\$6,300,000
Market Value per SqFt	\$176.00	\$224.00	\$187.00
Distance from Condominium in miles		0.25	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00833-7502	1-00757-0022	1-00835-0015
Condominium Section	1429-R1		
Address	9 WEST 31 STREET	315 WEST 33 STREET	35 WEST 33 STREET
Neighborhood	FASHION	FASHION	FASHION
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	283	346	171
Year Built	2004	2000	2002
Gross SqFt	243,948	582,270	160,126
Estimated Gross Income	\$9,758,000	\$23,111,000	\$4,612,000
Gross Income per SqFt	\$40.00	\$39.70	\$28.80
Full Market Value	\$49,100,000	\$116,000,000	\$22,300,000
Market Value per SqFt	\$201.00	\$199.00	\$139.00
Distance from Condominium in miles		0.55	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00839-7502	1-01105-0029	1-01026-0049
Condominium Section	1464-R1		
Address	66 WEST 38 STREET	839 11 AVENUE	230 WEST 55 STREET
Neighborhood	FASHION	CLINTON	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	299	601	237
Year Built	2001	2003	1979
Gross SqFt	211,923	375,121	210,213
Estimated Gross Income	\$10,709,000	\$11,636,253	\$8,999,659
Gross Income per SqFt	\$51.00	\$31.00	\$42.80
Full Market Value	\$53,800,000	\$56,400,000	\$45,300,000
Market Value per SqFt	\$254.00	\$150.00	\$215.00
Distance from Condominium in miles		1.40	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00839-7502	1-01026-0049	1-01105-0029
Condominium Section	1464-R2		
Address	66 WEST 38 STREET	230 WEST 55 STREET	839 11 AVENUE
Neighborhood	FASHION	MIDTOWN WEST	CLINTON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	75	237	601
Year Built	1984	1979	2003
Gross SqFt	48,861	210,213	375,121
Estimated Gross Income	\$516,000	\$8,999,659	\$11,636,253
Gross Income per SqFt	\$10.56	\$42.80	\$31.00
Full Market Value	\$1,740,000	\$45,300,000	\$56,400,000
Market Value per SqFt	\$35.60	\$215.00	\$150.00
Distance from Condominium in miles		0.90	1.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00842-7501	1-00559-0009	1-00934-0024
Condominium Section	690-R1		
Address	69 5 AVENUE	92 PARK AVENUE SOUTH	479 1 AVENUE
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	KIPS BAY
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	153	220	209
Year Built	1961	1964	1972
Gross SqFt	158,565	184,645	127,144
Estimated Gross Income	\$4,043,000	\$7,631,569	\$2,867,097
Gross Income per SqFt	\$25.50	\$41.30	\$22.55
Full Market Value	\$19,600,000	\$38,400,000	\$8,100,000
Market Value per SqFt	\$124.00	\$208.00	\$64.00
Distance from Condominium in miles		0.25	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00843-7501	1-00818-0019	1-00844-0008
Condominium Section	859-R1		
Address	73 5 AVENUE	27 WEST 16 STREET	9 EAST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R9-CONDOPS	D5-ELEVATOR	D6-ELEVATOR
Total Units	17	63	16
Year Built	1907	1907	1900
Gross SqFt	46,424	41,300	30,680
Estimated Gross Income	\$1,718,000	\$1,630,000	\$1,145,000
Gross Income per SqFt	\$37.00	\$39.50	\$37.30
Full Market Value	\$8,640,000	\$8,200,000	\$5,760,000
Market Value per SqFt	\$186.00	\$199.00	\$188.00
Distance from Condominium in miles		0.15	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00848-7503	1-00844-0008	1-00844-0019
Condominium Section	1324-R1		
Address	42 EAST 20 STREET	9 EAST 16 STREET	33 UNION SQUARE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	22	16	19
Year Built	0	1900	1900
Gross SqFt	45,692	30,680	43,841
Estimated Gross Income	\$1,736,000	\$1,145,000	\$1,950,000
Gross Income per SqFt	\$38.00	\$37.30	\$44.50
Full Market Value	\$8,730,001	\$5,760,000	\$9,800,000
Market Value per SqFt	\$191.00	\$188.00	\$224.00
Distance from Condominium in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00849-7502	1-00818-0010	1-00850-0064
Condominium Section	402-R1		
Address	7 EAST 20 STREET	43 WEST 16 STREET	12 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	15	95	87
Year Built	1908	1911	1911
Gross SqFt	25,394	64,049	78,646
Estimated Gross Income	\$813,000	\$2,588,000	\$2,552,000
Gross Income per SqFt	\$32.00	\$40.40	\$32.40
Full Market Value	\$3,940,002	\$13,000,000	\$12,400,000
Market Value per SqFt	\$155.00	\$203.00	\$158.00
Distance from Condominium in miles		0.20	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00849-7503	1-00850-0019	1-00850-0062
Condominium Section	971-R1		
Address	40 EAST 21 STREET	21 EAST 21 STREET	20 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R9-CONDOPS	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	26	23
Year Built	1906	1900	1925
Gross SqFt	21,375	14,840	10,512
Estimated Gross Income	\$855,000	\$410,000	\$581,000
Gross Income per SqFt	\$40.00	\$27.60	\$55.00
Full Market Value	\$4,300,000	\$1,990,000	\$2,920,000
Market Value per SqFt	\$201.00	\$134.00	\$278.00
Distance from Condominium in miles		0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00849-7504	1-00772-0056	1-00849-0036
Condominium Section	1493-R1		
Address	260 PARK AVENUE SOUTH	208 WEST 23 STREET	254 PARK AVENUE SOUTH
Neighborhood	FLATIRON	CHELSEA	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	109	266	216
Year Built	1913	1927	1913
Gross SqFt	191,318	152,342	154,658
Estimated Gross Income	\$7,077,000	\$6,144,000	\$5,900,000
Gross Income per SqFt	\$37.00	\$40.30	\$38.10
Full Market Value	\$35,599,984	\$30,900,000	\$29,700,000
Market Value per SqFt	\$186.00	\$203.00	\$192.00
Distance from Condominium in miles		0.60	0.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00850-7503	1-00838-0001	1-00881-0041
Condominium Section	459-R1		
Address	280 PARK AVENUE SOUTH	980 6 AVENUE	344 3 AVENUE
Neighborhood	FLATIRON	FASHION	GRAMERCY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	259	332	185
Year Built	1986	1986	1997
Gross SqFt	282,900	386,382	151,346
Estimated Gross Income	\$9,336,000	\$13,300,000	\$4,683,463
Gross Income per SqFt	\$33.00	\$34.40	\$30.90
Full Market Value	\$45,199,995	\$66,900,000	\$22,700,000
Market Value per SqFt	\$160.00	\$173.00	\$150.00
Distance from Condominium in miles		0.75	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00850-7506	1-00818-0010	1-00818-0019
Condominium Section	1381-R1		
Address	49 EAST 21 STREET	43 WEST 16 STREET	27 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	43	95	63
Year Built	1913	1911	1907
Gross SqFt	60,609	64,049	41,300
Estimated Gross Income	\$2,121,000	\$2,588,000	\$1,630,000
Gross Income per SqFt	\$35.00	\$40.40	\$39.50
Full Market Value	\$10,699,999	\$13,000,000	\$8,200,000
Market Value per SqFt	\$177.00	\$203.00	\$199.00
Distance from Condominium in miles		0.30	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00851-7501	1-00824-0011	1-00838-0001
Condominium Section	77-R1		
Address	5 EAST 22 STREET	51 WEST 22 STREET	980 6 AVENUE
Neighborhood	FLATIRON	FLATIRON	FASHION
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	423	452	332
Year Built	1985	2000	1986
Gross SqFt	380,448	588,356	386,382
Estimated Gross Income	\$14,077,000	\$25,604,000	\$13,300,000
Gross Income per SqFt	\$37.00	\$43.50	\$34.40
Full Market Value	\$70,799,998	\$129,000,000	\$66,900,000
Market Value per SqFt	\$186.00	\$219.00	\$173.00
Distance from Condominium in miles		0.20	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00855-7501	1-00890-0011	1-00928-0031
Condominium Section	300-R1		
Address	43 EAST 25 STREET	115 EAST 34 STREET	385 1 AVENUE
Neighborhood	FLATIRON	MURRAY HILL	KIPS BAY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	119	196	140
Year Built	1987	1980	2002
Gross SqFt	123,200	164,073	150,800
Estimated Gross Income	\$5,170,000	\$7,186,846	\$6,013,534
Gross Income per SqFt	\$42.00	\$43.80	\$39.90
Full Market Value	\$23,111,335	\$36,100,000	\$30,200,000
Market Value per SqFt	\$188.00	\$220.00	\$200.00
Distance from Condominium in miles		0.45	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00856-7502	1-00695-0015	1-01118-9001
Condominium Section	1533-R1		
Address	225 5 AVENUE	527 WEST 23 STREET	139 COLUMBUS AVENUE
Neighborhood	FLATIRON	CHELSEA	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	190	325	325
Year Built	0	2001	1974
Gross SqFt	301,945	300,000	301,000
Estimated Gross Income	\$12,000,000	\$12,240,000	\$12,006,298
Gross Income per SqFt	\$39.70	\$40.80	\$39.90
Full Market Value	\$60,299,999	\$61,500,000	\$60,400,000
Market Value per SqFt	\$200.00	\$205.00	\$201.00
Distance from Condominium in miles		1.00	2.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00857-7501	1-00818-0010	1-00850-0064
Condominium Section	1636-R1		
Address	76 MADISON AVENUE	43 WEST 16 STREET	12 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	31	95	87
Year Built	1911	1911	1911
Gross SqFt	61,182	64,049	78,646
Estimated Gross Income	\$2,140,000	\$2,588,000	\$2,552,000
Gross Income per SqFt	\$35.00	\$40.40	\$32.40
Full Market Value	\$10,799,998	\$13,000,000	\$12,400,000
Market Value per SqFt	\$177.00	\$203.00	\$158.00
Distance from Condominium in miles		0.55	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00858-7501	1-00818-0010	1-00850-0064
Condominium Section	1664-R1		
Address	31 EAST 28 STREET	43 WEST 16 STREET	12 EAST 22 STREET
Neighborhood	MURRAY HILL	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	22	95	87
Year Built	1913	1911	1911
Gross SqFt	42,940	64,049	78,646
Estimated Gross Income	\$1,503,000	\$2,588,000	\$2,552,000
Gross Income per SqFt	\$35.00	\$40.40	\$32.40
Full Market Value	\$7,559,993	\$13,000,000	\$12,400,000
Market Value per SqFt	\$176.00	\$203.00	\$158.00
Distance from Condominium in miles		0.60	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00860-7501	1-00844-0019	1-00879-0017
Condominium Section	1472-R1		
Address	43 EAST 30 STREET	33 UNION SQUARE	131 EAST 23 STREET
Neighborhood	MURRAY HILL	FLATIRON	GRAMERCY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	40	19	67
Year Built	1922	1900	1925
Gross SqFt	40,299	43,841	56,670
Estimated Gross Income	\$1,773,000	\$1,950,000	\$2,011,078
Gross Income per SqFt	\$44.00	\$44.50	\$35.50
Full Market Value	\$8,909,997	\$9,800,000	\$10,100,000
Market Value per SqFt	\$221.00	\$224.00	\$178.00
Distance from Condominium in miles		0.65	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00862-7502	1-00858-0014	1-00860-0015
Condominium Section	930-R1		
Address	14 EAST 33 STREET	80 MADISON AVENUE	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	18	61	13
Year Built	0	1923	1920
Gross SqFt	32,085	60,110	34,545
Estimated Gross Income	\$1,060,000	\$2,311,000	\$871,000
Gross Income per SqFt	\$33.00	\$38.40	\$25.20
Full Market Value	\$5,139,999	\$11,600,000	\$3,890,000
Market Value per SqFt	\$160.00	\$193.00	\$113.00
Distance from Condominium in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00862-7503	1-00801-0034	1-00802-0036
Condominium Section	1583-R1		
Address	321 5 AVENUE	103 WEST 25 STREET	777 6 AVENUE
Neighborhood	MURRAY HILL	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	250	228	295
Year Built	2005	2001	2000
Gross SqFt	392,410	227,896	269,947
Estimated Gross Income	\$17,266,000	\$9,669,000	\$12,070,000
Gross Income per SqFt	\$44.00	\$42.40	\$44.70
Full Market Value	\$86,799,989	\$48,600,000	\$60,700,000
Market Value per SqFt	\$221.00	\$213.00	\$225.00
Distance from Condominium in miles		0.45	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00864-7501	1-00753-0056	1-00934-0020
Condominium Section	96-R1		
Address	20 EAST 35 STREET	324 WEST 30 STREET	339 EAST 28 STREET
Neighborhood	MURRAY HILL	CHELSEA	KIPS BAY
Building Classification	R9-CONDOPS	D5-ELEVATOR	D8-ELEVATOR
Total Units	166	224	123
Year Built	1938	1928	1900
Gross SqFt	182,166	147,888	110,139
Estimated Gross Income	\$6,558,000	\$6,729,000	\$4,016,851
Gross Income per SqFt	\$36.00	\$45.50	\$36.50
Full Market Value	\$23,811,111	\$20,700,000	\$20,200,000
Market Value per SqFt	\$131.00	\$140.00	\$183.00
Distance from Condominium in miles		0.80	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00865-7501	1-00884-0048	1-00889-0039
Condominium Section	320-R1		
Address	211 MADISON AVENUE	402 3 AVENUE	166 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	40	150	223
Year Built	1985	1974	1975
Gross SqFt	86,314	137,628	182,767
Estimated Gross Income	\$3,156,000	\$4,658,342	\$7,358,788
Gross Income per SqFt	\$36.60	\$33.80	\$40.30
Full Market Value	\$15,899,995	\$22,600,000	\$37,000,000
Market Value per SqFt	\$184.00	\$164.00	\$202.00
Distance from Condominium in miles		0.40	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00866-7501	1-00818-0010	1-00890-0005
Condominium Section	1617-R1		
Address	11 EAST 36 STREET	43 WEST 16 STREET	15 PARK AVENUE
Neighborhood	MURRAY HILL	FLATIRON	MURRAY HILL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	67	95	102
Year Built	1912	1911	1924
Gross SqFt	76,902	64,049	71,115
Estimated Gross Income	\$2,261,000	\$2,588,000	\$3,134,235
Gross Income per SqFt	\$29.40	\$40.40	\$44.10
Full Market Value	\$10,999,986	\$13,000,000	\$15,800,000
Market Value per SqFt	\$143.00	\$203.00	\$222.00
Distance from Condominium in miles		1.00	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00866-7502	1-00882-0069	1-01530-0034
Condominium Section	1613-R1		
Address	30 EAST 37 STREET	90 LEXINGTON AVENUE	230 EAST 85 STREET
Neighborhood	MURRAY HILL	GRAMERCY	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	101	107	55
Year Built	1952	1957	1946
Gross SqFt	87,697	128,570	50,852
Estimated Gross Income	\$2,456,000	\$2,735,094	\$1,452,791
Gross Income per SqFt	\$28.00	\$21.27	\$28.60
Full Market Value	\$11,900,021	\$12,200,000	\$7,040,000
Market Value per SqFt	\$136.00	\$95.00	\$138.00
Distance from Condominium in miles		0.50	2.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00867-7501	1-00797-0074	1-00883-0047
Condominium Section	1169-R1		
Address	52 PARK AVENUE	160 WEST 22 STREET	382 3 AVENUE
Neighborhood	MURRAY HILL	CHELSEA	GRAMERCY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	17	49	37
Year Built	1998	2000	1984
Gross SqFt	30,371	41,423	30,800
Estimated Gross Income	\$834,000	\$1,188,000	\$771,006
Gross Income per SqFt	\$27.50	\$28.70	\$25.00
Full Market Value	\$4,040,001	\$5,760,000	\$3,450,000
Market Value per SqFt	\$133.00	\$139.00	\$112.00
Distance from Condominium in miles		0.90	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00868-7501	1-00891-0039	1-00919-0034
Condominium Section	19-R1		
Address	35 EAST 38 STREET	165 EAST 35 STREET	713 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	113	131	172
Year Built	1961	1955	1955
Gross SqFt	88,230	96,102	111,570
Estimated Gross Income	\$2,823,000	\$2,654,646	\$3,789,662
Gross Income per SqFt	\$32.00	\$27.60	\$34.00
Full Market Value	\$13,700,008	\$12,900,000	\$19,100,000
Market Value per SqFt	\$155.00	\$134.00	\$171.00
Distance from Condominium in miles		0.25	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00868-7502	1-00889-0068	1-00913-0001
Condominium Section	101-R1		
Address	80 PARK AVENUE	120 EAST 34 STREET	471 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	224	282	311
Year Built	1956	1962	1972
Gross SqFt	212,756	310,860	351,560
Estimated Gross Income	\$6,595,000	\$9,589,498	\$11,305,238
Gross Income per SqFt	\$31.00	\$30.80	\$32.20
Full Market Value	\$32,000,010	\$46,500,000	\$54,800,000
Market Value per SqFt	\$150.00	\$150.00	\$156.00
Distance from Condominium in miles		0.25	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00868-7503	1-01311-0045	1-01338-0040
Condominium Section	1343-R1		
Address	425 5 AVENUE	150 EAST 57 STREET	314 EAST 46 STREET
Neighborhood	MURRAY HILL	MIDTOWN CBD	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	172	145	250
Year Built	2003	1997	1981
Gross SqFt	162,488	158,063	253,256
Estimated Gross Income	\$7,150,000	\$7,491,478	\$10,547,452
Gross Income per SqFt	\$44.00	\$47.40	\$41.60
Full Market Value	\$36,000,009	\$37,700,000	\$53,000,000
Market Value per SqFt	\$222.00	\$239.00	\$209.00
Distance from Condominium in miles		0.95	0.65

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00869-7501	1-00896-0001	1-00889-0039
Condominium Section	266-R1		
Address	441 5 AVENUE	125 3 AVENUE	166 EAST 34 STREET
Neighborhood	MURRAY HILL	GRAMERCY	MURRAY HILL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	174	91	223
Year Built	1986	1999	1975
Gross SqFt	134,519	113,754	182,767
Estimated Gross Income	\$5,919,000	\$5,884,838	\$7,358,788
Gross Income per SqFt	\$44.00	\$52.00	\$40.30
Full Market Value	\$29,800,027	\$29,600,000	\$37,000,000
Market Value per SqFt	\$222.00	\$260.00	\$202.00
Distance from Condominium in miles		1.30	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00870-7501	1-00757-0022	1-00824-0011
Condominium Section	449-R1		
Address	10 UNION SQUARE EAST	315 WEST 33 STREET	51 WEST 22 STREET
Neighborhood	GRAMERCY	FASHION	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	645	346	452
Year Built	1987	2000	2000
Gross SqFt	575,077	582,270	588,356
Estimated Gross Income	\$23,003,000	\$23,111,000	\$25,604,000
Gross Income per SqFt	\$40.00	\$39.70	\$43.50
Full Market Value	\$115,999,983	\$116,000,000	\$129,000,000
Market Value per SqFt	\$202.00	\$199.00	\$219.00
Distance from Condominium in miles		1.25	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00874-7501	1-00872-0001	1-00906-0042
Condominium Section	775-R1		
Address	157 EAST 18 STREET	36 UNION SQUARE	220 EAST 26 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R9-CONDOPS	D8-ELEVATOR	D1-ELEVATOR
Total Units	53	78	89
Year Built	1955	1963	1963
Gross SqFt	40,279	65,430	48,300
Estimated Gross Income	\$1,410,000	\$2,735,524	\$1,353,797
Gross Income per SqFt	\$35.00	\$41.80	\$28.00
Full Market Value	\$7,090,000	\$13,800,000	\$6,560,000
Market Value per SqFt	\$176.00	\$211.00	\$136.00
Distance from Condominium in miles		0.15	0.35

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00876-7501	1-00876-0021	1-00885-0066
Condominium Section	286-R1		
Address	7 GRAMERCY PARK WEST	36 GRAMERCY PARK	151 LEXINGTON AVENUE
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	24	55	53
Year Built	1913	1909	1945
Gross SqFt	30,260	61,406	28,240
Estimated Gross Income	\$1,029,000	\$1,977,710	\$1,088,349
Gross Income per SqFt	\$34.00	\$32.20	\$38.50
Full Market Value	\$5,169,994	\$9,580,000	\$5,470,000
Market Value per SqFt	\$171.00	\$156.00	\$194.00
Distance from Condominium in miles		0.15	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00876-7502	1-00885-0063	1-00886-0084
Condominium Section	609-R1		
Address	151 EAST 20 STREET	157 LEXINGTON AVENUE	104 EAST 31 STREET
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	23	13	24
Year Built	1956	1920	1910
Gross SqFt	8,053	10,300	8,830
Estimated Gross Income	\$290,000	\$318,762	\$481,562
Gross Income per SqFt	\$36.00	\$30.90	\$55.00
Full Market Value	\$1,460,002	\$1,540,000	\$2,420,000
Market Value per SqFt	\$181.00	\$150.00	\$274.00
Distance from Condominium in miles		0.45	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00879-7501	1-00881-0041	1-00896-0001
Condominium Section	1445-R1		
Address	119 EAST 23 STREET	344 3 AVENUE	125 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	95	185	91
Year Built	2004	1997	1999
Gross SqFt	87,310	151,346	113,754
Estimated Gross Income	\$3,667,000	\$4,683,463	\$5,884,838
Gross Income per SqFt	\$42.00	\$30.90	\$52.00
Full Market Value	\$18,400,001	\$22,700,000	\$29,600,000
Market Value per SqFt	\$211.00	\$150.00	\$260.00
Distance from Condominium in miles		0.15	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00881-7501	1-00876-0021	1-00879-0017
Condominium Section	704-R1		
Address	61 LEXINGTON AVENUE	36 GRAMERCY PARK	131 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R9-CONDOPS	D3-ELEVATOR	D9-ELEVATOR
Total Units	40	55	67
Year Built	1930	1909	1925
Gross SqFt	22,300	61,406	56,670
Estimated Gross Income	\$758,200	\$1,977,710	\$2,011,078
Gross Income per SqFt	\$34.00	\$32.20	\$35.50
Full Market Value	\$3,810,000	\$9,580,000	\$10,100,000
Market Value per SqFt	\$171.00	\$156.00	\$178.00
Distance from Condominium in miles		0.25	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00884-7501	1-00753-0078	1-00879-0033
Condominium Section	1420-R1		
Address	118 EAST 29 STREET	342 9 AVENUE	155 EAST 23 STREET
Neighborhood	MURRAY HILL	CHELSEA	GRAMERCY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	25	63	58
Year Built	1920	1940	1910
Gross SqFt	45,634	45,000	41,883
Estimated Gross Income	\$1,597,000	\$1,797,000	\$1,479,748
Gross Income per SqFt	\$35.00	\$39.90	\$35.30
Full Market Value	\$8,030,000	\$9,040,000	\$7,440,000
Market Value per SqFt	\$176.00	\$201.00	\$178.00
Distance from Condominium in miles		0.85	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00886-7501	1-00887-0023	1-00911-0064
Condominium Section	147-R1		
Address	111 EAST 30 STREET	184 LEXINGTON AVENUE	443 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	52	100	73
Year Built	1984	1984	1980
Gross SqFt	65,112	97,414	64,245
Estimated Gross Income	\$2,409,000	\$4,099,583	\$2,347,411
Gross Income per SqFt	\$37.00	\$42.10	\$36.50
Full Market Value	\$11,666,817	\$20,600,000	\$7,210,000
Market Value per SqFt	\$179.00	\$211.00	\$112.00
Distance from Condominium in miles		0.05	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00886-7502	1-00887-0023	1-00911-0064
Condominium Section	388-R1		
Address	159 EAST 30 STREET	184 LEXINGTON AVENUE	443 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	53	100	73
Year Built	1987	1984	1980
Gross SqFt	55,715	97,414	64,245
Estimated Gross Income	\$2,006,000	\$4,099,583	\$2,347,411
Gross Income per SqFt	\$36.00	\$42.10	\$36.50
Full Market Value	\$10,100,003	\$20,600,000	\$7,210,000
Market Value per SqFt	\$181.00	\$211.00	\$112.00
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00886-7503	1-00887-0023	1-00911-0064
Condominium Section	587-R1		
Address	127 EAST 30 STREET	184 LEXINGTON AVENUE	443 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	71	100	73
Year Built	1988	1984	1980
Gross SqFt	77,154	97,414	64,245
Estimated Gross Income	\$2,855,000	\$4,099,583	\$2,347,411
Gross Income per SqFt	\$37.00	\$42.10	\$36.50
Full Market Value	\$13,444,486	\$20,600,000	\$7,210,000
Market Value per SqFt	\$174.00	\$211.00	\$112.00
Distance from Condominium in miles		0.05	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00888-7501	1-00887-0023	1-00911-0064
Condominium Section	436-R1		
Address	157 EAST 32 STREET	184 LEXINGTON AVENUE	443 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	79	100	73
Year Built	1988	1984	1980
Gross SqFt	71,011	97,414	64,245
Estimated Gross Income	\$2,560,000	\$4,099,583	\$2,347,411
Gross Income per SqFt	\$36.10	\$42.10	\$36.50
Full Market Value	\$12,900,001	\$20,600,000	\$7,210,000
Market Value per SqFt	\$182.00	\$211.00	\$112.00
Distance from Condominium in miles		0.10	0.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00890-7501	1-00889-0068	1-00913-0001
Condominium Section	340-R1		
Address	155 EAST 34 STREET	120 EAST 34 STREET	471 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	330	282	311
Year Built	1961	1962	1972
Gross SqFt	270,870	310,860	351,560
Estimated Gross Income	\$8,397,000	\$9,589,498	\$11,305,238
Gross Income per SqFt	\$31.00	\$30.80	\$32.20
Full Market Value	\$38,446,052	\$46,500,000	\$54,800,000
Market Value per SqFt	\$142.00	\$150.00	\$156.00
Distance from Condominium in miles		0.10	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00890-7503	1-00883-0025	1-00911-0064
Condominium Section	1250-R1		
Address	143 EAST 34 STREET	105 LEXINGTON AVENUE	443 3 AVENUE
Neighborhood	MURRAY HILL	GRAMERCY	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	28	51	73
Year Built	2002	1988	1980
Gross SqFt	29,985	41,053	64,245
Estimated Gross Income	\$1,094,000	\$1,157,510	\$2,347,411
Gross Income per SqFt	\$36.50	\$28.20	\$36.50
Full Market Value	\$5,500,002	\$5,610,000	\$7,210,000
Market Value per SqFt	\$183.00	\$137.00	\$112.00
Distance from Condominium in miles		0.35	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00892-7501	1-00630-0021	1-01530-0034
Condominium Section	273-R1		
Address	148 EAST 37 STREET	686 GREENWICH STREET	230 EAST 85 STREET
Neighborhood	MURRAY HILL	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	78	42	55
Year Built	1963	1946	1946
Gross SqFt	45,116	24,365	50,852
Estimated Gross Income	\$1,700,000	\$1,222,431	\$1,452,791
Gross Income per SqFt	\$37.70	\$50.00	\$28.60
Full Market Value	\$8,550,005	\$6,150,000	\$7,040,000
Market Value per SqFt	\$190.00	\$252.00	\$138.00
Distance from Condominium in miles		1.85	2.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00892-7503	1-00928-0031	1-00890-0011
Condominium Section	1757-R1		
Address	45 PARK AVENUE	385 1 AVENUE	115 EAST 34 STREET
Neighborhood	MURRAY HILL	KIPS BAY	MURRAY HILL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	101	140	196
Year Built	2006	2002	1980
Gross SqFt	136,474	150,800	164,073
Estimated Gross Income	\$6,067,634	\$6,013,534	\$7,186,846
Gross Income per SqFt	\$44.50	\$39.90	\$43.80
Full Market Value	\$30,500,028	\$30,200,000	\$36,100,000
Market Value per SqFt	\$223.00	\$200.00	\$220.00
Distance from Condominium in miles		0.75	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00894-7501	1-00889-0039	1-00890-0011
Condominium Section	9-R1		
Address	77 PARK AVENUE	166 EAST 34 STREET	115 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	109	223	196
Year Built	1973	1975	1980
Gross SqFt	158,571	182,767	164,073
Estimated Gross Income	\$6,343,000	\$7,358,788	\$7,186,846
Gross Income per SqFt	\$40.00	\$40.30	\$43.80
Full Market Value	\$31,900,009	\$37,000,000	\$36,100,000
Market Value per SqFt	\$201.00	\$202.00	\$220.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00894-7502	1-00892-0001	1-00919-0034
Condominium Section	361-R1		
Address	155 EAST 38 STREET	41 PARK AVENUE	713 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	176	110	172
Year Built	1960	1950	1955
Gross SqFt	128,571	115,221	111,570
Estimated Gross Income	\$3,857,000	\$2,889,088	\$3,789,662
Gross Income per SqFt	\$30.00	\$25.10	\$34.00
Full Market Value	\$18,700,002	\$12,900,000	\$19,100,000
Market Value per SqFt	\$145.00	\$112.00	\$171.00
Distance from Condominium in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00894-7503	1-00887-0014	1-00893-0064
Condominium Section	817-R1		
Address	71 PARK AVENUE	121 EAST 31 STREET	309 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	43	96	90
Year Built	1924	1930	1928
Gross SqFt	51,562	58,321	52,936
Estimated Gross Income	\$1,702,000	\$1,940,756	\$1,775,330
Gross Income per SqFt	\$33.00	\$33.30	\$33.50
Full Market Value	\$8,250,000	\$9,400,000	\$8,600,000
Market Value per SqFt	\$160.00	\$161.00	\$162.00
Distance from Condominium in miles		0.35	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00897-7501	1-00879-0033	1-00909-0043
Condominium Section	1537-R1		
Address	203 EAST 16 STREET	155 EAST 23 STREET	220 EAST 29 STREET
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	58	82
Year Built	1915	1910	1910
Gross SqFt	51,136	41,883	41,094
Estimated Gross Income	\$1,739,000	\$1,479,748	\$1,288,032
Gross Income per SqFt	\$34.00	\$35.30	\$31.30
Full Market Value	\$8,739,998	\$7,440,000	\$6,240,000
Market Value per SqFt	\$171.00	\$178.00	\$152.00
Distance from Condominium in miles		0.35	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00898-7501	1-00878-0004	1-00879-0027
Condominium Section	437-R1		
Address	305 2 AVENUE	295 PARK AVENUE SOUTH	143 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	127	190	327
Year Built	1901	1900	1928
Gross SqFt	174,042	145,299	101,857
Estimated Gross Income	\$5,221,000	\$4,811,189	\$3,039,895
Gross Income per SqFt	\$30.00	\$33.10	\$29.80
Full Market Value	\$25,299,999	\$23,300,000	\$8,580,000
Market Value per SqFt	\$145.00	\$160.00	\$84.00
Distance from Condominium in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00898-7502	1-00874-0021	1-00916-0037
Condominium Section	1676-R1		
Address	233 EAST 17 STREET	70 IRVING PLACE	657 2 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	13	35	45
Year Built	1948	1949	1960
Gross SqFt	26,700	21,840	23,200
Estimated Gross Income	\$980,000	\$612,660	\$1,008,588
Gross Income per SqFt	\$36.70	\$28.10	\$43.50
Full Market Value	\$4,930,002	\$2,970,000	\$5,070,000
Market Value per SqFt	\$185.00	\$136.00	\$219.00
Distance from Condominium in miles		0.15	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00903-7501	1-00902-0030	1-00902-0049
Condominium Section	127-R1		
Address	205 EAST 22 STREET	371 2 AVENUE	220 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	64	94	123
Year Built	1920	1930	1930
Gross SqFt	81,685	77,640	77,275
Estimated Gross Income	\$2,940,000	\$2,326,827	\$3,645,791
Gross Income per SqFt	\$36.00	\$30.00	\$47.20
Full Market Value	\$14,799,996	\$11,300,000	\$18,300,000
Market Value per SqFt	\$181.00	\$146.00	\$237.00
Distance from Condominium in miles		0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00903-7502	1-01008-0029	1-01030-0058
Condominium Section	148-R1		
Address	381 2 AVENUE	1361 6 AVENUE	240 CENTRAL PARK SOUTH
Neighborhood	GRAMERCY	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	329	169	340
Year Built	1931	1925	1940
Gross SqFt	321,079	243,671	387,428
Estimated Gross Income	\$10,596,000	\$9,615,603	\$10,816,674
Gross Income per SqFt	\$33.00	\$39.50	\$27.90
Full Market Value	\$51,300,000	\$48,300,000	\$52,400,000
Market Value per SqFt	\$160.00	\$198.00	\$135.00
Distance from Condominium in miles		1.75	2.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00908-7501	1-00907-0016	1-00873-0028
Condominium Section	503-R1		
Address	200 EAST 28 STREET	225 EAST 26 STREET	135 EAST 17 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	43	90	45
Year Built	1965	1963	1963
Gross SqFt	29,535	54,252	22,512
Estimated Gross Income	\$827,000	\$1,375,837	\$492,174
Gross Income per SqFt	\$28.00	\$25.40	\$21.86
Full Market Value	\$4,010,002	\$6,150,000	\$2,200,000
Market Value per SqFt	\$136.00	\$113.00	\$98.00
Distance from Condominium in miles		0.05	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00910-7501	1-00909-0028	1-00911-0064
Condominium Section	1320-R1		
Address	250 EAST 30 STREET	501 2 AVENUE	443 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	80	130	73
Year Built	2001	1978	1980
Gross SqFt	79,132	108,614	64,245
Estimated Gross Income	\$2,850,000	\$3,838,941	\$2,347,411
Gross Income per SqFt	\$36.00	\$35.30	\$36.50
Full Market Value	\$14,299,999	\$19,300,000	\$7,210,000
Market Value per SqFt	\$181.00	\$178.00	\$112.00
Distance from Condominium in miles		0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00911-7502	1-00902-0051	1-00911-0008
Condominium Section	119-R1		
Address	250 EAST 31 STREET	210 EAST 22 STREET	207 EAST 30 STREET
Neighborhood	MURRAY HILL	GRAMERCY	MURRAY HILL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	25	88	79
Year Built	1983	1982	1985
Gross SqFt	27,950	49,207	47,903
Estimated Gross Income	\$978,000	\$2,464,585	\$1,547,503
Gross Income per SqFt	\$35.00	\$50.00	\$32.30
Full Market Value	\$4,920,000	\$12,400,000	\$7,500,000
Market Value per SqFt	\$176.00	\$252.00	\$157.00
Distance from Condominium in miles		0.45	0.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00912-7502	1-00889-0039	1-00890-0011
Condominium Section	844-R1		
Address	200 EAST 32 STREET	166 EAST 34 STREET	115 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	165	223	196
Year Built	1990	1975	1980
Gross SqFt	198,838	182,767	164,073
Estimated Gross Income	\$8,351,000	\$7,358,788	\$7,186,846
Gross Income per SqFt	\$42.00	\$40.30	\$43.80
Full Market Value	\$42,000,006	\$37,000,000	\$36,100,000
Market Value per SqFt	\$211.00	\$202.00	\$220.00
Distance from Condominium in miles		0.15	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00916-7501	1-00586-0045	1-00379-0051
Condominium Section	1708-R1		
Address	649 2 AVENUE	29 7 AVENUE SOUTH	725 EAST 9 STREET
Neighborhood	MURRAY HILL	GREENWICH VILLAGE-WEST	ALPHABET CITY
Building Classification	R9-CONDOPS	D9-ELEVATOR	D3-ELEVATOR
Total Units	44	15	36
Year Built	1960	1998	2001
Gross SqFt	23,653	25,542	24,582
Estimated Gross Income	\$895,026	\$772,100	\$1,117,620
Gross Income per SqFt	\$37.80	\$30.20	\$45.50
Full Market Value	\$4,500,000	\$3,740,000	\$5,620,000
Market Value per SqFt	\$190.00	\$146.00	\$229.00
Distance from Condominium in miles		1.75	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00917-7501	1-00916-0041	1-00919-0034
Condominium Section	191-R1		
Address	201 EAST 36 STREET	236 EAST 36 STREET	713 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	118	145	172
Year Built	1963	1963	1955
Gross SqFt	123,404	95,057	111,570
Estimated Gross Income	\$3,702,000	\$2,797,441	\$3,789,662
Gross Income per SqFt	\$30.00	\$29.40	\$34.00
Full Market Value	\$17,900,003	\$13,600,000	\$19,100,000
Market Value per SqFt	\$145.00	\$143.00	\$171.00
Distance from Condominium in miles		0.05	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00920-7501	1-00885-0042	1-00889-0039
Condominium Section	597-R1		
Address	250 EAST 40 STREET	155 EAST 29 STREET	166 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	234	284	223
Year Built	1988	1981	1975
Gross SqFt	235,948	251,848	182,767
Estimated Gross Income	\$9,438,000	\$10,970,441	\$7,358,788
Gross Income per SqFt	\$40.00	\$43.60	\$40.30
Full Market Value	\$47,499,998	\$55,200,000	\$37,000,000
Market Value per SqFt	\$201.00	\$219.00	\$202.00
Distance from Condominium in miles		0.50	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00927-7501	1-00925-0024	1-00940-0017
Condominium Section	937-R1		
Address	312 EAST 22 STREET	341 EAST 19 STREET	327 EAST 34 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	18	29
Year Built	1910	1910	1920
Gross SqFt	20,425	10,800	21,000
Estimated Gross Income	\$654,000	\$342,007	\$729,454
Gross Income per SqFt	\$32.00	\$31.70	\$34.70
Full Market Value	\$3,169,999	\$1,660,000	\$3,670,000
Market Value per SqFt	\$155.00	\$154.00	\$175.00
Distance from Condominium in miles		0.10	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00928-7502	1-00875-0003	1-00879-0017
Condominium Section	580-R1		
Address	310 EAST 23 STREET	239 PARK AVENUE SOUTH	131 EAST 23 STREET
Neighborhood	KIPS BAY	GRAMERCY	GRAMERCY
Building Classification	R9-CONDOPS	D9-ELEVATOR	D9-ELEVATOR
Total Units	98	46	67
Year Built	1905	1911	1925
Gross SqFt	65,393	51,122	56,670
Estimated Gross Income	\$2,093,000	\$1,289,921	\$2,011,078
Gross Income per SqFt	\$32.00	\$25.20	\$35.50
Full Market Value	\$10,100,000	\$5,760,000	\$10,100,000
Market Value per SqFt	\$154.00	\$113.00	\$178.00
Distance from Condominium in miles		0.40	0.35

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00928-7502	1-00875-0003	1-00879-0017
Condominium Section	580-R2		
Address	312 EAST 23 STREET	239 PARK AVENUE SOUTH	131 EAST 23 STREET
Neighborhood	KIPS BAY	GRAMERCY	GRAMERCY
Building Classification	R9-CONDOPS	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	46	67
Year Built	1905	1911	1925
Gross SqFt	49,157	51,122	56,670
Estimated Gross Income	\$1,573,000	\$1,289,921	\$2,011,078
Gross Income per SqFt	\$32.00	\$25.20	\$35.50
Full Market Value	\$7,620,000	\$5,760,000	\$10,100,000
Market Value per SqFt	\$155.00	\$113.00	\$178.00
Distance from Condominium in miles		0.40	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00935-7501	1-00910-0061	1-00927-0038
Condominium Section	64-R1		
Address	350 EAST 30 STREET	425 3 AVENUE	320 EAST 22 STREET
Neighborhood	KIPS BAY	MURRAY HILL	KIPS BAY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	128	105	94
Year Built	1956	1967	1948
Gross SqFt	125,776	66,403	67,048
Estimated Gross Income	\$3,770,000	\$1,646,492	\$2,353,723
Gross Income per SqFt	\$30.00	\$24.80	\$35.10
Full Market Value	\$17,000,720	\$7,360,000	\$11,800,000
Market Value per SqFt	\$135.00	\$111.00	\$176.00
Distance from Condominium in miles		0.15	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00936-7501	1-00978-0001	1-00991-0060
Condominium Section	40-R1		
Address	333 EAST 30 STREET	342 1 AVENUE	25-00 F D R DRIVE
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	1,121	2,498	1,112
Year Built	1962	1947	1973
Gross SqFt	1,171,064	3,122,165	1,588,533
Estimated Gross Income	\$29,276,600	\$54,429,389	\$29,737,337
Gross Income per SqFt	\$25.00	\$17.43	\$18.72
Full Market Value	\$130,999,943	\$221,000,000	\$84,000,000
Market Value per SqFt	\$112.00	\$71.00	\$53.00
Distance from Condominium in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00940-7501	1-00991-0061	
Condominium Section	1345-R1		
Address	333 EAST 34 STREET	F D R DRIVE	
Neighborhood	KIPS BAY	KIPS BAY	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	205	370	
Year Built	1961	1973	
Gross SqFt	194,733	385,786	
Estimated Gross Income	\$7,205,000	\$7,106,178	
Gross Income per SqFt	\$37.00	\$18.42	
Full Market Value	\$36,199,997	\$20,100,000	
Market Value per SqFt	\$186.00	\$52.00	
Distance from Condominium in miles		0.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00943-7501	1-00887-0030	1-00966-0001
Condominium Section	528-R1		
Address	330 EAST 38 STREET	151 EAST 31 STREET	606 1 AVENUE
Neighborhood	KIPS BAY	MURRAY HILL	KIPS BAY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	818	722	707
Year Built	1986	1988	1985
Gross SqFt	842,317	800,227	835,279
Estimated Gross Income	\$32,850,000	\$32,154,880	\$27,626,471
Gross Income per SqFt	\$39.00	\$40.20	\$33.10
Full Market Value	\$165,000,005	\$162,000,000	\$134,000,000
Market Value per SqFt	\$196.00	\$202.00	\$160.00
Distance from Condominium in miles		0.45	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00944-7501	1-00928-0031	1-00939-0028
Condominium Section	137-R1		
Address	311 EAST 38 STREET	385 1 AVENUE	347 EAST 33 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	118	140	208
Year Built	1984	2002	1998
Gross SqFt	119,395	150,800	213,549
Estimated Gross Income	\$4,776,000	\$6,013,534	\$9,408,845
Gross Income per SqFt	\$40.00	\$39.90	\$44.10
Full Market Value	\$23,999,997	\$30,200,000	\$47,300,000
Market Value per SqFt	\$201.00	\$200.00	\$221.00
Distance from Condominium in miles		0.80	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00945-7501	1-00913-0001	1-01048-0020
Condominium Section	790-R1		
Address	300 EAST 40 STREET	471 3 AVENUE	315 WEST 57 STREET
Neighborhood	KIPS BAY	MURRAY HILL	MIDTOWN WEST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	586	311	372
Year Built	1967	1972	1965
Gross SqFt	605,018	351,560	392,966
Estimated Gross Income	\$21,176,000	\$11,305,238	\$15,729,783
Gross Income per SqFt	\$35.00	\$32.20	\$40.00
Full Market Value	\$106,000,000	\$54,800,000	\$79,100,000
Market Value per SqFt	\$175.00	\$156.00	\$201.00
Distance from Condominium in miles		0.35	1.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00968-7501	1-00914-0036	1-00944-0010
Condominium Section	195-R1		
Address	630 1 AVENUE	222 EAST 34 STREET	330 EAST 39 STREET
Neighborhood	KIPS BAY	MURRAY HILL	KIPS BAY
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	485	483	511
Year Built	1984	2002	1980
Gross SqFt	508,026	507,110	438,635
Estimated Gross Income	\$20,060,000	\$19,868,785	\$17,438,049
Gross Income per SqFt	\$39.50	\$39.20	\$39.80
Full Market Value	\$101,000,001	\$99,900,000	\$87,700,000
Market Value per SqFt	\$199.00	\$197.00	\$200.00
Distance from Condominium in miles		0.30	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00969-7501	1-00944-0010	1-00914-0036
Condominium Section	570-R1		
Address	415 EAST 37 STREET	330 EAST 39 STREET	222 EAST 34 STREET
Neighborhood	KIPS BAY	KIPS BAY	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	411	511	483
Year Built	1989	1980	2002
Gross SqFt	510,770	438,635	507,110
Estimated Gross Income	\$20,175,000	\$17,438,049	\$19,868,785
Gross Income per SqFt	\$39.50	\$39.80	\$39.20
Full Market Value	\$101,000,009	\$87,700,000	\$99,900,000
Market Value per SqFt	\$198.00	\$200.00	\$197.00
Distance from Condominium in miles		0.10	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01003-7501	1-01008-0029	1-01041-0011
Condominium Section	347-R1		
Address	150 WEST 51 STREET	1361 6 AVENUE	335 WEST 50 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	445	169	151
Year Built	1927	1925	1930
Gross SqFt	328,716	243,671	150,000
Estimated Gross Income	\$11,505,000	\$9,615,603	\$5,028,000
Gross Income per SqFt	\$35.00	\$39.50	\$33.50
Full Market Value	\$53,615,080	\$48,300,000	\$14,200,000
Market Value per SqFt	\$163.00	\$198.00	\$95.00
Distance from Condominium in miles		0.25	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01006-7501	1-01048-0020	1-01274-0006
Condominium Section	130-R1		
Address	825 7 AVENUE	315 WEST 57 STREET	39 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	212	372	338
Year Built	1968	1965	1948
Gross SqFt	223,307	392,966	269,346
Estimated Gross Income	\$8,932,000	\$15,729,783	\$11,775,997
Gross Income per SqFt	\$40.00	\$40.00	\$43.70
Full Market Value	\$35,353,449	\$79,100,000	\$59,200,000
Market Value per SqFt	\$158.00	\$201.00	\$220.00
Distance from Condominium in miles		0.40	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01008-7501	1-00999-0054	1-01023-0061
Condominium Section	84-R1		
Address	108 WEST 56 STREET	150 WEST 47 STREET	260 WEST 52 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	50	105	217
Year Built	1982	1979	1987
Gross SqFt	96,492	66,182	190,289
Estimated Gross Income	\$3,281,000	\$2,216,095	\$6,671,458
Gross Income per SqFt	\$34.00	\$33.50	\$35.10
Full Market Value	\$16,500,003	\$10,700,000	\$33,500,000
Market Value per SqFt	\$171.00	\$162.00	\$176.00
Distance from Condominium in miles		0.45	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01008-7502	1-01006-0063	1-01011-0025
Condominium Section	534-R1		
Address	162 WEST 56 STREET	162 WEST 54 STREET	117 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	65	83	102
Year Built	1926	1911	1900
Gross SqFt	74,422	98,616	66,173
Estimated Gross Income	\$2,530,000	\$3,544,138	\$2,133,113
Gross Income per SqFt	\$34.00	\$35.90	\$32.20
Full Market Value	\$12,700,000	\$17,800,000	\$10,300,000
Market Value per SqFt	\$171.00	\$180.00	\$156.00
Distance from Condominium in miles		0.10	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01008-7503	1-01020-0005	1-01025-0001
Condominium Section	540-R1		
Address	150 WEST 56 STREET	227 WEST 48 STREET	890 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	340	487	395
Year Built	1987	1989	2003
Gross SqFt	494,266	475,327	435,366
Estimated Gross Income	\$19,771,000	\$20,451,568	\$15,927,843
Gross Income per SqFt	\$40.00	\$43.00	\$36.60
Full Market Value	\$99,400,007	\$103,000,000	\$80,100,000
Market Value per SqFt	\$201.00	\$217.00	\$184.00
Distance from Condominium in miles		0.40	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01009-7501	1-01019-0001	1-01020-0005
Condominium Section	364-R1		
Address	146 WEST 57 STREET	770 8 AVENUE	227 WEST 48 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	247	465	487
Year Built	1986	2001	1989
Gross SqFt	399,221	463,143	475,327
Estimated Gross Income	\$15,969,000	\$17,050,321	\$20,451,568
Gross Income per SqFt	\$40.00	\$36.80	\$43.00
Full Market Value	\$73,426,218	\$85,700,000	\$103,000,000
Market Value per SqFt	\$184.00	\$185.00	\$217.00
Distance from Condominium in miles		0.45	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01010-7501	1-01037-0030	1-01037-0038
Condominium Section	165-R1		
Address	140 WEST 58 STREET	733 8 AVENUE	306 WEST 47 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOPS	D9-ELEVATOR	D7-ELEVATOR
Total Units	38	23	80
Year Built	1916	1910	1910
Gross SqFt	43,765	29,245	52,860
Estimated Gross Income	\$1,357,000	\$1,206,872	\$1,152,204
Gross Income per SqFt	\$31.00	\$41.30	\$21.80
Full Market Value	\$6,570,000	\$6,070,000	\$5,150,000
Market Value per SqFt	\$150.00	\$208.00	\$97.00
Distance from Condominium in miles		0.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01010-7502	1-01037-0030	1-01041-0038
Condominium Section	513-R1		
Address	120 WEST 58 STREET	733 8 AVENUE	306 WEST 51 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	33	23	38
Year Built	1923	1910	1945
Gross SqFt	32,796	29,245	25,482
Estimated Gross Income	\$1,050,000	\$1,206,872	\$818,760
Gross Income per SqFt	\$32.00	\$41.30	\$32.10
Full Market Value	\$4,804,247	\$6,070,000	\$3,970,000
Market Value per SqFt	\$146.00	\$208.00	\$156.00
Distance from Condominium in miles		0.65	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01010-7504	1-01006-0063	1-01010-0046
Condominium Section	1153-R1		
Address	171 WEST 57 STREET	162 WEST 54 STREET	134 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	35	83	121
Year Built	1922	1911	1930
Gross SqFt	88,288	98,616	61,791
Estimated Gross Income	\$3,355,000	\$3,544,138	\$2,471,414
Gross Income per SqFt	\$38.00	\$35.90	\$40.00
Full Market Value	\$16,899,998	\$17,800,000	\$12,400,000
Market Value per SqFt	\$191.00	\$180.00	\$201.00
Distance from Condominium in miles		0.20	0.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01010-7505	1-01006-0063	1-01010-0046
Condominium Section	1524-R1		
Address	100 WEST 58 STREET	162 WEST 54 STREET	134 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	103	83	121
Year Built	1926	1911	1930
Gross SqFt	121,921	98,616	61,791
Estimated Gross Income	\$4,880,000	\$3,544,138	\$2,471,414
Gross Income per SqFt	\$40.00	\$35.90	\$40.00
Full Market Value	\$24,500,005	\$17,800,000	\$12,400,000
Market Value per SqFt	\$201.00	\$180.00	\$201.00
Distance from Condominium in miles		0.20	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-7501	1-01006-0063	1-01008-0029
Condominium Section	11-R1		
Address	160 CENTRAL PARK SOUTH	162 WEST 54 STREET	1361 6 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	161	83	169
Year Built	1930	1911	1925
Gross SqFt	159,786	98,616	243,671
Estimated Gross Income	\$4,739,000	\$3,544,138	\$9,615,603
Gross Income per SqFt	\$29.70	\$35.90	\$39.50
Full Market Value	\$23,799,996	\$17,800,000	\$48,300,000
Market Value per SqFt	\$149.00	\$180.00	\$198.00
Distance from Condominium in miles		0.25	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-7502	1-01008-0029	1-01141-0051
Condominium Section	496-R1		
Address	106 CENTRAL PARK SOUTH	1361 6 AVENUE	2028 BROADWAY
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	420	169	183
Year Built	1930	1925	1900
Gross SqFt	468,144	243,671	133,460
Estimated Gross Income	\$18,959,832	\$9,615,603	\$4,805,766
Gross Income per SqFt	\$40.50	\$39.50	\$36.00
Full Market Value	\$95,300,011	\$48,300,000	\$24,200,000
Market Value per SqFt	\$204.00	\$198.00	\$181.00
Distance from Condominium in miles		0.15	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-7503	1-01045-0012	1-01041-0019
Condominium Section	696-R1		
Address	116 CENTRAL PARK SOUTH	321 WEST 54 STREET	311 WEST 50 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	79	109	104
Year Built	1950	2001	2001
Gross SqFt	78,236	84,210	79,050
Estimated Gross Income	\$2,855,614	\$2,940,282	\$3,566,675
Gross Income per SqFt	\$36.50	\$34.90	\$45.10
Full Market Value	\$14,399,999	\$14,800,000	\$17,900,000
Market Value per SqFt	\$184.00	\$176.00	\$226.00
Distance from Condominium in miles		0.40	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-7504	1-01010-0051	1-01011-0025
Condominium Section	767-R1		
Address	135 WEST 58 STREET	150 WEST 58 STREET	117 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	34	59	102
Year Built	1912	1927	1900
Gross SqFt	35,328	39,720	66,173
Estimated Gross Income	\$1,130,496	\$1,291,867	\$2,133,113
Gross Income per SqFt	\$32.00	\$32.50	\$32.20
Full Market Value	\$5,480,000	\$6,260,000	\$10,300,000
Market Value per SqFt	\$155.00	\$158.00	\$156.00
Distance from Condominium in miles		0.05	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-7505	1-01041-0019	1-01045-0012
Condominium Section	1018-R1		
Address	1431 6 AVENUE	311 WEST 50 STREET	321 WEST 54 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	80	104	109
Year Built	1918	2001	2001
Gross SqFt	87,821	79,050	84,210
Estimated Gross Income	\$3,820,213	\$3,566,675	\$2,940,282
Gross Income per SqFt	\$43.50	\$45.10	\$34.90
Full Market Value	\$19,199,988	\$17,900,000	\$14,800,000
Market Value per SqFt	\$219.00	\$226.00	\$176.00
Distance from Condominium in miles		0.50	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01020-7502	1-01026-0049	1-01041-0029
Condominium Section	1519-R1		
Address	1600 BROADWAY	230 WEST 55 STREET	831 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	137	237	295
Year Built	2005	1979	1997
Gross SqFt	165,323	210,213	270,161
Estimated Gross Income	\$8,596,000	\$8,999,659	\$12,189,619
Gross Income per SqFt	\$52.00	\$42.80	\$45.10
Full Market Value	\$43,199,986	\$45,300,000	\$61,300,000
Market Value per SqFt	\$261.00	\$215.00	\$227.00
Distance from Condominium in miles		0.30	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01025-7501	1-01008-0029	1-01011-0013
Condominium Section	606-R1		
Address	828 7 AVENUE	1361 6 AVENUE	145 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D7-ELEVATOR
Total Units	129	169	114
Year Built	1916	1925	1928
Gross SqFt	128,513	243,671	122,813
Estimated Gross Income	\$4,305,185	\$9,615,603	\$3,350,471
Gross Income per SqFt	\$33.50	\$39.50	\$27.30
Full Market Value	\$20,900,000	\$48,300,000	\$16,200,000
Market Value per SqFt	\$163.00	\$198.00	\$132.00
Distance from Condominium in miles		0.15	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01027-7504	1-01019-0001	1-01041-0029
Condominium Section	1278-R1		
Address	230 WEST 56 STREET	770 8 AVENUE	831 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	108	465	295
Year Built	2002	2001	1997
Gross SqFt	185,822	463,143	270,161
Estimated Gross Income	\$8,326,000	\$17,050,321	\$12,189,619
Gross Income per SqFt	\$44.80	\$36.80	\$45.10
Full Market Value	\$41,899,993	\$85,700,000	\$61,300,000
Market Value per SqFt	\$225.00	\$185.00	\$227.00
Distance from Condominium in miles		0.40	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01028-7501	1-01019-0001	1-01033-0001
Condominium Section	416-R1		
Address	235 WEST 56 STREET	770 8 AVENUE	360 WEST 43 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	484	465	258
Year Built	1987	2001	2002
Gross SqFt	538,783	463,143	249,052
Estimated Gross Income	\$17,699,021	\$17,050,321	\$8,096,026
Gross Income per SqFt	\$32.80	\$36.80	\$32.50
Full Market Value	\$85,800,000	\$85,700,000	\$39,200,000
Market Value per SqFt	\$159.00	\$185.00	\$157.00
Distance from Condominium in miles		0.45	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01032-7501	1-01019-0001	1-01020-0005
Condominium Section	1531-R1		
Address	350 WEST 42 STREET	770 8 AVENUE	227 WEST 48 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	528	465	487
Year Built	2004	2001	1989
Gross SqFt	604,403	463,143	475,327
Estimated Gross Income	\$22,967,314	\$17,050,321	\$20,451,568
Gross Income per SqFt	\$38.00	\$36.80	\$43.00
Full Market Value	\$114,999,964	\$85,700,000	\$103,000,000
Market Value per SqFt	\$190.00	\$185.00	\$217.00
Distance from Condominium in miles		0.45	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01040-7501	1-01020-0005	1-01041-0029
Condominium Section	633-R1		
Address	350 WEST 50 STREET	227 WEST 48 STREET	831 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	704	487	295
Year Built	1989	1989	1997
Gross SqFt	551,052	475,327	270,161
Estimated Gross Income	\$22,000,000	\$20,451,568	\$12,189,619
Gross Income per SqFt	\$39.90	\$43.00	\$45.10
Full Market Value	\$110,999,966	\$103,000,000	\$61,300,000
Market Value per SqFt	\$201.00	\$217.00	\$227.00
Distance from Condominium in miles		0.15	0.05

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01042-7502	1-01026-0049	1-01041-0029
Condominium Section	1626-R1		
Address	310 WEST 52 STREET	230 WEST 55 STREET	831 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	215	237	295
Year Built	2005	1979	1997
Gross SqFt	249,339	210,213	270,161
Estimated Gross Income	\$11,220,000	\$8,999,659	\$12,189,619
Gross Income per SqFt	\$45.00	\$42.80	\$45.10
Full Market Value	\$56,400,003	\$45,300,000	\$61,300,000
Market Value per SqFt	\$226.00	\$215.00	\$227.00
Distance from Condominium in miles		0.20	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01043-7501	1-01037-0030	1-01037-0038
Condominium Section	288-R1		
Address	87177 8 AVENUE	733 8 AVENUE	306 WEST 47 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	65	23	80
Year Built	1942	1910	1910
Gross SqFt	54,785	29,245	52,860
Estimated Gross Income	\$1,808,000	\$1,206,872	\$1,152,204
Gross Income per SqFt	\$33.00	\$41.30	\$21.80
Full Market Value	\$8,759,999	\$6,070,000	\$5,150,000
Market Value per SqFt	\$160.00	\$208.00	\$97.00
Distance from Condominium in miles		0.30	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01043-7502	1-01037-0030	1-01037-0038
Condominium Section	280-R1		
Address	879 8 AVENUE	733 8 AVENUE	306 WEST 47 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	65	23	80
Year Built	1947	1910	1910
Gross SqFt	54,655	29,245	52,860
Estimated Gross Income	\$1,804,000	\$1,206,872	\$1,152,204
Gross Income per SqFt	\$33.00	\$41.30	\$21.80
Full Market Value	\$8,740,010	\$6,070,000	\$5,150,000
Market Value per SqFt	\$160.00	\$208.00	\$97.00
Distance from Condominium in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01043-7503	1-01041-0019	1-01045-0012
Condominium Section	1461-R1		
Address	350 WEST 53 STREET	311 WEST 50 STREET	321 WEST 54 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	66	104	109
Year Built	2005	2001	2001
Gross SqFt	56,935	79,050	84,210
Estimated Gross Income	\$2,278,000	\$3,566,675	\$2,940,282
Gross Income per SqFt	\$40.00	\$45.10	\$34.90
Full Market Value	\$11,500,008	\$17,900,000	\$14,800,000
Market Value per SqFt	\$202.00	\$226.00	\$176.00
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01047-7501	1-01008-0029	1-01011-0025
Condominium Section	115-R1		
Address	340 WEST 57 STREET	1361 6 AVENUE	117 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	576	169	102
Year Built	1904	1925	1900
Gross SqFt	609,127	243,671	66,173
Estimated Gross Income	\$20,710,000	\$9,615,603	\$2,133,113
Gross Income per SqFt	\$34.00	\$39.50	\$32.20
Full Market Value	\$76,449,829	\$48,300,000	\$10,300,000
Market Value per SqFt	\$126.00	\$198.00	\$156.00
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01047-7503	1-01115-0017	1-00824-0011
Condominium Section	1750-R1		
Address	322 WEST 57 STREET	1886 BROADWAY	51 WEST 22 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	FLATIRON
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	595	555	452
Year Built	1978	1979	2000
Gross SqFt	706,825	580,347	588,356
Estimated Gross Income	\$30,888,253	\$25,515,542	\$25,604,000
Gross Income per SqFt	\$43.70	\$44.00	\$43.50
Full Market Value	\$154,999,866	\$128,000,000	\$129,000,000
Market Value per SqFt	\$219.00	\$221.00	\$219.00
Distance from Condominium in miles		0.30	1.75

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01048-7501	1-01023-0061	1-01026-0049
Condominium Section	58-R1		
Address	347 WEST 57 STREET	260 WEST 52 STREET	230 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	261	217	237
Year Built	1982	1987	1979
Gross SqFt	263,995	190,289	210,213
Estimated Gross Income	\$10,559,800	\$6,671,458	\$8,999,659
Gross Income per SqFt	\$40.00	\$35.10	\$42.80
Full Market Value	\$53,099,949	\$33,500,000	\$45,300,000
Market Value per SqFt	\$201.00	\$176.00	\$215.00
Distance from Condominium in miles		0.35	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01048-7503	1-01019-0001	1-01020-0005
Condominium Section	538-R1		
Address	301 WEST 57 STREET	770 8 AVENUE	227 WEST 48 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	276	465	487
Year Built	1987	2001	1989
Gross SqFt	314,941	463,143	475,327
Estimated Gross Income	\$12,597,640	\$17,050,321	\$20,451,568
Gross Income per SqFt	\$40.00	\$36.80	\$43.00
Full Market Value	\$63,299,966	\$85,700,000	\$103,000,000
Market Value per SqFt	\$201.00	\$185.00	\$217.00
Distance from Condominium in miles		0.55	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01048-7503	1-01019-0001	1-01020-0005
Condominium Section	538-R2		
Address	301 WEST 57 STREET	770 8 AVENUE	227 WEST 48 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	20	465	487
Year Built	1987	2001	1989
Gross SqFt	15,764	463,143	475,327
Estimated Gross Income	\$614,796	\$17,050,321	\$20,451,568
Gross Income per SqFt	\$39.00	\$36.80	\$43.00
Full Market Value	\$3,090,002	\$85,700,000	\$103,000,000
Market Value per SqFt	\$196.00	\$185.00	\$217.00
Distance from Condominium in miles		0.55	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01048-7504	1-01036-0029	1-01463-0021
Condominium Section	800-R1		
Address	333 WEST 57 STREET	717 8 AVENUE	1273 YORK AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	188	182	213
Year Built	1940	1966	1957
Gross SqFt	158,478	126,778	182,345
Estimated Gross Income	\$5,071,296	\$4,155,113	\$5,313,826
Gross Income per SqFt	\$32.00	\$32.80	\$29.10
Full Market Value	\$20,911,111	\$20,100,000	\$25,700,000
Market Value per SqFt	\$132.00	\$159.00	\$141.00
Distance from Condominium in miles		0.60	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01049-7501	1-00016-0205	1-00565-9021
Condominium Section	1311-R1		
Address	1 CENTRAL PARK	455 NORTH END AVENUE	842 BROADWAY
Neighborhood	MIDTOWN WEST	TRIBECA	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	129	220	240
Year Built	1955	1998	1996
Gross SqFt	377,444	239,185	208,961
Estimated Gross Income	\$21,375,000	\$13,545,551	\$10,700,906
Gross Income per SqFt	\$57.00	\$57.00	\$51.00
Full Market Value	\$107,022,294	\$68,100,000	\$53,800,000
Market Value per SqFt	\$284.00	\$285.00	\$257.00
Distance from Condominium in miles		4.25	2.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01049-7501	1-00016-0205	1-00565-9021
Condominium Section	1311-R2		
Address	80 COLUMBUS CIRCLE	455 NORTH END AVENUE	842 BROADWAY
Neighborhood	MIDTOWN WEST	TRIBECA	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	65	220	240
Year Built	1955	1998	1996
Gross SqFt	217,897	239,185	208,961
Estimated Gross Income	\$12,340,000	\$13,545,551	\$10,700,906
Gross Income per SqFt	\$57.00	\$57.00	\$51.00
Full Market Value	\$61,999,994	\$68,100,000	\$53,800,000
Market Value per SqFt	\$285.00	\$285.00	\$257.00
Distance from Condominium in miles		4.25	2.35

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01051-7501	1-01105-0029	1-01065-0036
Condominium Section	2008-R1		
Address	420 WEST 42 STREET	839 11 AVENUE	859 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	C7-WALK-UP
Total Units	262	601	45
Year Built	2000	2003	1883
Gross SqFt	245,000	375,121	28,782
Estimated Gross Income	\$9,187,500	\$11,636,253	\$659,744
Gross Income per SqFt	\$37.50	\$31.00	\$22.92
Full Market Value	\$46,200,000	\$56,400,000	\$2,950,000
Market Value per SqFt	\$189.00	\$150.00	\$102.00
Distance from Condominium in miles		0.85	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01053-7503	1-00904-0040	1-01439-0023
Condominium Section	1775-R1		
Address	464 WEST 44 STREET	220 EAST 24 STREET	1185 1 AVENUE
Neighborhood	CLINTON	GRAMERCY	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	58	71	61
Year Built	2007	1985	1996
Gross SqFt	54,027	45,446	50,225
Estimated Gross Income	\$2,415,007	\$2,156,881	\$2,095,809
Gross Income per SqFt	\$44.70	\$47.50	\$41.70
Full Market Value	\$12,099,990	\$10,800,000	\$10,500,000
Market Value per SqFt	\$224.00	\$238.00	\$209.00
Distance from Condominium in miles		1.55	1.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01054-7502	1-01042-0012	1-01075-0047
Condominium Section	1706-R1		
Address	406 WEST 45 STREET	343 WEST 51 STREET	530 WEST 47 STREET
Neighborhood	CLINTON	MIDTOWN WEST	CLINTON
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	21	24	33
Year Built	1920	1986	1999
Gross SqFt	26,041	20,000	22,500
Estimated Gross Income	\$937,476	\$747,714	\$792,733
Gross Income per SqFt	\$36.00	\$37.40	\$35.20
Full Market Value	\$4,709,995	\$3,760,000	\$3,990,000
Market Value per SqFt	\$181.00	\$188.00	\$177.00
Distance from Condominium in miles		0.40	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-7501	1-01054-0001	1-01075-0047
Condominium Section	474-R1		
Address	447 WEST 45 STREET	614 10 AVENUE	530 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	34	33	33
Year Built	1986	1998	1999
Gross SqFt	28,692	28,972	22,500
Estimated Gross Income	\$904,000	\$919,290	\$792,733
Gross Income per SqFt	\$31.50	\$31.70	\$35.20
Full Market Value	\$4,380,003	\$4,450,000	\$3,990,000
Market Value per SqFt	\$153.00	\$154.00	\$177.00
Distance from Condominium in miles		0.05	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01056-7501	1-01054-0036	1-01078-0016
Condominium Section	354-R1		
Address	446 WEST 47 STREET	637 9 AVENUE	525 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	28	52	47
Year Built	1920	1940	1940
Gross SqFt	20,655	21,840	26,500
Estimated Gross Income	\$682,000	\$663,180	\$1,090,304
Gross Income per SqFt	\$33.00	\$30.40	\$41.10
Full Market Value	\$3,299,998	\$3,210,000	\$5,480,000
Market Value per SqFt	\$160.00	\$147.00	\$207.00
Distance from Condominium in miles		0.10	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01058-7501	1-01054-0036	1-01061-0060
Condominium Section	660-R1		
Address	715 9 AVENUE	637 9 AVENUE	458 WEST 52 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R9-CONDOPS	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	52	26
Year Built	1901	1940	1910
Gross SqFt	7,812	21,840	21,000
Estimated Gross Income	\$234,360	\$663,180	\$591,563
Gross Income per SqFt	\$30.00	\$30.40	\$28.20
Full Market Value	\$1,140,000	\$3,210,000	\$2,870,000
Market Value per SqFt	\$146.00	\$147.00	\$137.00
Distance from Condominium in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01063-7501	1-01042-0012	1-01075-0047
Condominium Section	389-R1		
Address	414 WEST 54 STREET	343 WEST 51 STREET	530 WEST 47 STREET
Neighborhood	CLINTON	MIDTOWN WEST	CLINTON
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	34	24	33
Year Built	1986	1986	1999
Gross SqFt	30,457	20,000	22,500
Estimated Gross Income	\$1,096,000	\$747,714	\$792,733
Gross Income per SqFt	\$36.00	\$37.40	\$35.20
Full Market Value	\$5,509,996	\$3,760,000	\$3,990,000
Market Value per SqFt	\$181.00	\$188.00	\$177.00
Distance from Condominium in miles		0.20	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01064-7501	1-01042-0012	1-01075-0047
Condominium Section	331-R1		
Address	445 WEST 54 STREET	343 WEST 51 STREET	530 WEST 47 STREET
Neighborhood	CLINTON	MIDTOWN WEST	CLINTON
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	29	24	33
Year Built	1986	1986	1999
Gross SqFt	32,906	20,000	22,500
Estimated Gross Income	\$1,185,000	\$747,714	\$792,733
Gross Income per SqFt	\$36.00	\$37.40	\$35.20
Full Market Value	\$5,960,002	\$3,760,000	\$3,990,000
Market Value per SqFt	\$181.00	\$188.00	\$177.00
Distance from Condominium in miles		0.20	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01064-7502	1-00879-0001	1-01011-0025
Condominium Section	1642-R1		
Address	421 WEST 54 STREET	303 PARK AVENUE SOUTH	117 WEST 58 STREET
Neighborhood	CLINTON	GRAMERCY	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	27	61	102
Year Built	1928	1930	1900
Gross SqFt	56,495	75,119	66,173
Estimated Gross Income	\$2,430,000	\$4,081,841	\$2,133,113
Gross Income per SqFt	\$43.00	\$54.00	\$32.20
Full Market Value	\$12,200,002	\$20,500,000	\$10,300,000
Market Value per SqFt	\$216.00	\$273.00	\$156.00
Distance from Condominium in miles		1.80	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01067-7501	1-01064-0036	1-01062-0019
Condominium Section	655-R1		
Address	477 WEST 57 STREET	831 9 AVENUE	419 WEST 52 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R9-CONDOPS	D7-ELEVATOR	D1-ELEVATOR
Total Units	98	144	220
Year Built	1986	2003	1987
Gross SqFt	102,619	170,440	166,518
Estimated Gross Income	\$3,386,427	\$5,833,992	\$7,043,376
Gross Income per SqFt	\$33.00	\$34.20	\$42.30
Full Market Value	\$16,400,000	\$29,300,000	\$35,400,000
Market Value per SqFt	\$160.00	\$172.00	\$213.00
Distance from Condominium in miles		0.15	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01067-7502	1-01067-0032	1-01078-0016
Condominium Section	1505-R1		
Address	426 WEST 58 STREET	401 WEST 57 STREET	525 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	16	34	47
Year Built	1910	1890	1940
Gross SqFt	52,794	20,265	26,500
Estimated Gross Income	\$2,006,000	\$785,101	\$1,090,304
Gross Income per SqFt	\$38.00	\$38.70	\$41.10
Full Market Value	\$10,099,999	\$3,950,000	\$5,480,000
Market Value per SqFt	\$191.00	\$195.00	\$207.00
Distance from Condominium in miles		0.00	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01070-7501	1-00902-0015	1-00902-0051
Condominium Section	1258-R1		
Address	500 WEST 42 STREET	221 EAST 21 STREET	210 EAST 22 STREET
Neighborhood	CLINTON	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	29	88
Year Built	2001	1985	1982
Gross SqFt	22,475	19,900	49,207
Estimated Gross Income	\$822,585	\$640,138	\$2,464,585
Gross Income per SqFt	\$36.60	\$32.20	\$50.00
Full Market Value	\$4,140,000	\$3,100,000	\$12,400,000
Market Value per SqFt	\$184.00	\$156.00	\$252.00
Distance from Condominium in miles		1.70	1.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01071-7501	1-01070-0029	1-01071-0001
Condominium Section	625-R1		
Address	500 WEST 43 STREET	557 10 AVENUE	555 WEST 42 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	311	422	423
Year Built	1988	2001	1987
Gross SqFt	257,680	411,430	388,273
Estimated Gross Income	\$9,018,800	\$12,139,841	\$14,713,050
Gross Income per SqFt	\$35.00	\$29.50	\$37.90
Full Market Value	\$45,300,012	\$58,800,000	\$74,000,000
Market Value per SqFt	\$176.00	\$143.00	\$191.00
Distance from Condominium in miles		0.05	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01071-7502	1-01022-0061	1-01008-0029
Condominium Section	1227-R1		
Address	529 WEST 42 STREET	834 8 AVENUE	1361 6 AVENUE
Neighborhood	CLINTON	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOPS	D8-ELEVATOR	D6-ELEVATOR
Total Units	160	285	169
Year Built	1912	1925	1925
Gross SqFt	208,598	215,099	243,671
Estimated Gross Income	\$7,300,930	\$7,063,811	\$9,615,603
Gross Income per SqFt	\$35.00	\$32.80	\$39.50
Full Market Value	\$36,700,000	\$21,700,000	\$48,300,000
Market Value per SqFt	\$176.00	\$101.00	\$198.00
Distance from Condominium in miles		0.65	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01071-7503	1-01075-0047	1-01066-0029
Condominium Section	1777-R1		
Address	521 WEST 42 STREET	530 WEST 47 STREET	863 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R9-CONDOPS	D9-ELEVATOR	D8-ELEVATOR
Total Units	72	33	95
Year Built	2005	1999	1963
Gross SqFt	91,749	22,500	63,528
Estimated Gross Income	\$3,211,215	\$792,733	\$2,394,178
Gross Income per SqFt	\$35.00	\$35.20	\$37.70
Full Market Value	\$16,100,000	\$3,990,000	\$12,000,000
Market Value per SqFt	\$175.00	\$177.00	\$189.00
Distance from Condominium in miles		0.20	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01074-7502	1-01075-0047	1-01076-0043
Condominium Section	1099-R1		
Address	510 WEST 46 STREET	530 WEST 47 STREET	520 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	85	33	109
Year Built	1999	1999	2002
Gross SqFt	54,840	22,500	89,307
Estimated Gross Income	\$1,919,400	\$792,733	\$2,580,889
Gross Income per SqFt	\$35.00	\$35.20	\$28.90
Full Market Value	\$9,650,000	\$3,990,000	\$12,500,000
Market Value per SqFt	\$176.00	\$177.00	\$140.00
Distance from Condominium in miles		0.05	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01075-7501	1-01062-0019	1-01076-0043
Condominium Section	1500-R1		
Address	516 WEST 47 STREET	419 WEST 52 STREET	520 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	151	220	109
Year Built	2003	1987	2002
Gross SqFt	116,904	166,518	89,307
Estimated Gross Income	\$4,442,000	\$7,043,376	\$2,580,889
Gross Income per SqFt	\$38.00	\$42.30	\$28.90
Full Market Value	\$22,299,980	\$35,400,000	\$12,500,000
Market Value per SqFt	\$191.00	\$213.00	\$140.00
Distance from Condominium in miles		0.35	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01075-7502	1-01075-0047	1-01066-0029
Condominium Section	1787-R1		
Address	517 WEST 46 STREET	530 WEST 47 STREET	863 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	45	33	95
Year Built	2006	1999	1963
Gross SqFt	40,594	22,500	63,528
Estimated Gross Income	\$1,420,790	\$792,733	\$2,394,178
Gross Income per SqFt	\$35.00	\$35.20	\$37.70
Full Market Value	\$7,140,009	\$3,990,000	\$12,000,000
Market Value per SqFt	\$176.00	\$177.00	\$189.00
Distance from Condominium in miles		0.00	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01090-7501	1-01084-0025	1-01105-0029
Condominium Section	1630-R1		
Address	621 WEST 42 STREET	511 WEST 55 STREET	839 11 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	478	375	601
Year Built	2005	2002	2003
Gross SqFt	467,344	390,953	375,121
Estimated Gross Income	\$20,095,792	\$14,621,315	\$11,636,253
Gross Income per SqFt	\$43.00	\$37.40	\$31.00
Full Market Value	\$101,000,001	\$73,500,000	\$56,400,000
Market Value per SqFt	\$216.00	\$188.00	\$150.00
Distance from Condominium in miles		0.65	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01113-7501	1-01113-0001	1-01115-0017
Condominium Section	62-R1		
Address	30 WEST 61 STREET	45 WEST 60 STREET	1886 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	166	325	555
Year Built	1982	1981	1979
Gross SqFt	202,235	408,644	580,347
Estimated Gross Income	\$8,089,400	\$16,404,788	\$25,515,542
Gross Income per SqFt	\$40.00	\$40.10	\$44.00
Full Market Value	\$40,699,997	\$82,500,000	\$128,000,000
Market Value per SqFt	\$201.00	\$202.00	\$221.00
Distance from Condominium in miles		0.00	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01113-7502	1-01274-0006	1-01488-0013
Condominium Section	953-R1		
Address	1 CENTRAL PARK WEST	39 WEST 58 STREET	519 EAST 76 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	158	338	210
Year Built	1960	1948	1964
Gross SqFt	415,113	269,346	257,244
Estimated Gross Income	\$16,604,520	\$11,775,997	\$10,440,657
Gross Income per SqFt	\$40.00	\$43.70	\$40.60
Full Market Value	\$83,500,004	\$59,200,000	\$52,500,000
Market Value per SqFt	\$201.00	\$220.00	\$204.00
Distance from Condominium in miles		0.45	1.65

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01114-7501	1-01126-0029	1-01141-0051
Condominium Section	184-R1		
Address	43 WEST 61 STREET	135 CENTRAL PARK WEST	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	94	64	183
Year Built	1930	1906	1900
Gross SqFt	125,900	217,280	133,460
Estimated Gross Income	\$4,532,400	\$8,489,130	\$4,805,766
Gross Income per SqFt	\$36.00	\$39.10	\$36.00
Full Market Value	\$22,800,010	\$42,700,000	\$24,200,000
Market Value per SqFt	\$181.00	\$197.00	\$181.00
Distance from Condominium in miles		0.60	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01114-7502	1-01139-0001	1-01117-0001
Condominium Section	941-R1		
Address	62 WEST 62 STREET	145 WEST 67 STREET	1930 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	120	453	235
Year Built	1987	1986	2002
Gross SqFt	146,748	568,001	460,000
Estimated Gross Income	\$5,576,424	\$21,593,498	\$18,304,316
Gross Income per SqFt	\$38.00	\$38.00	\$39.80
Full Market Value	\$27,999,991	\$109,000,000	\$92,000,000
Market Value per SqFt	\$191.00	\$192.00	\$200.00
Distance from Condominium in miles		0.35	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01114-7503	1-01117-0001	1-01105-0029
Condominium Section	1653-R1		
Address	15 CENTRAL PARK WEST	1930 BROADWAY	839 11 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	CLINTON
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	202	235	601
Year Built	2005	2002	2003
Gross SqFt	730,068	460,000	375,121
Estimated Gross Income	\$35,043,264	\$18,304,316	\$11,636,253
Gross Income per SqFt	\$48.00	\$39.80	\$31.00
Full Market Value	\$176,000,003	\$92,000,000	\$56,400,000
Market Value per SqFt	\$241.00	\$200.00	\$150.00
Distance from Condominium in miles		0.15	0.60

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01115-7501	1-01167-0011	1-01141-0051
Condominium Section	612-R1		
Address	25 CENTRAL PARK WEST	2139 BROADWAY	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	425	224	183
Year Built	1932	1901	1900
Gross SqFt	598,316	224,803	133,460
Estimated Gross Income	\$20,941,060	\$8,245,787	\$4,805,766
Gross Income per SqFt	\$35.00	\$36.70	\$36.00
Full Market Value	\$105,018,670	\$41,500,000	\$24,200,000
Market Value per SqFt	\$176.00	\$185.00	\$181.00
Distance from Condominium in miles		0.75	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01115-7502	1-01113-0001	1-01115-0017
Condominium Section	1219-R1		
Address	61 WEST 62 STREET	45 WEST 60 STREET	1886 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D8-ELEVATOR	D8-ELEVATOR
Total Units	277	325	555
Year Built	1981	1981	1979
Gross SqFt	276,911	408,644	580,347
Estimated Gross Income	\$11,353,351	\$16,404,788	\$25,515,542
Gross Income per SqFt	\$41.00	\$40.10	\$44.00
Full Market Value	\$57,100,000	\$82,500,000	\$128,000,000
Market Value per SqFt	\$206.00	\$202.00	\$221.00
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01116-7501	1-01115-0017	1-01171-0129
Condominium Section	125-R1		
Address	20 WEST 64 STREET	1886 BROADWAY	180 RIVERSIDE BOULEVARD
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	655	555	523
Year Built	1970	1979	1998
Gross SqFt	806,195	580,347	589,670
Estimated Gross Income	\$28,216,825	\$25,515,542	\$19,047,576
Gross Income per SqFt	\$35.00	\$44.00	\$32.30
Full Market Value	\$141,999,993	\$128,000,000	\$92,300,000
Market Value per SqFt	\$176.00	\$221.00	\$157.00
Distance from Condominium in miles		0.05	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01116-7502	1-01117-0001	1-01118-9001
Condominium Section	2001-R1		
Address	15 WEST 63 STREET	1930 BROADWAY	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	53	235	325
Year Built	1999	2002	1974
Gross SqFt	146,262	460,000	301,000
Estimated Gross Income	\$5,850,480	\$18,304,316	\$12,006,298
Gross Income per SqFt	\$40.00	\$39.80	\$39.90
Full Market Value	\$29,400,000	\$92,000,000	\$60,400,000
Market Value per SqFt	\$201.00	\$200.00	\$201.00
Distance from Condominium in miles		0.05	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01117-7501	1-01042-0020	1-01120-0051
Condominium Section	107-R1		
Address	8 WEST 65 STREET	325 WEST 51 STREET	48 WEST 68 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	11	22	46
Year Built	1983	1987	1986
Gross SqFt	9,335	16,130	65,000
Estimated Gross Income	\$313,002	\$615,819	\$1,676,087
Gross Income per SqFt	\$33.50	\$38.20	\$25.80
Full Market Value	\$1,520,000	\$3,100,000	\$8,120,000
Market Value per SqFt	\$163.00	\$192.00	\$125.00
Distance from Condominium in miles		0.65	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01117-7502	1-01122-0022	1-01141-0051
Condominium Section	1303-R1		
Address	43 WEST 64 STREET	19 WEST 69 STREET	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	65	83	183
Year Built	1911	1916	1900
Gross SqFt	87,712	42,642	133,460
Estimated Gross Income	\$3,508,480	\$1,842,335	\$4,805,766
Gross Income per SqFt	\$40.00	\$43.20	\$36.00
Full Market Value	\$17,599,989	\$9,260,000	\$24,200,000
Market Value per SqFt	\$201.00	\$217.00	\$181.00
Distance from Condominium in miles		0.25	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01118-7501	1-01123-0001	1-01127-0001
Condominium Section	241-R1		
Address	29 WEST 65 STREET	65 WEST 70 STREET	301 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	54	17	27
Year Built	1939	1926	1900
Gross SqFt	40,545	31,992	32,956
Estimated Gross Income	\$1,379,000	\$1,481,159	\$1,084,955
Gross Income per SqFt	\$34.00	\$46.30	\$32.90
Full Market Value	\$6,929,995	\$7,450,000	\$5,260,000
Market Value per SqFt	\$171.00	\$233.00	\$160.00
Distance from Condominium in miles		0.25	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01118-7502	1-01118-9001	1-01120-0051
Condominium Section	913-R1		
Address	22 WEST 66 STREET	139 COLUMBUS AVENUE	48 WEST 68 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	26	325	46
Year Built	1986	1974	1986
Gross SqFt	58,898	301,000	65,000
Estimated Gross Income	\$2,355,920	\$12,006,298	\$1,676,087
Gross Income per SqFt	\$40.00	\$39.90	\$25.80
Full Market Value	\$11,800,001	\$60,400,000	\$8,120,000
Market Value per SqFt	\$200.00	\$201.00	\$125.00
Distance from Condominium in miles		0.00	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-7501	1-01118-9001	1-01171-0133
Condominium Section	126-R1		
Address	45 WEST 67 STREET	139 COLUMBUS AVENUE	140 RIVERSIDE BOULEVARD
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	175	325	357
Year Built	1983	1974	2002
Gross SqFt	154,328	301,000	367,786
Estimated Gross Income	\$5,555,808	\$12,006,298	\$13,404,144
Gross Income per SqFt	\$36.00	\$39.90	\$36.40
Full Market Value	\$27,899,994	\$60,400,000	\$67,400,000
Market Value per SqFt	\$181.00	\$201.00	\$183.00
Distance from Condominium in miles		0.10	0.65

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01124-7501	1-01141-0051	1-01167-0011
Condominium Section	181-R1		
Address	34 WEST 72 STREET	2028 BROADWAY	2139 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	142	183	224
Year Built	1926	1900	1901
Gross SqFt	114,510	133,460	224,803
Estimated Gross Income	\$4,122,360	\$4,805,766	\$8,245,787
Gross Income per SqFt	\$36.00	\$36.00	\$36.70
Full Market Value	\$20,700,000	\$24,200,000	\$41,500,000
Market Value per SqFt	\$181.00	\$181.00	\$185.00
Distance from Condominium in miles		0.15	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01125-7501	1-01167-0011	1-01141-0051
Condominium Section	1201-R1		
Address	41 WEST 72 STREET	2139 BROADWAY	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	132	224	183
Year Built	1928	1901	1900
Gross SqFt	139,400	224,803	133,460
Estimated Gross Income	\$5,018,400	\$8,245,787	\$4,805,766
Gross Income per SqFt	\$36.00	\$36.70	\$36.00
Full Market Value	\$25,199,976	\$41,500,000	\$24,200,000
Market Value per SqFt	\$181.00	\$185.00	\$181.00
Distance from Condominium in miles		0.40	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01125-7502	1-01126-0029	1-01167-0011
Condominium Section	1607-R1		
Address	27 WEST 72 STREET	135 CENTRAL PARK WEST	2139 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	158	64	224
Year Built	1924	1906	1901
Gross SqFt	239,122	217,280	224,803
Estimated Gross Income	\$9,564,880	\$8,489,130	\$8,245,787
Gross Income per SqFt	\$40.00	\$39.10	\$36.70
Full Market Value	\$48,100,002	\$42,700,000	\$41,500,000
Market Value per SqFt	\$201.00	\$197.00	\$185.00
Distance from Condominium in miles		0.05	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01126-7502	1-01122-0047	1-01127-0061
Condominium Section	763-R1		
Address	54 WEST 74 STREET	30 WEST 70 STREET	313 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	62	35	50
Year Built	1900	1916	1900
Gross SqFt	57,627	58,361	52,388
Estimated Gross Income	\$1,959,318	\$998,928	\$2,221,907
Gross Income per SqFt	\$34.00	\$17.12	\$42.40
Full Market Value	\$9,850,000	\$4,060,000	\$11,200,000
Market Value per SqFt	\$171.00	\$70.00	\$214.00
Distance from Condominium in miles		0.20	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01128-7502	1-01121-0050	1-01121-0055
Condominium Section	677-R1		
Address	40 WEST 76 STREET	38 WEST 69 STREET	50 WEST 69 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R2-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	13	13	13
Year Built	1910	1910	1910
Gross SqFt	8,625	8,660	7,959
Estimated Gross Income	\$310,000	\$287,455	\$312,095
Gross Income per SqFt	\$35.90	\$33.20	\$39.20
Full Market Value	\$1,559,998	\$1,390,000	\$1,570,000
Market Value per SqFt	\$181.00	\$161.00	\$197.00
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01129-7501	1-01121-0050	1-01121-0055
Condominium Section	634-R1		
Address	53 WEST 76 STREET	38 WEST 69 STREET	50 WEST 69 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R2-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	13	13	13
Year Built	1900	1910	1910
Gross SqFt	6,641	8,660	7,959
Estimated Gross Income	\$245,717	\$287,455	\$312,095
Gross Income per SqFt	\$37.00	\$33.20	\$39.20
Full Market Value	\$1,240,001	\$1,390,000	\$1,570,000
Market Value per SqFt	\$187.00	\$161.00	\$197.00
Distance from Condominium in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01131-7501	1-01118-9001	1-01117-0001
Condominium Section	1055-R1		
Address	2 COLUMBUS AVENUE	139 COLUMBUS AVENUE	1930 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	133	325	235
Year Built	1998	1974	2002
Gross SqFt	239,035	301,000	460,000
Estimated Gross Income	\$10,039,470	\$12,006,298	\$18,304,316
Gross Income per SqFt	\$42.00	\$39.90	\$39.80
Full Market Value	\$50,500,003	\$60,400,000	\$92,000,000
Market Value per SqFt	\$211.00	\$201.00	\$200.00
Distance from Condominium in miles		0.35	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01132-7501	1-01117-0001	1-01118-9001
Condominium Section	492-R1		
Address	161 WEST 61 STREET	1930 BROADWAY	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	222	235	325
Year Built	1988	2002	1974
Gross SqFt	269,253	460,000	301,000
Estimated Gross Income	\$10,770,120	\$18,304,316	\$12,006,298
Gross Income per SqFt	\$40.00	\$39.80	\$39.90
Full Market Value	\$54,200,009	\$92,000,000	\$60,400,000
Market Value per SqFt	\$201.00	\$200.00	\$201.00
Distance from Condominium in miles		0.25	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01137-7501	1-01115-0017	1-01117-0001
Condominium Section	760-R1		
Address	160 WEST 66 STREET	1886 BROADWAY	1930 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	347	555	235
Year Built	1989	1979	2002
Gross SqFt	442,560	580,347	460,000
Estimated Gross Income	\$20,358,000	\$25,515,542	\$18,304,316
Gross Income per SqFt	\$46.00	\$44.00	\$39.80
Full Market Value	\$102,000,001	\$128,000,000	\$92,000,000
Market Value per SqFt	\$230.00	\$221.00	\$200.00
Distance from Condominium in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01138-7501	1-01117-0001	1-01118-9001
Condominium Section	921-R1		
Address	144 COLUMBUS AVENUE	1930 BROADWAY	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	143	235	325
Year Built	1995	2002	1974
Gross SqFt	271,808	460,000	301,000
Estimated Gross Income	\$11,415,936	\$18,304,316	\$12,006,298
Gross Income per SqFt	\$42.00	\$39.80	\$39.90
Full Market Value	\$57,399,997	\$92,000,000	\$60,400,000
Market Value per SqFt	\$211.00	\$200.00	\$201.00
Distance from Condominium in miles		0.15	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01138-7502	1-01117-0001	1-01118-9001
Condominium Section	966-R1		
Address	1965 BROADWAY	1930 BROADWAY	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	199	235	325
Year Built	1997	2002	1974
Gross SqFt	320,750	460,000	301,000
Estimated Gross Income	\$13,792,250	\$18,304,316	\$12,006,298
Gross Income per SqFt	\$43.00	\$39.80	\$39.90
Full Market Value	\$69,300,036	\$92,000,000	\$60,400,000
Market Value per SqFt	\$216.00	\$200.00	\$201.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01139-7501	1-01042-0012	1-01042-0020
Condominium Section	351-R1		
Address	1991 BROADWAY	343 WEST 51 STREET	325 WEST 51 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	75	24	22
Year Built	1985	1986	1987
Gross SqFt	68,609	20,000	16,130
Estimated Gross Income	\$2,607,142	\$747,714	\$615,819
Gross Income per SqFt	\$38.00	\$37.40	\$38.20
Full Market Value	\$13,100,004	\$3,760,000	\$3,100,000
Market Value per SqFt	\$191.00	\$188.00	\$192.00
Distance from Condominium in miles		0.80	0.80

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01139-7503	1-01117-0001	1-01118-9001
Condominium Section	893-R1		
Address	1992 BROADWAY	1930 BROADWAY	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	281	235	325
Year Built	1992	2002	1974
Gross SqFt	325,921	460,000	301,000
Estimated Gross Income	\$13,688,682	\$18,304,316	\$12,006,298
Gross Income per SqFt	\$42.00	\$39.80	\$39.90
Full Market Value	\$68,800,020	\$92,000,000	\$60,400,000
Market Value per SqFt	\$211.00	\$200.00	\$201.00
Distance from Condominium in miles		0.20	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01140-7501	1-00913-0001	1-01048-0020
Condominium Section	160-R1		
Address	2001 BROADWAY	471 3 AVENUE	315 WEST 57 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MURRAY HILL	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	680	311	372
Year Built	1965	1972	1965
Gross SqFt	665,236	351,560	392,966
Estimated Gross Income	\$23,283,260	\$11,305,238	\$15,729,783
Gross Income per SqFt	\$35.00	\$32.20	\$40.00
Full Market Value	\$117,000,029	\$54,800,000	\$79,100,000
Market Value per SqFt	\$176.00	\$156.00	\$201.00
Distance from Condominium in miles		2.15	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01140-7502	1-01113-0001	1-01118-9001
Condominium Section	417-R1		
Address	2000 BROADWAY	45 WEST 60 STREET	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	161	325	325
Year Built	1987	1981	1974
Gross SqFt	239,435	408,644	301,000
Estimated Gross Income	\$9,577,400	\$16,404,788	\$12,006,298
Gross Income per SqFt	\$40.00	\$40.10	\$39.90
Full Market Value	\$48,199,997	\$82,500,000	\$60,400,000
Market Value per SqFt	\$201.00	\$202.00	\$201.00
Distance from Condominium in miles		0.45	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01141-7501	1-01129-0059	1-01141-0051
Condominium Section	31-R1		
Address	210 COLUMBUS AVENUE	52 WEST 77 STREET	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	83	149	183
Year Built	1903	1903	1900
Gross SqFt	95,930	113,309	133,460
Estimated Gross Income	\$2,973,830	\$3,538,879	\$4,805,766
Gross Income per SqFt	\$31.00	\$31.20	\$36.00
Full Market Value	\$14,400,000	\$17,100,000	\$24,200,000
Market Value per SqFt	\$150.00	\$151.00	\$181.00
Distance from Condominium in miles		0.40	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01141-7502	1-01113-0001	1-01118-9001
Condominium Section	601-R1		
Address	2021 BROADWAY	45 WEST 60 STREET	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D8-ELEVATOR	D8-ELEVATOR
Total Units	272	325	325
Year Built	1977	1981	1974
Gross SqFt	218,992	408,644	301,000
Estimated Gross Income	\$8,759,680	\$16,404,788	\$12,006,298
Gross Income per SqFt	\$40.00	\$40.10	\$39.90
Full Market Value	\$44,000,000	\$82,500,000	\$60,400,000
Market Value per SqFt	\$201.00	\$202.00	\$201.00
Distance from Condominium in miles		0.50	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01142-7501	1-00791-0078	1-01143-0015
Condominium Section	81-R1		
Address	135 WEST 70 STREET	91 7 AVENUE	145 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	CHELSEA	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	87	69	68
Year Built	1927	1920	1923
Gross SqFt	119,000	62,400	75,144
Estimated Gross Income	\$3,213,000	\$1,889,000	\$1,792,935
Gross Income per SqFt	\$27.00	\$30.30	\$23.86
Full Market Value	\$15,600,005	\$9,150,000	\$8,010,000
Market Value per SqFt	\$131.00	\$147.00	\$107.00
Distance from Condominium in miles		2.75	0.05

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01142-7502	1-01113-0001	1-01118-9001
Condominium Section	688-R1		
Address	155 WEST 70 STREET	45 WEST 60 STREET	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	122	325	325
Year Built	1989	1981	1974
Gross SqFt	179,380	408,644	301,000
Estimated Gross Income	\$6,995,820	\$16,404,788	\$12,006,298
Gross Income per SqFt	\$39.00	\$40.10	\$39.90
Full Market Value	\$35,199,998	\$82,500,000	\$60,400,000
Market Value per SqFt	\$196.00	\$202.00	\$201.00
Distance from Condominium in miles		0.50	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-7502	1-01123-0001	1-01147-0030
Condominium Section	431-R1		
Address	155 WEST 71 STREET	65 WEST 70 STREET	322 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	55	17	66
Year Built	1940	1926	1926
Gross SqFt	43,578	31,992	36,258
Estimated Gross Income	\$1,740,000	\$1,481,159	\$1,559,838
Gross Income per SqFt	\$39.90	\$46.30	\$43.00
Full Market Value	\$8,749,991	\$7,450,000	\$7,840,000
Market Value per SqFt	\$201.00	\$233.00	\$216.00
Distance from Condominium in miles		0.15	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-7503	1-01140-0133	1-01147-0030
Condominium Section	523-R1		
Address	100 WEST 72 STREET	106 WEST 69 STREET	322 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D7-ELEVATOR
Total Units	35	37	66
Year Built	1900	1913	1926
Gross SqFt	36,236	35,736	36,258
Estimated Gross Income	\$1,087,080	\$1,326,394	\$1,559,838
Gross Income per SqFt	\$30.00	\$37.10	\$43.00
Full Market Value	\$5,270,000	\$6,670,000	\$7,840,000
Market Value per SqFt	\$145.00	\$187.00	\$216.00
Distance from Condominium in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-7504	1-01122-0022	1-01154-0206
Condominium Section	579-R1		
Address	112 WEST 72 STREET	19 WEST 69 STREET	242 WEST 64 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	66	83	54
Year Built	1905	1916	1911
Gross SqFt	46,142	42,642	42,102
Estimated Gross Income	\$1,384,260	\$1,842,335	\$1,143,911
Gross Income per SqFt	\$30.00	\$43.20	\$27.20
Full Market Value	\$6,710,004	\$9,260,000	\$5,540,000
Market Value per SqFt	\$145.00	\$217.00	\$132.00
Distance from Condominium in miles		0.20	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01144-7501	1-01127-0061	1-01128-0021
Condominium Section	327-R1		
Address	105 WEST 72 STREET	313 COLUMBUS AVENUE	15 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	34	50	41
Year Built	1913	1900	1927
Gross SqFt	50,284	52,388	59,956
Estimated Gross Income	\$1,508,520	\$2,221,907	\$1,043,234
Gross Income per SqFt	\$30.00	\$42.40	\$17.40
Full Market Value	\$7,310,000	\$11,200,000	\$4,240,000
Market Value per SqFt	\$145.00	\$214.00	\$71.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01146-7501	1-00559-0009	1-00934-0024
Condominium Section	270-R1		
Address	306 COLUMBUS AVENUE	92 PARK AVENUE SOUTH	479 1 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	GREENWICH VILLAGE-CENTRAL	KIPS BAY
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	62	220	209
Year Built	1952	1964	1972
Gross SqFt	70,100	184,645	127,144
Estimated Gross Income	\$2,032,900	\$7,631,569	\$2,867,097
Gross Income per SqFt	\$29.00	\$41.30	\$22.55
Full Market Value	\$9,850,000	\$38,400,000	\$8,100,000
Market Value per SqFt	\$141.00	\$208.00	\$64.00
Distance from Condominium in miles		3.20	2.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01147-7501	1-01129-0059	1-01141-0051
Condominium Section	823-R1		
Address	161 WEST 75 STREET	52 WEST 77 STREET	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	132	149	183
Year Built	1925	1903	1900
Gross SqFt	181,976	113,309	133,460
Estimated Gross Income	\$5,823,232	\$3,538,879	\$4,805,766
Gross Income per SqFt	\$32.00	\$31.20	\$36.00
Full Market Value	\$28,200,000	\$17,100,000	\$24,200,000
Market Value per SqFt	\$155.00	\$151.00	\$181.00
Distance from Condominium in miles		0.15	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01149-7501	1-01117-0013	1-01124-0003
Condominium Section	589-R1		
Address	105 WEST 77 STREET	41 WEST 64 STREET	67 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	28	15	43
Year Built	1900	1910	1910
Gross SqFt	14,940	10,120	23,872
Estimated Gross Income	\$418,320	\$287,665	\$676,511
Gross Income per SqFt	\$28.00	\$28.40	\$28.30
Full Market Value	\$2,030,009	\$1,390,000	\$3,280,000
Market Value per SqFt	\$136.00	\$137.00	\$137.00
Distance from Condominium in miles		0.65	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01150-7502	1-01117-0001	1-01120-0051
Condominium Section	159-R1		
Address	386 COLUMBUS AVENUE	1930 BROADWAY	48 WEST 68 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	23	235	46
Year Built	1988	2002	1986
Gross SqFt	47,376	460,000	65,000
Estimated Gross Income	\$1,800,288	\$18,304,316	\$1,676,087
Gross Income per SqFt	\$38.00	\$39.80	\$25.80
Full Market Value	\$9,050,004	\$92,000,000	\$8,120,000
Market Value per SqFt	\$191.00	\$200.00	\$125.00
Distance from Condominium in miles		0.70	0.60

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01150-7503	1-01117-0001	1-01120-0051
Condominium Section	405-R1		
Address	130 WEST 79 STREET	1930 BROADWAY	48 WEST 68 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	93	235	46
Year Built	1987	2002	1986
Gross SqFt	68,225	460,000	65,000
Estimated Gross Income	\$2,456,100	\$18,304,316	\$1,676,087
Gross Income per SqFt	\$36.00	\$39.80	\$25.80
Full Market Value	\$12,300,002	\$92,000,000	\$8,120,000
Market Value per SqFt	\$180.00	\$200.00	\$125.00
Distance from Condominium in miles		0.70	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01150-7504	1-01129-0059	1-01141-0051
Condominium Section	1415-R1		
Address	172 WEST 79 STREET	52 WEST 77 STREET	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	98	149	183
Year Built	1930	1903	1900
Gross SqFt	135,531	113,309	133,460
Estimated Gross Income	\$4,336,992	\$3,538,879	\$4,805,766
Gross Income per SqFt	\$32.00	\$31.20	\$36.00
Full Market Value	\$20,999,997	\$17,100,000	\$24,200,000
Market Value per SqFt	\$155.00	\$151.00	\$181.00
Distance from Condominium in miles		0.20	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01151-7501	1-01171-0129	1-01171-0132
Condominium Section	759-R1		
Address	2 AMSTERDAM AVENUE	180 RIVERSIDE BOULEVARD	160 RIVERSIDE BOULEVARD
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	248	523	459
Year Built	1991	1998	1999
Gross SqFt	264,070	589,670	524,466
Estimated Gross Income	\$9,202,839	\$19,047,576	\$20,879,500
Gross Income per SqFt	\$34.80	\$32.30	\$39.80
Full Market Value	\$46,300,000	\$92,300,000	\$105,000,000
Market Value per SqFt	\$175.00	\$157.00	\$200.00
Distance from Condominium in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01151-7501	1-01171-0129	1-01171-0132
Condominium Section	759-R2		
Address	2 AMSTERDAM AVENUE	180 RIVERSIDE BOULEVARD	160 RIVERSIDE BOULEVARD
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	132	523	459
Year Built	1991	1998	1999
Gross SqFt	92,422	589,670	524,466
Estimated Gross Income	\$3,350,297	\$19,047,576	\$20,879,500
Gross Income per SqFt	\$36.20	\$32.30	\$39.80
Full Market Value	\$16,800,000	\$92,300,000	\$105,000,000
Market Value per SqFt	\$182.00	\$157.00	\$200.00
Distance from Condominium in miles		0.40	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01152-7501	1-01117-0001	1-01171-0133
Condominium Section	1544-R1		
Address	225 WEST 60 STREET	1930 BROADWAY	140 RIVERSIDE BOULEVARD
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	80	235	357
Year Built	2004	2002	2002
Gross SqFt	86,299	460,000	367,786
Estimated Gross Income	\$3,624,558	\$18,304,316	\$13,404,144
Gross Income per SqFt	\$42.00	\$39.80	\$36.40
Full Market Value	\$18,199,998	\$92,000,000	\$67,400,000
Market Value per SqFt	\$211.00	\$200.00	\$183.00
Distance from Condominium in miles		0.40	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01158-7501	1-01043-0040	1-01151-0017
Condominium Section	408-R1		
Address	160 WEST END AVENUE	312 WEST 53 STREET	517 WEST 59 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	508	34	467
Year Built	1963	1964	1973
Gross SqFt	471,630	23,670	402,707
Estimated Gross Income	\$12,969,825	\$676,442	\$6,484,449
Gross Income per SqFt	\$27.50	\$28.60	\$16.10
Full Market Value	\$62,800,000	\$3,280,000	\$26,400,000
Market Value per SqFt	\$133.00	\$139.00	\$66.00
Distance from Condominium in miles		0.85	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01158-7502	1-01043-0040	1-01151-0017
Condominium Section	410-R1		
Address	180 WEST END AVENUE	312 WEST 53 STREET	517 WEST 59 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	452	34	467
Year Built	1965	1964	1973
Gross SqFt	493,268	23,670	402,707
Estimated Gross Income	\$13,564,870	\$676,442	\$6,484,449
Gross Income per SqFt	\$27.50	\$28.60	\$16.10
Full Market Value	\$65,700,000	\$3,280,000	\$26,400,000
Market Value per SqFt	\$133.00	\$139.00	\$66.00
Distance from Condominium in miles		0.85	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01158-7503	1-01043-0040	1-01151-0017
Condominium Section	414-R1		
Address	150 WEST END AVENUE	312 WEST 53 STREET	517 WEST 59 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	454	34	467
Year Built	1963	1964	1973
Gross SqFt	452,258	23,670	402,707
Estimated Gross Income	\$12,437,095	\$676,442	\$6,484,449
Gross Income per SqFt	\$27.50	\$28.60	\$16.10
Full Market Value	\$60,300,000	\$3,280,000	\$26,400,000
Market Value per SqFt	\$133.00	\$139.00	\$66.00
Distance from Condominium in miles		0.85	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01158-7504	1-01048-0020	1-01151-0017
Condominium Section	407-R1		
Address	140 WEST END AVENUE	315 WEST 57 STREET	517 WEST 59 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	561	372	467
Year Built	1964	1965	1973
Gross SqFt	640,079	392,966	402,707
Estimated Gross Income	\$17,282,133	\$15,729,783	\$6,484,449
Gross Income per SqFt	\$27.00	\$40.00	\$16.10
Full Market Value	\$83,700,000	\$79,100,000	\$26,400,000
Market Value per SqFt	\$131.00	\$201.00	\$66.00
Distance from Condominium in miles		0.60	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01158-7505	1-01043-0040	1-01151-0017
Condominium Section	409-R1		
Address	170 WEST END AVENUE	312 WEST 53 STREET	517 WEST 59 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	484	34	467
Year Built	1965	1964	1973
Gross SqFt	474,360	23,670	402,707
Estimated Gross Income	\$13,044,900	\$676,442	\$6,484,449
Gross Income per SqFt	\$27.50	\$28.60	\$16.10
Full Market Value	\$63,200,000	\$3,280,000	\$26,400,000
Market Value per SqFt	\$133.00	\$139.00	\$66.00
Distance from Condominium in miles		0.85	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01163-7501	1-01117-0001	1-01120-0051
Condominium Section	231-R1		
Address	211 WEST 71 STREET	1930 BROADWAY	48 WEST 68 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	58	235	46
Year Built	1986	2002	1986
Gross SqFt	58,000	460,000	65,000
Estimated Gross Income	\$2,030,000	\$18,304,316	\$1,676,087
Gross Income per SqFt	\$35.00	\$39.80	\$25.80
Full Market Value	\$10,199,999	\$92,000,000	\$8,120,000
Market Value per SqFt	\$176.00	\$200.00	\$125.00
Distance from Condominium in miles		0.50	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01164-7501	1-01171-0129	1-01171-0133
Condominium Section	731-R1		
Address	2081 BROADWAY	180 RIVERSIDE BOULEVARD	140 RIVERSIDE BOULEVARD
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	202	523	357
Year Built	1991	1998	2002
Gross SqFt	265,469	589,670	367,786
Estimated Gross Income	\$9,291,415	\$19,047,576	\$13,404,144
Gross Income per SqFt	\$35.00	\$32.30	\$36.40
Full Market Value	\$46,700,001	\$92,300,000	\$67,400,000
Market Value per SqFt	\$176.00	\$157.00	\$183.00
Distance from Condominium in miles		0.50	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01165-7501	1-01167-0011	1-01168-0010
Condominium Section	189-R1		
Address	253 WEST 73 STREET	2139 BROADWAY	2161 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	159	224	83
Year Built	1926	1901	1925
Gross SqFt	186,929	224,803	170,800
Estimated Gross Income	\$5,420,941	\$8,245,787	\$4,536,013
Gross Income per SqFt	\$29.00	\$36.70	\$26.60
Full Market Value	\$26,300,010	\$41,500,000	\$22,000,000
Market Value per SqFt	\$141.00	\$185.00	\$129.00
Distance from Condominium in miles		0.10	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01165-7503	1-01167-0011	1-01168-0010
Condominium Section	799-R1		
Address	2101 BROADWAY	2139 BROADWAY	2161 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	465	224	83
Year Built	1902	1901	1925
Gross SqFt	446,600	224,803	170,800
Estimated Gross Income	\$12,951,400	\$8,245,787	\$4,536,013
Gross Income per SqFt	\$29.00	\$36.70	\$26.60
Full Market Value	\$62,699,990	\$41,500,000	\$22,000,000
Market Value per SqFt	\$140.00	\$185.00	\$129.00
Distance from Condominium in miles		0.10	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01165-7505	1-01141-0051	1-01162-0046
Condominium Section	1674-R1		
Address	2112 BROADWAY	2028 BROADWAY	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	29	183	170
Year Built	1928	1900	1917
Gross SqFt	132,048	133,460	106,920
Estimated Gross Income	\$4,753,728	\$4,805,766	\$3,599,355
Gross Income per SqFt	\$36.00	\$36.00	\$33.70
Full Market Value	\$23,900,002	\$24,200,000	\$17,400,000
Market Value per SqFt	\$181.00	\$181.00	\$163.00
Distance from Condominium in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01166-7501	1-01122-0047	1-01127-0061
Condominium Section	344-R1		
Address	2120 BROADWAY	30 WEST 70 STREET	313 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	92	35	50
Year Built	1922	1916	1900
Gross SqFt	54,975	58,361	52,388
Estimated Gross Income	\$1,649,250	\$998,928	\$2,221,907
Gross Income per SqFt	\$30.00	\$17.12	\$42.40
Full Market Value	\$7,990,003	\$4,060,000	\$11,200,000
Market Value per SqFt	\$145.00	\$70.00	\$214.00
Distance from Condominium in miles		0.40	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01167-7501	1-01129-0059	1-01168-0010
Condominium Section	650-R1		
Address	2138 BROADWAY	52 WEST 77 STREET	2161 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	110	149	83
Year Built	1924	1903	1925
Gross SqFt	107,050	113,309	170,800
Estimated Gross Income	\$3,211,500	\$3,538,879	\$4,536,013
Gross Income per SqFt	\$30.00	\$31.20	\$26.60
Full Market Value	\$13,555,555	\$17,100,000	\$22,000,000
Market Value per SqFt	\$127.00	\$151.00	\$129.00
Distance from Condominium in miles		0.30	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01169-7501	1-01124-0019	1-01126-0026
Condominium Section	876-R1		
Address	200 WEST 78 STREET	27 WEST 71 STREET	9 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R2-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	16	20	12
Year Built	1920	1926	1900
Gross SqFt	9,957	11,316	8,303
Estimated Gross Income	\$278,796	\$521,389	\$206,091
Gross Income per SqFt	\$28.00	\$46.10	\$24.82
Full Market Value	\$1,349,998	\$2,620,000	\$921,000
Market Value per SqFt	\$136.00	\$232.00	\$111.00
Distance from Condominium in miles		0.45	0.35

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01170-7501	1-01171-0129	1-01171-0132
Condominium Section	627-R1		
Address	380 AMSTERDAM AVENUE	180 RIVERSIDE BOULEVARD	160 RIVERSIDE BOULEVARD
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	272	523	459
Year Built	1975	1998	1999
Gross SqFt	226,556	589,670	524,466
Estimated Gross Income	\$7,249,792	\$19,047,576	\$20,879,500
Gross Income per SqFt	\$32.00	\$32.30	\$39.80
Full Market Value	\$35,100,000	\$92,300,000	\$105,000,000
Market Value per SqFt	\$155.00	\$157.00	\$200.00
Distance from Condominium in miles		0.80	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01171-7501	1-01115-0017	1-01139-0001
Condominium Section	1058-R1		
Address	200 RIVERSIDE BOULEVARD	1886 BROADWAY	145 WEST 67 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	372	555	453
Year Built	1997	1979	1986
Gross SqFt	512,280	580,347	568,001
Estimated Gross Income	\$21,003,480	\$25,515,542	\$21,593,498
Gross Income per SqFt	\$41.00	\$44.00	\$38.00
Full Market Value	\$106,000,010	\$128,000,000	\$109,000,000
Market Value per SqFt	\$207.00	\$221.00	\$192.00
Distance from Condominium in miles		0.70	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01171-7502	1-01115-0017	1-01139-0001
Condominium Section	1262-R1		
Address	220 RIVERSIDE BOULEVARD	1886 BROADWAY	145 WEST 67 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	422	555	453
Year Built	2000	1979	1986
Gross SqFt	602,694	580,347	568,001
Estimated Gross Income	\$24,710,454	\$25,515,542	\$21,593,498
Gross Income per SqFt	\$41.00	\$44.00	\$38.00
Full Market Value	\$124,000,005	\$128,000,000	\$109,000,000
Market Value per SqFt	\$206.00	\$221.00	\$192.00
Distance from Condominium in miles		0.70	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01171-7503	1-01113-0001	1-01118-9001
Condominium Section	1401-R1		
Address	240 RIVERSIDE BOULEVARD	45 WEST 60 STREET	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	167	325	325
Year Built	2004	1981	1974
Gross SqFt	322,204	408,644	301,000
Estimated Gross Income	\$13,854,772	\$16,404,788	\$12,006,298
Gross Income per SqFt	\$43.00	\$40.10	\$39.90
Full Market Value	\$69,699,995	\$82,500,000	\$60,400,000
Market Value per SqFt	\$216.00	\$202.00	\$201.00
Distance from Condominium in miles		0.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01171-7504	1-01117-0001	1-01118-9001
Condominium Section	1463-R1		
Address	120 RIVERSIDE BOULEVARD	1930 BROADWAY	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	277	235	325
Year Built	2004	2002	1974
Gross SqFt	263,003	460,000	301,000
Estimated Gross Income	\$11,835,135	\$18,304,316	\$12,006,298
Gross Income per SqFt	\$45.00	\$39.80	\$39.90
Full Market Value	\$59,500,019	\$92,000,000	\$60,400,000
Market Value per SqFt	\$226.00	\$200.00	\$201.00
Distance from Condominium in miles		0.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01179-7501	1-01048-0020	1-01151-0017
Condominium Section	411-R1		
Address	165 WEST END AVENUE	315 WEST 57 STREET	517 WEST 59 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	403	372	467
Year Built	1962	1965	1973
Gross SqFt	421,100	392,966	402,707
Estimated Gross Income	\$11,580,250	\$15,729,783	\$6,484,449
Gross Income per SqFt	\$27.50	\$40.00	\$16.10
Full Market Value	\$56,100,000	\$79,100,000	\$26,400,000
Market Value per SqFt	\$133.00	\$201.00	\$66.00
Distance from Condominium in miles		0.70	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01179-7502	1-01048-0020	1-01151-0017
Condominium Section	412-R1		
Address	185 WEST END AVENUE	315 WEST 57 STREET	517 WEST 59 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	432	372	467
Year Built	1962	1965	1973
Gross SqFt	383,760	392,966	402,707
Estimated Gross Income	\$10,553,400	\$15,729,783	\$6,484,449
Gross Income per SqFt	\$27.50	\$40.00	\$16.10
Full Market Value	\$51,100,000	\$79,100,000	\$26,400,000
Market Value per SqFt	\$133.00	\$201.00	\$66.00
Distance from Condominium in miles		0.70	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01179-7503	1-01048-0020	1-01151-0017
Condominium Section	413-R1		
Address	205 WEST END AVENUE	315 WEST 57 STREET	517 WEST 59 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	543	372	467
Year Built	1962	1965	1973
Gross SqFt	533,710	392,966	402,707
Estimated Gross Income	\$14,677,025	\$15,729,783	\$6,484,449
Gross Income per SqFt	\$27.50	\$40.00	\$16.10
Full Market Value	\$71,100,000	\$79,100,000	\$26,400,000
Market Value per SqFt	\$133.00	\$201.00	\$66.00
Distance from Condominium in miles		0.70	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01182-7501	1-01162-0046	1-01170-0012
Condominium Section	547-R1		
Address	235 WEST END AVENUE	228 WEST 71 STREET	2200 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	148	170	117
Year Built	1930	1917	1905
Gross SqFt	152,076	106,920	202,586
Estimated Gross Income	\$4,182,000	\$3,599,355	\$5,298,502
Gross Income per SqFt	\$27.50	\$33.70	\$26.20
Full Market Value	\$17,954,961	\$17,400,000	\$25,700,000
Market Value per SqFt	\$118.00	\$163.00	\$127.00
Distance from Condominium in miles		0.15	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-7501	1-01122-0022	1-01200-0005
Condominium Section	1631-R1		
Address	22 RIVERSIDE DRIVE	19 WEST 69 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	25	83	83
Year Built	1931	1916	1927
Gross SqFt	45,968	42,642	70,144
Estimated Gross Income	\$1,517,000	\$1,842,335	\$1,774,089
Gross Income per SqFt	\$33.00	\$43.20	\$25.30
Full Market Value	\$7,350,001	\$9,260,000	\$7,930,000
Market Value per SqFt	\$160.00	\$217.00	\$113.00
Distance from Condominium in miles		0.55	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-7501	1-01127-0061	1-01212-0053
Condominium Section	334-R1		
Address	20 WEST 84 STREET	313 COLUMBUS AVENUE	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	37	50	60
Year Built	1924	1900	1926
Gross SqFt	55,226	52,388	49,977
Estimated Gross Income	\$1,657,000	\$2,221,907	\$1,255,376
Gross Income per SqFt	\$30.00	\$42.40	\$25.10
Full Market Value	\$7,186,777	\$11,200,000	\$5,610,000
Market Value per SqFt	\$130.00	\$214.00	\$112.00
Distance from Condominium in miles		0.45	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01198-7502	1-01216-0001	1-01227-0027
Condominium Section	909-R1		
Address	76 WEST 85 STREET	175 WEST 85 STREET	207 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	52	46	38
Year Built	1900	1900	1920
Gross SqFt	39,438	20,370	23,952
Estimated Gross Income	\$1,183,140	\$593,690	\$863,287
Gross Income per SqFt	\$30.00	\$29.10	\$36.00
Full Market Value	\$5,730,001	\$2,880,000	\$4,340,000
Market Value per SqFt	\$145.00	\$141.00	\$181.00
Distance from Condominium in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01199-7502	1-01129-0001	1-01211-0052
Condominium Section	481-R1		
Address	28 WEST 86 STREET	59 WEST 76 STREET	158 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	20	34	38
Year Built	1910	1926	1930
Gross SqFt	28,600	22,800	37,251
Estimated Gross Income	\$1,001,000	\$1,219,201	\$780,208
Gross Income per SqFt	\$35.00	\$53.00	\$20.94
Full Market Value	\$5,030,001	\$6,130,000	\$3,490,000
Market Value per SqFt	\$176.00	\$269.00	\$94.00
Distance from Condominium in miles		0.45	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01202-7501	1-01218-0029	1-01220-0029
Condominium Section	692-R1		
Address	279 CENTRAL PARK WEST	101 WEST 87 STREET	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	36	101	170
Year Built	1988	1986	1986
Gross SqFt	115,502	108,310	175,436
Estimated Gross Income	\$4,620,080	\$3,327,371	\$7,949,675
Gross Income per SqFt	\$40.00	\$30.70	\$45.30
Full Market Value	\$23,200,003	\$16,100,000	\$40,000,000
Market Value per SqFt	\$201.00	\$149.00	\$228.00
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01203-7501	1-01210-0033	1-01211-0052
Condominium Section	1000-R1		
Address	30 WEST 90 STREET	410 COLUMBUS AVENUE	158 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	47	52	38
Year Built	1927	1900	1930
Gross SqFt	39,942	65,814	37,251
Estimated Gross Income	\$1,278,000	\$3,446,695	\$780,208
Gross Income per SqFt	\$32.00	\$52.00	\$20.94
Full Market Value	\$6,189,992	\$17,300,000	\$3,490,000
Market Value per SqFt	\$155.00	\$263.00	\$94.00
Distance from Condominium in miles		0.55	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01203-7502	1-01235-0009	1-01347-0005
Condominium Section	1008-R1		
Address	291 CENTRAL PARK WEST	265 WEST 87 STREET	311 EAST 54 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	29	41
Year Built	1960	1950	1963
Gross SqFt	19,902	19,931	24,192
Estimated Gross Income	\$636,864	\$523,093	\$1,094,448
Gross Income per SqFt	\$32.00	\$26.20	\$45.20
Full Market Value	\$3,089,999	\$2,530,000	\$5,500,000
Market Value per SqFt	\$155.00	\$127.00	\$227.00
Distance from Condominium in miles		0.40	2.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01206-7501	1-01230-0043	1-01232-0014
Condominium Section	1257-R1		
Address	327 CENTRAL PARK WEST	2290 BROADWAY	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	85	125	129
Year Built	1929	1924	1925
Gross SqFt	130,259	165,452	104,810
Estimated Gross Income	\$3,907,770	\$4,541,076	\$4,214,410
Gross Income per SqFt	\$30.00	\$27.40	\$40.20
Full Market Value	\$18,899,997	\$22,000,000	\$21,200,000
Market Value per SqFt	\$145.00	\$133.00	\$202.00
Distance from Condominium in miles		0.60	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01209-7501	1-01220-0029	1-01218-0029
Condominium Section	839-R1		
Address	353 CENTRAL PARK WEST	60218 COLUMBUS AVENUE	101 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	18	170	101
Year Built	1991	1986	1986
Gross SqFt	53,656	175,436	108,310
Estimated Gross Income	\$1,877,960	\$7,949,675	\$3,327,371
Gross Income per SqFt	\$35.00	\$45.30	\$30.70
Full Market Value	\$9,439,999	\$40,000,000	\$16,100,000
Market Value per SqFt	\$176.00	\$228.00	\$149.00
Distance from Condominium in miles		0.35	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-7501	1-01218-0001	1-01235-0042
Condominium Section	204-R1		
Address	402 COLUMBUS AVENUE	567 AMSTERDAM AVENUE	2380 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	147	272	162
Year Built	1986	1975	1984
Gross SqFt	215,942	288,418	252,000
Estimated Gross Income	\$7,557,970	\$8,544,154	\$10,727,247
Gross Income per SqFt	\$35.00	\$29.60	\$42.60
Full Market Value	\$38,000,006	\$34,700,000	\$53,900,000
Market Value per SqFt	\$176.00	\$120.00	\$214.00
Distance from Condominium in miles		0.40	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-7502	1-01210-0012	1-01210-0033
Condominium Section	669-R1		
Address	186 WEST 80 STREET	147 WEST 79 STREET	410 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	91	61	52
Year Built	1920	1926	1900
Gross SqFt	60,653	76,193	65,814
Estimated Gross Income	\$1,819,590	\$2,076,021	\$3,446,695
Gross Income per SqFt	\$30.00	\$27.20	\$52.00
Full Market Value	\$8,819,986	\$10,100,000	\$17,300,000
Market Value per SqFt	\$145.00	\$133.00	\$263.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01212-7501	1-01200-0019	1-01203-0033
Condominium Section	36-R1		
Address	101 WEST 81 STREET	21 WEST 86 STREET	295 CENTRAL PARK WEST
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D3-ELEVATOR
Total Units	134	157	136
Year Built	1900	1927	1941
Gross SqFt	148,751	141,498	145,476
Estimated Gross Income	\$4,016,277	\$4,348,207	\$3,601,055
Gross Income per SqFt	\$27.00	\$30.70	\$24.75
Full Market Value	\$19,500,000	\$21,100,000	\$16,100,000
Market Value per SqFt	\$131.00	\$149.00	\$111.00
Distance from Condominium in miles		0.30	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01213-7503	1-01210-0033	1-01211-0052
Condominium Section	512-R1		
Address	125 WEST 82 STREET	410 COLUMBUS AVENUE	158 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	36	52	38
Year Built	1912	1900	1930
Gross SqFt	35,516	65,814	37,251
Estimated Gross Income	\$958,932	\$3,446,695	\$780,208
Gross Income per SqFt	\$27.00	\$52.00	\$20.94
Full Market Value	\$4,650,000	\$17,300,000	\$3,490,000
Market Value per SqFt	\$131.00	\$263.00	\$94.00
Distance from Condominium in miles		0.15	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01213-7504	1-01210-0033	1-01211-0052
Condominium Section	722-R1		
Address	107 WEST 82 STREET	410 COLUMBUS AVENUE	158 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D3-ELEVATOR
Total Units	59	52	38
Year Built	0	1900	1930
Gross SqFt	48,846	65,814	37,251
Estimated Gross Income	\$1,416,534	\$3,446,695	\$780,208
Gross Income per SqFt	\$29.00	\$52.00	\$20.94
Full Market Value	\$5,510,286	\$17,300,000	\$3,490,000
Market Value per SqFt	\$113.00	\$263.00	\$94.00
Distance from Condominium in miles		0.15	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01216-7501	1-01196-0003	1-01242-0010
Condominium Section	391-R1		
Address	176 WEST 86 STREET	465 COLUMBUS AVENUE	2521 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	47	21	60
Year Built	1986	1988	2001
Gross SqFt	27,600	19,303	69,000
Estimated Gross Income	\$855,600	\$708,692	\$2,056,788
Gross Income per SqFt	\$31.00	\$36.70	\$29.80
Full Market Value	\$4,149,999	\$3,560,000	\$9,970,000
Market Value per SqFt	\$150.00	\$184.00	\$144.00
Distance from Condominium in miles		0.20	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01216-7502	1-01210-0033	1-01211-0052
Condominium Section	757-R1		
Address	110 WEST 86 STREET	410 COLUMBUS AVENUE	158 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	79	52	38
Year Built	1929	1900	1930
Gross SqFt	72,721	65,814	37,251
Estimated Gross Income	\$1,963,467	\$3,446,695	\$780,208
Gross Income per SqFt	\$27.00	\$52.00	\$20.94
Full Market Value	\$9,509,999	\$17,300,000	\$3,490,000
Market Value per SqFt	\$131.00	\$263.00	\$94.00
Distance from Condominium in miles		0.30	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01216-7503	1-01218-0029	1-01220-0029
Condominium Section	1031-R1		
Address	160 WEST 86 STREET	101 WEST 87 STREET	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	38	101	170
Year Built	1998	1986	1986
Gross SqFt	70,430	108,310	175,436
Estimated Gross Income	\$2,605,910	\$3,327,371	\$7,949,675
Gross Income per SqFt	\$37.00	\$30.70	\$45.30
Full Market Value	\$13,100,002	\$16,100,000	\$40,000,000
Market Value per SqFt	\$186.00	\$149.00	\$228.00
Distance from Condominium in miles		0.10	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01219-7501	1-01218-0029	1-01220-0029
Condominium Section	242-R1		
Address	100 WEST 89 STREET	101 WEST 87 STREET	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	108	101	170
Year Built	1985	1986	1986
Gross SqFt	145,070	108,310	175,436
Estimated Gross Income	\$4,497,170	\$3,327,371	\$7,949,675
Gross Income per SqFt	\$31.00	\$30.70	\$45.30
Full Market Value	\$21,800,002	\$16,100,000	\$40,000,000
Market Value per SqFt	\$150.00	\$149.00	\$228.00
Distance from Condominium in miles		0.05	0.05

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01220-7501	1-01217-0035	1-01227-0027
Condominium Section	252-R1		
Address	127 WEST 89 STREET	101 WEST 86 STREET	207 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	47	43	38
Year Built	1900	1910	1920
Gross SqFt	33,570	29,083	23,952
Estimated Gross Income	\$1,209,000	\$1,407,490	\$863,287
Gross Income per SqFt	\$36.00	\$48.40	\$36.00
Full Market Value	\$6,080,003	\$7,080,000	\$4,340,000
Market Value per SqFt	\$181.00	\$243.00	\$181.00
Distance from Condominium in miles		0.15	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01220-7502	1-00720-0045	1-00877-0060
Condominium Section	521-R1		
Address	103 WEST 89 STREET	401 WEST 22 STREET	134 EAST 22 STREET
Neighborhood	UPPER WEST SIDE (79-96)	CHELSEA	GRAMERCY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	13	59	96
Year Built	1989	1999	1977
Gross SqFt	27,389	58,394	57,538
Estimated Gross Income	\$959,000	\$2,075,489	\$1,970,718
Gross Income per SqFt	\$35.00	\$35.50	\$34.30
Full Market Value	\$4,820,000	\$10,400,000	\$9,910,000
Market Value per SqFt	\$176.00	\$178.00	\$172.00
Distance from Condominium in miles		3.35	3.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01220-7503	1-00720-0045	1-00877-0060
Condominium Section	618-R1		
Address	107 WEST 89 STREET	401 WEST 22 STREET	134 EAST 22 STREET
Neighborhood	UPPER WEST SIDE (79-96)	CHELSEA	GRAMERCY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	26	59	96
Year Built	1989	1999	1977
Gross SqFt	54,778	58,394	57,538
Estimated Gross Income	\$1,918,000	\$2,075,489	\$1,970,718
Gross Income per SqFt	\$35.00	\$35.50	\$34.30
Full Market Value	\$9,640,004	\$10,400,000	\$9,910,000
Market Value per SqFt	\$176.00	\$178.00	\$172.00
Distance from Condominium in miles		3.35	3.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01220-7504	1-00720-0045	1-00877-0060
Condominium Section	774-R1		
Address	110 WEST 90 STREET	401 WEST 22 STREET	134 EAST 22 STREET
Neighborhood	UPPER WEST SIDE (79-96)	CHELSEA	GRAMERCY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	59	59	96
Year Built	1990	1999	1977
Gross SqFt	60,767	58,394	57,538
Estimated Gross Income	\$2,127,000	\$2,075,489	\$1,970,718
Gross Income per SqFt	\$35.00	\$35.50	\$34.30
Full Market Value	\$10,700,001	\$10,400,000	\$9,910,000
Market Value per SqFt	\$176.00	\$178.00	\$172.00
Distance from Condominium in miles		3.35	3.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01223-7501	1-01205-0029	1-01210-0001
Condominium Section	357-R1		
Address	661 AMSTERDAM AVENUE	315 CENTRAL PARK WEST	401 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	93	51	80
Year Built	1930	1911	1927
Gross SqFt	100,964	109,769	106,521
Estimated Gross Income	\$2,423,136	\$2,280,816	\$2,806,916
Gross Income per SqFt	\$24.00	\$20.78	\$26.40
Full Market Value	\$10,800,000	\$10,200,000	\$13,600,000
Market Value per SqFt	\$107.00	\$93.00	\$128.00
Distance from Condominium in miles		0.20	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01223-7502	1-01212-0053	1-01252-0001
Condominium Section	550-R1		
Address	124 WEST 93 STREET	150 WEST 82 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	53	60	59
Year Built	1925	1926	1906
Gross SqFt	62,389	49,977	63,794
Estimated Gross Income	\$1,497,000	\$1,255,376	\$1,536,420
Gross Income per SqFt	\$23.99	\$25.10	\$24.08
Full Market Value	\$6,690,005	\$5,610,000	\$6,870,000
Market Value per SqFt	\$107.00	\$112.00	\$108.00
Distance from Condominium in miles		0.55	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01223-7503	1-01218-0001	1-01221-0001
Condominium Section	1645-R1		
Address	100 WEST 93 STREET	567 AMSTERDAM AVENUE	621 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	279	272	190
Year Built	1973	1975	1974
Gross SqFt	246,842	288,418	233,880
Estimated Gross Income	\$5,677,366	\$8,544,154	\$5,460,417
Gross Income per SqFt	\$23.00	\$29.60	\$23.35
Full Market Value	\$25,399,999	\$34,700,000	\$24,400,000
Market Value per SqFt	\$103.00	\$120.00	\$104.00
Distance from Condominium in miles		0.25	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01228-7501	1-01218-0029	1-01220-0029
Condominium Section	508-R1		
Address	2250 BROADWAY	101 WEST 87 STREET	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	123	101	170
Year Built	1987	1986	1986
Gross SqFt	132,774	108,310	175,436
Estimated Gross Income	\$4,647,090	\$3,327,371	\$7,949,675
Gross Income per SqFt	\$35.00	\$30.70	\$45.30
Full Market Value	\$23,400,016	\$16,100,000	\$40,000,000
Market Value per SqFt	\$176.00	\$149.00	\$228.00
Distance from Condominium in miles		0.40	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01228-7502	1-01217-0035	1-01253-0064
Condominium Section	490-R1		
Address	219 WEST 80 STREET	101 WEST 86 STREET	311 WEST 95 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	28	43	32
Year Built	1910	1910	1931
Gross SqFt	27,772	29,083	31,360
Estimated Gross Income	\$916,000	\$1,407,490	\$791,860
Gross Income per SqFt	\$33.00	\$48.40	\$25.30
Full Market Value	\$4,439,998	\$7,080,000	\$3,540,000
Market Value per SqFt	\$160.00	\$243.00	\$113.00
Distance from Condominium in miles		0.35	0.80

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01228-7503	1-01041-0019	1-01196-0003
Condominium Section	1487-R1		
Address	223 WEST 80 STREET	311 WEST 50 STREET	465 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	12	104	21
Year Built	2004	2001	1988
Gross SqFt	21,807	79,050	19,303
Estimated Gross Income	\$850,000	\$3,566,675	\$708,692
Gross Income per SqFt	\$39.00	\$45.10	\$36.70
Full Market Value	\$4,270,004	\$17,900,000	\$3,560,000
Market Value per SqFt	\$196.00	\$226.00	\$184.00
Distance from Condominium in miles		1.55	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01229-7501	1-01076-0015	1-01252-0001
Condominium Section	261-R1		
Address	203 WEST 81 STREET	525 WEST 47 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	CLINTON	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	55	49	59
Year Built	1920	1920	1906
Gross SqFt	80,629	52,850	63,794
Estimated Gross Income	\$2,016,000	\$1,356,769	\$1,536,420
Gross Income per SqFt	\$25.00	\$25.70	\$24.08
Full Market Value	\$9,010,004	\$3,830,000	\$6,870,000
Market Value per SqFt	\$112.00	\$72.00	\$108.00
Distance from Condominium in miles		1.70	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01230-7501	1-01230-0043	1-01232-0014
Condominium Section	590-R1		
Address	2280 BROADWAY	2290 BROADWAY	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	97	125	129
Year Built	1923	1924	1925
Gross SqFt	155,319	165,452	104,810
Estimated Gross Income	\$4,659,570	\$4,541,076	\$4,214,410
Gross Income per SqFt	\$30.00	\$27.40	\$40.20
Full Market Value	\$22,600,000	\$22,000,000	\$21,200,000
Market Value per SqFt	\$146.00	\$133.00	\$202.00
Distance from Condominium in miles		0.00	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01231-7501	1-01221-0029	1-01228-0061
Condominium Section	386-R1		
Address	225 WEST 83 STREET	620 COLUMBUS AVENUE	424 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	306	238	235
Year Built	1985	1986	1982
Gross SqFt	369,189	239,598	288,631
Estimated Gross Income	\$12,921,615	\$7,140,826	\$11,754,354
Gross Income per SqFt	\$35.00	\$29.80	\$40.70
Full Market Value	\$65,000,005	\$20,200,000	\$59,100,000
Market Value per SqFt	\$176.00	\$84.00	\$205.00
Distance from Condominium in miles		0.40	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01232-7501	1-01230-0043	1-01232-0014
Condominium Section	616-R1		
Address	255 WEST 84 STREET	2290 BROADWAY	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	76	125	129
Year Built	1915	1924	1925
Gross SqFt	147,022	165,452	104,810
Estimated Gross Income	\$4,410,660	\$4,541,076	\$4,214,410
Gross Income per SqFt	\$30.00	\$27.40	\$40.20
Full Market Value	\$21,400,000	\$22,000,000	\$21,200,000
Market Value per SqFt	\$146.00	\$133.00	\$202.00
Distance from Condominium in miles		0.15	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01232-7502	1-01230-0043	1-01232-0014
Condominium Section	1230-R1		
Address	500 WEST END AVENUE	2290 BROADWAY	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	89	125	129
Year Built	1915	1924	1925
Gross SqFt	123,646	165,452	104,810
Estimated Gross Income	\$3,709,380	\$4,541,076	\$4,214,410
Gross Income per SqFt	\$30.00	\$27.40	\$40.20
Full Market Value	\$18,000,008	\$22,000,000	\$21,200,000
Market Value per SqFt	\$146.00	\$133.00	\$202.00
Distance from Condominium in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01233-7501	1-01200-0005	1-01210-0012
Condominium Section	296-R1		
Address	530 WEST END AVENUE	51 WEST 86 STREET	147 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	45	83	61
Year Built	1912	1927	1926
Gross SqFt	79,554	70,144	76,193
Estimated Gross Income	\$2,147,958	\$1,774,089	\$2,076,021
Gross Income per SqFt	\$27.00	\$25.30	\$27.20
Full Market Value	\$10,399,997	\$7,930,000	\$10,100,000
Market Value per SqFt	\$131.00	\$113.00	\$133.00
Distance from Condominium in miles		0.40	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01233-7502	1-00999-0054	1-01510-0020
Condominium Section	892-R1		
Address	255 WEST 85 STREET	150 WEST 47 STREET	1195 LEXINGTON AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN WEST	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	57	105	61
Year Built	1986	1979	1987
Gross SqFt	60,115	66,182	78,874
Estimated Gross Income	\$2,164,000	\$2,216,095	\$5,137,324
Gross Income per SqFt	\$36.00	\$33.50	\$65.00
Full Market Value	\$10,900,006	\$10,700,000	\$25,800,000
Market Value per SqFt	\$181.00	\$162.00	\$327.00
Distance from Condominium in miles		2.10	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01234-7501	1-01228-0061	1-01242-9055
Condominium Section	600-R1		
Address	2373 BROADWAY	424 WEST END AVENUE	2527 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D8-ELEVATOR	D9-ELEVATOR
Total Units	354	235	295
Year Built	1987	1982	1999
Gross SqFt	412,000	288,631	307,500
Estimated Gross Income	\$14,420,000	\$11,754,354	\$10,635,989
Gross Income per SqFt	\$35.00	\$40.70	\$34.60
Full Market Value	\$72,500,000	\$59,100,000	\$53,500,000
Market Value per SqFt	\$176.00	\$205.00	\$174.00
Distance from Condominium in miles		0.30	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01235-7501	1-01251-0063	1-01252-0001
Condominium Section	74-R1		
Address	250 WEST 88 STREET	302 WEST 92 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	60	100	59
Year Built	1920	1912	1906
Gross SqFt	56,306	64,598	63,794
Estimated Gross Income	\$1,520,262	\$2,865,019	\$1,536,420
Gross Income per SqFt	\$27.00	\$44.40	\$24.08
Full Market Value	\$7,369,996	\$14,400,000	\$6,870,000
Market Value per SqFt	\$131.00	\$223.00	\$108.00
Distance from Condominium in miles		0.20	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01236-7501	1-01218-0029	1-01220-0029
Condominium Section	428-R1		
Address	250 WEST 89 STREET	101 WEST 87 STREET	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	142	101	170
Year Built	1986	1986	1986
Gross SqFt	134,054	108,310	175,436
Estimated Gross Income	\$4,691,890	\$3,327,371	\$7,949,675
Gross Income per SqFt	\$35.00	\$30.70	\$45.30
Full Market Value	\$23,600,000	\$16,100,000	\$40,000,000
Market Value per SqFt	\$176.00	\$149.00	\$228.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01237-7501	1-01230-0043	1-01232-0014
Condominium Section	285-R1		
Address	2421 BROADWAY	2290 BROADWAY	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	72	125	129
Year Built	1920	1924	1925
Gross SqFt	147,994	165,452	104,810
Estimated Gross Income	\$3,995,838	\$4,541,076	\$4,214,410
Gross Income per SqFt	\$27.00	\$27.40	\$40.20
Full Market Value	\$19,400,019	\$22,000,000	\$21,200,000
Market Value per SqFt	\$131.00	\$133.00	\$202.00
Distance from Condominium in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01237-7502	1-01218-0029	1-01220-0029
Condominium Section	384-R1		
Address	250 WEST 90 STREET	101 WEST 87 STREET	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	157	101	170
Year Built	1985	1986	1986
Gross SqFt	170,760	108,310	175,436
Estimated Gross Income	\$5,976,600	\$3,327,371	\$7,949,675
Gross Income per SqFt	\$35.00	\$30.70	\$45.30
Full Market Value	\$30,100,008	\$16,100,000	\$40,000,000
Market Value per SqFt	\$176.00	\$149.00	\$228.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01238-7501	1-01230-0043	1-01232-0014
Condominium Section	1117-R1		
Address	215 WEST 90 STREET	2290 BROADWAY	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	93	125	129
Year Built	1922	1924	1925
Gross SqFt	166,559	165,452	104,810
Estimated Gross Income	\$5,080,049	\$4,541,076	\$4,214,410
Gross Income per SqFt	\$30.50	\$27.40	\$40.20
Full Market Value	\$24,600,005	\$22,000,000	\$21,200,000
Market Value per SqFt	\$148.00	\$133.00	\$202.00
Distance from Condominium in miles		0.40	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01238-7503	1-01230-0043	1-01232-0014
Condominium Section	1265-R1		
Address	203 WEST 90 STREET	2290 BROADWAY	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	84	125	129
Year Built	1920	1924	1925
Gross SqFt	118,026	165,452	104,810
Estimated Gross Income	\$3,540,780	\$4,541,076	\$4,214,410
Gross Income per SqFt	\$30.00	\$27.40	\$40.20
Full Market Value	\$17,199,998	\$22,000,000	\$21,200,000
Market Value per SqFt	\$146.00	\$133.00	\$202.00
Distance from Condominium in miles		0.40	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01239-7501	1-01251-0063	1-01252-0001
Condominium Section	732-R1		
Address	640 WEST END AVENUE	302 WEST 92 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	37	100	59
Year Built	1913	1912	1906
Gross SqFt	59,951	64,598	63,794
Estimated Gross Income	\$1,618,677	\$2,865,019	\$1,536,420
Gross Income per SqFt	\$27.00	\$44.40	\$24.08
Full Market Value	\$7,840,000	\$14,400,000	\$6,870,000
Market Value per SqFt	\$131.00	\$223.00	\$108.00
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01239-7502	1-01216-0060	1-01232-0014
Condominium Section	1089-R1		
Address	650 WEST END AVENUE	168 WEST 86 STREET	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	47	50	129
Year Built	1916	1923	1925
Gross SqFt	92,402	100,042	104,810
Estimated Gross Income	\$2,772,060	\$2,257,630	\$4,214,410
Gross Income per SqFt	\$30.00	\$22.57	\$40.20
Full Market Value	\$13,400,006	\$10,100,000	\$21,200,000
Market Value per SqFt	\$145.00	\$101.00	\$202.00
Distance from Condominium in miles		0.40	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01240-7501	1-01216-0001	1-01228-0039
Condominium Section	387-R1		
Address	255 WEST 92 STREET	175 WEST 85 STREET	204 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	15	46	20
Year Built	1900	1900	1920
Gross SqFt	15,815	20,370	15,735
Estimated Gross Income	\$474,450	\$593,690	\$575,399
Gross Income per SqFt	\$30.00	\$29.10	\$36.60
Full Market Value	\$2,300,001	\$2,880,000	\$2,890,000
Market Value per SqFt	\$145.00	\$141.00	\$184.00
Distance from Condominium in miles		0.40	0.60

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01240-7502	1-01595-0001	1-01950-0014
Condominium Section	1727-R1		
Address	220 WEST 93 STREET	20 LENOX AVENUE	565 MANHATTAN AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	58	118	103
Year Built	1926	1920	1925
Gross SqFt	116,997	142,639	112,000
Estimated Gross Income	\$2,164,444	\$2,937,663	\$2,205,390
Gross Income per SqFt	\$18.50	\$20.60	\$19.69
Full Market Value	\$8,800,000	\$8,300,000	\$6,230,000
Market Value per SqFt	\$75.00	\$58.00	\$56.00
Distance from Condominium in miles		1.25	1.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01241-7501	1-01216-0001	1-01228-0039
Condominium Section	200-R1		
Address	257 WEST 93 STREET	175 WEST 85 STREET	204 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	15	46	20
Year Built	1930	1900	1920
Gross SqFt	16,506	20,370	15,735
Estimated Gross Income	\$478,674	\$593,690	\$575,399
Gross Income per SqFt	\$29.00	\$29.10	\$36.60
Full Market Value	\$2,320,000	\$2,880,000	\$2,890,000
Market Value per SqFt	\$141.00	\$141.00	\$184.00
Distance from Condominium in miles		0.45	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01243-7501	1-01218-0029	1-01220-0029
Condominium Section	415-R1		
Address	215 WEST 95 STREET	101 WEST 87 STREET	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	212	101	170
Year Built	1986	1986	1986
Gross SqFt	145,085	108,310	175,436
Estimated Gross Income	\$5,077,975	\$3,327,371	\$7,949,675
Gross Income per SqFt	\$35.00	\$30.70	\$45.30
Full Market Value	\$25,500,003	\$16,100,000	\$40,000,000
Market Value per SqFt	\$176.00	\$149.00	\$228.00
Distance from Condominium in miles		0.40	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01244-7501	1-01228-0039	1-01246-0053
Condominium Section	221-R1		
Address	303 WEST 80 STREET	204 WEST 81 STREET	350 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D2-ELEVATOR
Total Units	24	20	54
Year Built	1920	1920	1908
Gross SqFt	20,118	15,735	35,094
Estimated Gross Income	\$614,000	\$575,399	\$863,127
Gross Income per SqFt	\$30.50	\$36.60	\$24.59
Full Market Value	\$2,970,000	\$2,890,000	\$3,860,000
Market Value per SqFt	\$148.00	\$184.00	\$110.00
Distance from Condominium in miles		0.15	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-7501	1-01245-0088	1-01253-0035
Condominium Section	29-R1		
Address	309 WEST 83 STREET	324 WEST 84 STREET	310 WEST 95 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D3-ELEVATOR
Total Units	17	48	45
Year Built	1920	1914	1925
Gross SqFt	25,216	38,016	37,674
Estimated Gross Income	\$731,264	\$850,793	\$1,270,036
Gross Income per SqFt	\$29.00	\$22.38	\$33.70
Full Market Value	\$3,540,000	\$3,800,000	\$6,150,000
Market Value per SqFt	\$140.00	\$100.00	\$163.00
Distance from Condominium in miles		0.00	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01246-7501	1-01228-0039	1-01246-0053
Condominium Section	78-R1		
Address	342 WEST 85 STREET	204 WEST 81 STREET	350 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D2-ELEVATOR
Total Units	22	20	54
Year Built	1910	1920	1908
Gross SqFt	28,436	15,735	35,094
Estimated Gross Income	\$867,000	\$575,399	\$863,127
Gross Income per SqFt	\$30.50	\$36.60	\$24.59
Full Market Value	\$4,199,999	\$2,890,000	\$3,860,000
Market Value per SqFt	\$148.00	\$184.00	\$110.00
Distance from Condominium in miles		0.30	0.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-7501	1-01236-0037	1-01271-0007
Condominium Section	740-R1		
Address	340 WEST 86 STREET	210 WEST 89 STREET	57 WEST 55 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	70	152	105
Year Built	1950	1963	1962
Gross SqFt	90,566	133,284	112,000
Estimated Gross Income	\$2,355,000	\$3,096,034	\$3,137,082
Gross Income per SqFt	\$26.00	\$23.23	\$28.00
Full Market Value	\$11,400,001	\$13,800,000	\$15,200,000
Market Value per SqFt	\$126.00	\$104.00	\$136.00
Distance from Condominium in miles		0.25	1.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-7503	1-01229-0006	1-01252-0001
Condominium Section	1692-R1		
Address	317 WEST 89 STREET	265 WEST 81 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	24	36	59
Year Built	1920	1900	1906
Gross SqFt	60,480	41,137	63,794
Estimated Gross Income	\$1,331,000	\$1,106,276	\$1,536,420
Gross Income per SqFt	\$22.01	\$26.90	\$24.08
Full Market Value	\$5,949,997	\$5,360,000	\$6,870,000
Market Value per SqFt	\$98.00	\$130.00	\$108.00
Distance from Condominium in miles		0.40	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-7504	1-01726-0069	1-02048-0021
Condominium Section	1747-R1		
Address	595 WEST END AVENUE	370 LENOX AVENUE	580 ST NICHOLAS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	54	47	93
Year Built	1923	1921	1914
Gross SqFt	55,190	62,244	60,078
Estimated Gross Income	\$883,040	\$1,185,748	\$753,706
Gross Income per SqFt	\$16.00	\$19.05	\$12.55
Full Market Value	\$3,590,002	\$4,820,000	\$2,830,000
Market Value per SqFt	\$65.00	\$77.00	\$47.10
Distance from Condominium in miles		2.25	2.60

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01251-7501	1-01251-0063	1-01252-0001
Condominium Section	1129-R1		
Address	190 RIVERSIDE DRIVE	302 WEST 92 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	51	100	59
Year Built	1911	1912	1906
Gross SqFt	78,380	64,598	63,794
Estimated Gross Income	\$2,116,260	\$2,865,019	\$1,536,420
Gross Income per SqFt	\$27.00	\$44.40	\$24.08
Full Market Value	\$10,299,998	\$14,400,000	\$6,870,000
Market Value per SqFt	\$131.00	\$223.00	\$108.00
Distance from Condominium in miles		0.00	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-7501	1-01248-0051	1-01253-0035
Condominium Section	149-R1		
Address	314 WEST 94 STREET	340 WEST 87 STREET	310 WEST 95 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	32	29	45
Year Built	1920	1925	1925
Gross SqFt	32,750	29,303	37,674
Estimated Gross Income	\$917,000	\$717,219	\$1,270,036
Gross Income per SqFt	\$28.00	\$24.48	\$33.70
Full Market Value	\$3,644,438	\$3,210,000	\$6,150,000
Market Value per SqFt	\$111.00	\$110.00	\$163.00
Distance from Condominium in miles		0.35	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01253-7501	1-01253-0035	1-01253-0064
Condominium Section	533-R1		
Address	317 WEST 95 STREET	310 WEST 95 STREET	311 WEST 95 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	30	45	32
Year Built	1902	1925	1931
Gross SqFt	32,905	37,674	31,360
Estimated Gross Income	\$921,000	\$1,270,036	\$791,860
Gross Income per SqFt	\$28.00	\$33.70	\$25.30
Full Market Value	\$4,460,000	\$6,150,000	\$3,540,000
Market Value per SqFt	\$136.00	\$163.00	\$113.00
Distance from Condominium in miles		0.05	0.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01253-7502	1-01218-0029	1-01220-0029
Condominium Section	647-R1		
Address	222 RIVERSIDE DRIVE	101 WEST 87 STREET	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	104	101	170
Year Built	1989	1986	1986
Gross SqFt	167,752	108,310	175,436
Estimated Gross Income	\$5,871,320	\$3,327,371	\$7,949,675
Gross Income per SqFt	\$35.00	\$30.70	\$45.30
Full Market Value	\$29,500,009	\$16,100,000	\$40,000,000
Market Value per SqFt	\$176.00	\$149.00	\$228.00
Distance from Condominium in miles		0.45	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01253-7503	1-01230-0043	1-01244-0072
Condominium Section	1608-R1		
Address	230 RIVERSIDE DRIVE	2290 BROADWAY	441 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	261	125	103
Year Built	1931	1924	1926
Gross SqFt	208,241	165,452	240,040
Estimated Gross Income	\$5,000,000	\$4,541,076	\$5,094,264
Gross Income per SqFt	\$24.01	\$27.40	\$21.22
Full Market Value	\$22,300,019	\$22,000,000	\$22,800,000
Market Value per SqFt	\$107.00	\$133.00	\$95.00
Distance from Condominium in miles		0.70	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01263-7501	1-01033-0009	1-01274-0006
Condominium Section	1655-R1		
Address	18 WEST 48 STREET	349 WEST 42 STREET	39 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	152	270	338
Year Built	2005	2003	1948
Gross SqFt	148,385	230,000	269,346
Estimated Gross Income	\$5,935,400	\$9,100,000	\$11,775,997
Gross Income per SqFt	\$40.00	\$39.60	\$43.70
Full Market Value	\$29,800,005	\$45,800,000	\$59,200,000
Market Value per SqFt	\$201.00	\$199.00	\$220.00
Distance from Condominium in miles		0.60	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01269-7501	1-01019-0001	1-01020-0005
Condominium Section	90-R1		
Address	15 WEST 53 STREET	770 8 AVENUE	227 WEST 48 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	248	465	487
Year Built	1982	2001	1989
Gross SqFt	503,000	463,143	475,327
Estimated Gross Income	\$20,600,000	\$17,050,321	\$20,451,568
Gross Income per SqFt	\$41.00	\$36.80	\$43.00
Full Market Value	\$103,999,978	\$85,700,000	\$103,000,000
Market Value per SqFt	\$207.00	\$185.00	\$217.00
Distance from Condominium in miles		0.40	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01270-7501	1-01011-0025	1-01043-0046
Condominium Section	1599-R1		
Address	40 WEST 55 STREET	117 WEST 58 STREET	328 WEST 53 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	35	102	41
Year Built	1925	1900	1920
Gross SqFt	44,350	66,173	29,422
Estimated Gross Income	\$1,552,250	\$2,133,113	\$1,253,045
Gross Income per SqFt	\$35.00	\$32.20	\$42.60
Full Market Value	\$7,799,998	\$10,300,000	\$3,540,000
Market Value per SqFt	\$176.00	\$156.00	\$120.00
Distance from Condominium in miles		0.25	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01271-7501	1-01271-0007	1-01274-0006
Condominium Section	7-R2		
Address	1360 6 AVENUE	57 WEST 55 STREET	39 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	183	105	338
Year Built	1963	1962	1948
Gross SqFt	141,738	112,000	269,346
Estimated Gross Income	\$4,960,830	\$3,137,082	\$11,775,997
Gross Income per SqFt	\$35.00	\$28.00	\$43.70
Full Market Value	\$24,899,992	\$15,200,000	\$59,200,000
Market Value per SqFt	\$176.00	\$136.00	\$220.00
Distance from Condominium in miles		0.00	0.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01273-7501	1-01048-0020	1-01274-0006
Condominium Section	141-R1		
Address	58 WEST 58 STREET	315 WEST 57 STREET	39 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	168	372	338
Year Built	1969	1965	1948
Gross SqFt	206,973	392,966	269,346
Estimated Gross Income	\$8,278,920	\$15,729,783	\$11,775,997
Gross Income per SqFt	\$40.00	\$40.00	\$43.70
Full Market Value	\$41,600,007	\$79,100,000	\$59,200,000
Market Value per SqFt	\$201.00	\$201.00	\$220.00
Distance from Condominium in miles		0.50	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01274-7502	1-01147-0030	1-01210-0033
Condominium Section	702-R1		
Address	57 WEST 58 STREET	322 COLUMBUS AVENUE	410 COLUMBUS AVENUE
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	88	66	52
Year Built	1901	1926	1900
Gross SqFt	68,219	36,258	65,814
Estimated Gross Income	\$3,069,855	\$1,559,838	\$3,446,695
Gross Income per SqFt	\$45.00	\$43.00	\$52.00
Full Market Value	\$15,399,992	\$7,840,000	\$17,300,000
Market Value per SqFt	\$226.00	\$216.00	\$263.00
Distance from Condominium in miles		1.10	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01274-7503	1-01210-0033	1-01387-0056
Condominium Section	1150-R1		
Address	50 CENTRAL PARK SOUTH	410 COLUMBUS AVENUE	900 MADISON AVENUE
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	11	52	65
Year Built	1931	1900	1939
Gross SqFt	84,843	65,814	66,731
Estimated Gross Income	\$4,242,150	\$3,446,695	\$3,422,706
Gross Income per SqFt	\$50.00	\$52.00	\$51.00
Full Market Value	\$21,299,999	\$17,300,000	\$17,200,000
Market Value per SqFt	\$251.00	\$263.00	\$258.00
Distance from Condominium in miles		1.25	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01274-7504	1-01008-0029	1-01126-0029
Condominium Section	1508-R1		
Address	768 5 AVENUE	1361 6 AVENUE	135 CENTRAL PARK WEST
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	164	169	64
Year Built	1907	1925	1906
Gross SqFt	395,521	243,671	217,280
Estimated Gross Income	\$17,007,403	\$9,615,603	\$8,489,130
Gross Income per SqFt	\$43.00	\$39.50	\$39.10
Full Market Value	\$74,619,300	\$48,300,000	\$42,700,000
Market Value per SqFt	\$189.00	\$198.00	\$197.00
Distance from Condominium in miles		0.20	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01287-7501	1-01348-0049	1-01298-0041
Condominium Section	13-R1		
Address	641 5 AVENUE	1044 2 AVENUE	150 EAST 44 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	226	460	362
Year Built	1981	1975	2000
Gross SqFt	477,801	580,480	352,725
Estimated Gross Income	\$20,980,000	\$29,318,782	\$12,160,736
Gross Income per SqFt	\$43.90	\$51.00	\$34.50
Full Market Value	\$104,999,999	\$147,000,000	\$61,100,000
Market Value per SqFt	\$220.00	\$253.00	\$173.00
Distance from Condominium in miles		0.60	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01290-7501	1-01311-0045	1-01298-0041
Condominium Section	1456-R1		
Address	60 EAST 55 STREET	150 EAST 57 STREET	150 EAST 44 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	74	145	362
Year Built	2003	1997	2000
Gross SqFt	80,608	158,063	352,725
Estimated Gross Income	\$3,825,000	\$7,491,478	\$12,160,736
Gross Income per SqFt	\$47.50	\$47.40	\$34.50
Full Market Value	\$19,200,000	\$37,700,000	\$61,100,000
Market Value per SqFt	\$238.00	\$239.00	\$173.00
Distance from Condominium in miles		0.20	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01292-7501	1-01348-0049	1-01426-0044
Condominium Section	86-R1		
Address	721 5 AVENUE	1044 2 AVENUE	206 EAST 72 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	254	460	442
Year Built	1983	1975	1979
Gross SqFt	499,668	580,480	377,297
Estimated Gross Income	\$24,560,000	\$29,318,782	\$17,028,648
Gross Income per SqFt	\$49.20	\$51.00	\$45.10
Full Market Value	\$122,999,950	\$147,000,000	\$85,600,000
Market Value per SqFt	\$246.00	\$253.00	\$227.00
Distance from Condominium in miles		0.55	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01294-7501	1-01242-9055	1-01338-0040
Condominium Section	144-R1		
Address	500 PARK AVENUE	2527 BROADWAY	314 EAST 46 STREET
Neighborhood	MIDTOWN CBD	UPPER WEST SIDE (79-96)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	56	295	250
Year Built	1982	1999	1981
Gross SqFt	176,494	307,500	253,256
Estimated Gross Income	\$7,050,000	\$10,635,989	\$10,547,452
Gross Income per SqFt	\$39.90	\$34.60	\$41.60
Full Market Value	\$35,399,989	\$53,500,000	\$53,000,000
Market Value per SqFt	\$201.00	\$174.00	\$209.00
Distance from Condominium in miles		2.15	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01303-7501	1-01311-0045	1-01242-9055
Condominium Section	305-R1		
Address	145 EAST 48 STREET	150 EAST 57 STREET	2527 BROADWAY
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	207	145	295
Year Built	1985	1997	1999
Gross SqFt	185,540	158,063	307,500
Estimated Gross Income	\$7,600,000	\$7,491,478	\$10,635,989
Gross Income per SqFt	\$41.00	\$47.40	\$34.60
Full Market Value	\$38,200,005	\$37,700,000	\$53,500,000
Market Value per SqFt	\$206.00	\$239.00	\$174.00
Distance from Condominium in miles		0.40	2.65

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01309-7502	1-01274-0006	1-01463-0021
Condominium Section	420-R1		
Address	135 EAST 54 STREET	39 WEST 58 STREET	1273 YORK AVENUE
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	145	338	213
Year Built	1951	1948	1957
Gross SqFt	132,205	269,346	182,345
Estimated Gross Income	\$4,600,000	\$11,775,997	\$5,313,826
Gross Income per SqFt	\$34.80	\$43.70	\$29.10
Full Market Value	\$23,099,986	\$59,200,000	\$25,700,000
Market Value per SqFt	\$175.00	\$220.00	\$141.00
Distance from Condominium in miles		0.40	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01310-7501	1-01274-0006	1-01463-0021
Condominium Section	30-R1		
Address	141 EAST 55 STREET	39 WEST 58 STREET	1273 YORK AVENUE
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	87	338	213
Year Built	1956	1948	1957
Gross SqFt	70,773	269,346	182,345
Estimated Gross Income	\$2,350,000	\$11,775,997	\$5,313,826
Gross Income per SqFt	\$33.20	\$43.70	\$29.10
Full Market Value	\$10,716,012	\$59,200,000	\$25,700,000
Market Value per SqFt	\$151.00	\$220.00	\$141.00
Distance from Condominium in miles		0.45	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01310-7502	1-01274-0006	1-01463-0021
Condominium Section	199-R1		
Address	667 LEXINGTON AVENUE	39 WEST 58 STREET	1273 YORK AVENUE
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	156	338	213
Year Built	1956	1948	1957
Gross SqFt	141,440	269,346	182,345
Estimated Gross Income	\$4,630,000	\$11,775,997	\$5,313,826
Gross Income per SqFt	\$32.70	\$43.70	\$29.10
Full Market Value	\$22,399,992	\$59,200,000	\$25,700,000
Market Value per SqFt	\$158.00	\$220.00	\$141.00
Distance from Condominium in miles		0.45	0.75

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01310-7503	1-01274-0006	1-01463-0021
Condominium Section	289-R1		
Address	150 EAST 56 STREET	39 WEST 58 STREET	1273 YORK AVENUE
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	75	338	213
Year Built	1956	1948	1957
Gross SqFt	65,658	269,346	182,345
Estimated Gross Income	\$2,150,000	\$11,775,997	\$5,313,826
Gross Income per SqFt	\$32.70	\$43.70	\$29.10
Full Market Value	\$10,400,000	\$59,200,000	\$25,700,000
Market Value per SqFt	\$158.00	\$220.00	\$141.00
Distance from Condominium in miles		0.45	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01312-7501	1-01242-9055	1-01421-0021
Condominium Section	16-R1		
Address	117 EAST 57 STREET	2527 BROADWAY	1261 2 AVENUE
Neighborhood	MIDTOWN CBD	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	236	295	339
Year Built	1975	1999	1979
Gross SqFt	364,872	307,500	490,652
Estimated Gross Income	\$12,800,000	\$10,635,989	\$24,101,547
Gross Income per SqFt	\$35.10	\$34.60	\$49.10
Full Market Value	\$64,399,989	\$53,500,000	\$121,000,000
Market Value per SqFt	\$177.00	\$174.00	\$247.00
Distance from Condominium in miles		2.25	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01312-7502	1-01422-0048	1-01406-0001
Condominium Section	756-R1		
Address	465 PARK AVENUE	210 EAST 68 STREET	737 PARK AVENUE
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	125	210	120
Year Built	1926	1929	1940
Gross SqFt	221,819	243,802	215,600
Estimated Gross Income	\$6,680,000	\$8,823,642	\$6,008,692
Gross Income per SqFt	\$30.10	\$36.20	\$27.90
Full Market Value	\$32,400,000	\$44,400,000	\$29,100,000
Market Value per SqFt	\$146.00	\$182.00	\$135.00
Distance from Condominium in miles		0.55	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01313-7501	1-01376-0001	1-01455-0013
Condominium Section	1350-R1		
Address	151 EAST 58 STREET	800 5 AVENUE	421 EAST 60 STREET
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	105	229	234
Year Built	2001	1979	2001
Gross SqFt	365,000	353,412	307,000
Estimated Gross Income	\$22,900,000	\$23,395,375	\$12,150,976
Gross Income per SqFt	\$63.00	\$66.00	\$39.60
Full Market Value	\$115,000,003	\$118,000,000	\$61,100,000
Market Value per SqFt	\$315.00	\$334.00	\$199.00
Distance from Condominium in miles		0.30	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01314-7501	1-01242-9055	1-01365-0009
Condominium Section	319-R1		
Address	235 EAST 40 STREET	2527 BROADWAY	415 EAST 53 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	364	295	324
Year Built	1986	1999	1982
Gross SqFt	351,161	307,500	413,233
Estimated Gross Income	\$12,100,000	\$10,635,989	\$17,950,024
Gross Income per SqFt	\$34.50	\$34.60	\$43.40
Full Market Value	\$60,799,998	\$53,500,000	\$90,300,000
Market Value per SqFt	\$173.00	\$174.00	\$219.00
Distance from Condominium in miles		3.05	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01319-7501	1-01484-0001	1-01463-0021
Condominium Section	482-R1		
Address	240 EAST 46 STREET	1360 YORK AVENUE	1273 YORK AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	101	90	213
Year Built	1970	1958	1957
Gross SqFt	60,900	60,775	182,345
Estimated Gross Income	\$1,600,000	\$1,394,214	\$5,313,826
Gross Income per SqFt	\$26.30	\$22.94	\$29.10
Full Market Value	\$7,750,003	\$6,230,000	\$25,700,000
Market Value per SqFt	\$127.00	\$103.00	\$141.00
Distance from Condominium in miles		1.40	1.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01319-7502	1-01424-0004	1-01437-0045
Condominium Section	1614-R1		
Address	845 2 AVENUE	203 EAST 69 STREET	316 EAST 63 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	18	15	42
Year Built	2001	1980	1999
Gross SqFt	11,861	32,500	34,137
Estimated Gross Income	\$520,000	\$1,562,675	\$880,400
Gross Income per SqFt	\$43.80	\$48.10	\$25.80
Full Market Value	\$2,609,999	\$7,860,000	\$4,270,000
Market Value per SqFt	\$220.00	\$242.00	\$125.00
Distance from Condominium in miles		1.20	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01320-7501	1-01421-0021	1-01298-0041
Condominium Section	85-R1		
Address	238 EAST 47 STREET	1261 2 AVENUE	150 EAST 44 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	231	339	362
Year Built	1982	1979	2000
Gross SqFt	350,000	490,652	352,725
Estimated Gross Income	\$12,370,000	\$24,101,547	\$12,160,736
Gross Income per SqFt	\$35.30	\$49.10	\$34.50
Full Market Value	\$62,200,034	\$121,000,000	\$61,100,000
Market Value per SqFt	\$178.00	\$247.00	\$173.00
Distance from Condominium in miles		1.00	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01320-7502	1-01318-0019	
Condominium Section	238-R1		
Address	216 EAST 47 STREET	245 EAST 44 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	48	182	
Year Built	1985	1986	
Gross SqFt	77,029	168,998	
Estimated Gross Income	\$2,960,000	\$6,546,052	
Gross Income per SqFt	\$38.40	\$38.70	
Full Market Value	\$14,900,002	\$32,900,000	
Market Value per SqFt	\$193.00	\$195.00	
Distance from Condominium in miles		0.10	

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01320-7503	1-01463-0021	1-01488-0013
Condominium Section	240-R1		
Address	210 EAST 47 STREET	1273 YORK AVENUE	519 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	92	213	210
Year Built	1957	1957	1964
Gross SqFt	63,927	182,345	257,244
Estimated Gross Income	\$1,950,000	\$5,313,826	\$10,440,657
Gross Income per SqFt	\$30.50	\$29.10	\$40.60
Full Market Value	\$9,450,027	\$25,700,000	\$52,500,000
Market Value per SqFt	\$148.00	\$141.00	\$204.00
Distance from Condominium in miles		1.10	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01320-7504	1-01530-0034	1-01488-0013
Condominium Section	451-R1		
Address	225 EAST 46 STREET	230 EAST 85 STREET	519 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	129	55	210
Year Built	1956	1946	1964
Gross SqFt	81,745	50,852	257,244
Estimated Gross Income	\$2,340,000	\$1,452,791	\$10,440,657
Gross Income per SqFt	\$28.60	\$28.60	\$40.60
Full Market Value	\$11,299,998	\$7,040,000	\$52,500,000
Market Value per SqFt	\$138.00	\$138.00	\$204.00
Distance from Condominium in miles		1.90	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01320-7505	1-01318-0019	1-01426-0044
Condominium Section	620-R1		
Address	236 EAST 47 STREET	245 EAST 44 STREET	206 EAST 72 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	173	182	442
Year Built	1988	1986	1979
Gross SqFt	164,753	168,998	377,297
Estimated Gross Income	\$7,200,000	\$6,546,052	\$17,028,648
Gross Income per SqFt	\$43.70	\$38.70	\$45.10
Full Market Value	\$36,200,002	\$32,900,000	\$85,600,000
Market Value per SqFt	\$220.00	\$195.00	\$227.00
Distance from Condominium in miles		0.10	1.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01322-7501	1-01488-0013	1-01314-0021
Condominium Section	201-R1		
Address	249 EAST 48 STREET	519 EAST 76 STREET	747 2 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	162	210	276
Year Built	1959	1964	1972
Gross SqFt	170,631	257,244	387,761
Estimated Gross Income	\$4,400,000	\$10,440,657	\$11,236,086
Gross Income per SqFt	\$25.80	\$40.60	\$29.00
Full Market Value	\$21,299,999	\$52,500,000	\$54,400,000
Market Value per SqFt	\$125.00	\$204.00	\$140.00
Distance from Condominium in miles		1.45	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01323-7501	1-01242-9055	1-01365-0009
Condominium Section	185-R1		
Address	255 EAST 49 STREET	2527 BROADWAY	415 EAST 53 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	174	295	324
Year Built	1985	1999	1982
Gross SqFt	193,134	307,500	413,233
Estimated Gross Income	\$7,085,000	\$10,635,989	\$17,950,024
Gross Income per SqFt	\$36.70	\$34.60	\$43.40
Full Market Value	\$35,599,962	\$53,500,000	\$90,300,000
Market Value per SqFt	\$184.00	\$174.00	\$219.00
Distance from Condominium in miles		2.70	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01324-7501	1-01424-0004	1-01453-0021
Condominium Section	518-R1		
Address	245 EAST 50 STREET	203 EAST 69 STREET	353 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	16	15	67
Year Built	1980	1980	1986
Gross SqFt	19,082	32,500	53,662
Estimated Gross Income	\$680,000	\$1,562,675	\$1,632,564
Gross Income per SqFt	\$35.60	\$48.10	\$30.40
Full Market Value	\$3,420,002	\$7,860,000	\$7,910,000
Market Value per SqFt	\$179.00	\$242.00	\$147.00
Distance from Condominium in miles		0.95	1.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01325-7501	1-01424-0004	1-01453-0021
Condominium Section	227-R1		
Address	226 EAST 52 STREET	203 EAST 69 STREET	353 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	25	15	67
Year Built	1984	1980	1986
Gross SqFt	46,800	32,500	53,662
Estimated Gross Income	\$1,480,000	\$1,562,675	\$1,632,564
Gross Income per SqFt	\$31.60	\$48.10	\$30.40
Full Market Value	\$7,170,001	\$7,860,000	\$7,910,000
Market Value per SqFt	\$153.00	\$242.00	\$147.00
Distance from Condominium in miles		0.90	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01325-7502	1-01390-0043	1-01378-0006
Condominium Section	424-R1		
Address	230 EAST 52 STREET	48 EAST 76 STREET	3 EAST 63 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	27	27	11
Year Built	1901	1910	1910
Gross SqFt	15,410	14,336	9,459
Estimated Gross Income	\$460,000	\$320,898	\$369,379
Gross Income per SqFt	\$29.90	\$22.38	\$39.10
Full Market Value	\$2,230,001	\$1,430,000	\$1,860,000
Market Value per SqFt	\$145.00	\$100.00	\$197.00
Distance from Condominium in miles		1.25	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01327-7501	1-01463-0021	1-01488-0013
Condominium Section	795-R1		
Address	211 EAST 53 STREET	1273 YORK AVENUE	519 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D3-ELEVATOR
Total Units	146	213	210
Year Built	1957	1957	1964
Gross SqFt	126,021	182,345	257,244
Estimated Gross Income	\$3,675,000	\$5,313,826	\$10,440,657
Gross Income per SqFt	\$29.20	\$29.10	\$40.60
Full Market Value	\$17,800,000	\$25,700,000	\$52,500,000
Market Value per SqFt	\$141.00	\$141.00	\$204.00
Distance from Condominium in miles		0.80	1.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01327-7502	1-01365-0009	
Condominium Section	896-R1		
Address	250 EAST 54 STREET	415 EAST 53 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	178	324	
Year Built	1990	1982	
Gross SqFt	237,531	413,233	
Estimated Gross Income	\$9,450,000	\$17,950,024	
Gross Income per SqFt	\$39.80	\$43.40	
Full Market Value	\$47,500,007	\$90,300,000	
Market Value per SqFt	\$200.00	\$219.00	
Distance from Condominium in miles		0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01329-7501	1-01298-0041	1-01376-0001
Condominium Section	2007-R1		
Address	231 EAST 55 STREET	150 EAST 44 STREET	800 5 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	40	362	229
Year Built	2000	2000	1979
Gross SqFt	54,638	352,725	353,412
Estimated Gross Income	\$3,100,000	\$12,160,736	\$23,395,375
Gross Income per SqFt	\$57.00	\$34.50	\$66.00
Full Market Value	\$15,600,006	\$61,100,000	\$118,000,000
Market Value per SqFt	\$286.00	\$173.00	\$334.00
Distance from Condominium in miles		0.60	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01330-7501	1-01460-0047	1-01311-0045
Condominium Section	1563-R1		
Address	212 EAST 57 STREET	400 EAST 66 STREET	150 EAST 57 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	38	129	145
Year Built	2004	1999	1997
Gross SqFt	70,308	138,500	158,063
Estimated Gross Income	\$3,050,000	\$5,557,488	\$7,491,478
Gross Income per SqFt	\$43.40	\$40.10	\$47.40
Full Market Value	\$15,299,992	\$27,900,000	\$37,700,000
Market Value per SqFt	\$218.00	\$201.00	\$239.00
Distance from Condominium in miles		0.55	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01331-7501	1-01488-0013	1-01488-0045
Condominium Section	541-R1		
Address	200 EAST 58 STREET	519 EAST 76 STREET	500 EAST 77 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	115	210	427
Year Built	1963	1964	1964
Gross SqFt	128,436	257,244	530,809
Estimated Gross Income	\$3,300,000	\$10,440,657	\$11,042,597
Gross Income per SqFt	\$25.70	\$40.60	\$20.80
Full Market Value	\$15,999,999	\$52,500,000	\$49,300,000
Market Value per SqFt	\$125.00	\$204.00	\$93.00
Distance from Condominium in miles		1.05	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01331-7502	1-01488-0013	1-01488-0045
Condominium Section	563-R1		
Address	225 EAST 57 STREET	519 EAST 76 STREET	500 EAST 77 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D3-ELEVATOR
Total Units	260	210	427
Year Built	1964	1964	1964
Gross SqFt	305,093	257,244	530,809
Estimated Gross Income	\$7,750,000	\$10,440,657	\$11,042,597
Gross Income per SqFt	\$25.40	\$40.60	\$20.80
Full Market Value	\$37,500,000	\$52,500,000	\$49,300,000
Market Value per SqFt	\$123.00	\$204.00	\$93.00
Distance from Condominium in miles		1.05	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01331-7503	1-01455-0013	1-01298-0041
Condominium Section	1538-R1		
Address	207 EAST 57 STREET	421 EAST 60 STREET	150 EAST 44 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	67	234	362
Year Built	2005	2001	2000
Gross SqFt	104,916	307,000	352,725
Estimated Gross Income	\$3,610,000	\$12,150,976	\$12,160,736
Gross Income per SqFt	\$34.40	\$39.60	\$34.50
Full Market Value	\$18,200,005	\$61,100,000	\$61,100,000
Market Value per SqFt	\$173.00	\$199.00	\$173.00
Distance from Condominium in miles		0.30	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01336-7501	1-01460-0047	
Condominium Section	168-R1		
Address	806 2 AVENUE	400 EAST 66 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	79	129	
Year Built	1983	1999	
Gross SqFt	127,399	138,500	
Estimated Gross Income	\$4,720,000	\$5,557,488	
Gross Income per SqFt	\$37.00	\$40.10	
Full Market Value	\$23,699,978	\$27,900,000	
Market Value per SqFt	\$186.00	\$201.00	
Distance from Condominium in miles		1.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01338-7501	1-01460-0047	
Condominium Section	247-R1		
Address	846 2 AVENUE	400 EAST 66 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	113	129	
Year Built	1980	1999	
Gross SqFt	86,845	138,500	
Estimated Gross Income	\$3,230,000	\$5,557,488	
Gross Income per SqFt	\$37.20	\$40.10	
Full Market Value	\$16,200,004	\$27,900,000	
Market Value per SqFt	\$187.00	\$201.00	
Distance from Condominium in miles		1.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01338-7502	1-01242-9055	1-01426-9035
Condominium Section	614-R1		
Address	325 EAST 45 STREET	2527 BROADWAY	218 EAST 72 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	166	295	147
Year Built	1977	1999	1975
Gross SqFt	122,021	307,500	156,200
Estimated Gross Income	\$4,410,000	\$10,635,989	\$6,607,328
Gross Income per SqFt	\$36.10	\$34.60	\$42.30
Full Market Value	\$22,199,996	\$53,500,000	\$33,200,000
Market Value per SqFt	\$182.00	\$174.00	\$213.00
Distance from Condominium in miles		2.90	1.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01340-7501	1-01348-0049	1-01376-0001
Condominium Section	1165-R1		
Address	845 UNITED NATIONS PLAZA	1044 2 AVENUE	800 5 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	373	460	229
Year Built	2000	1975	1979
Gross SqFt	825,532	580,480	353,412
Estimated Gross Income	\$48,430,000	\$29,318,782	\$23,395,375
Gross Income per SqFt	\$59.00	\$51.00	\$66.00
Full Market Value	\$243,999,996	\$147,000,000	\$118,000,000
Market Value per SqFt	\$296.00	\$253.00	\$334.00
Distance from Condominium in miles		0.40	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01341-7501	1-01463-0031	1-01488-0013
Condominium Section	176-R1		
Address	330 EAST 49 STREET	436 EAST 69 STREET	519 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	141	127	210
Year Built	1962	1961	1964
Gross SqFt	89,872	97,396	257,244
Estimated Gross Income	\$2,390,000	\$1,851,153	\$10,440,657
Gross Income per SqFt	\$26.60	\$19.01	\$40.60
Full Market Value	\$11,599,999	\$7,530,000	\$52,500,000
Market Value per SqFt	\$129.00	\$77.00	\$204.00
Distance from Condominium in miles		1.00	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01341-7502	1-01463-0031	1-01488-0013
Condominium Section	259-R1		
Address	317 EAST 48 STREET	436 EAST 69 STREET	519 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	126	127	210
Year Built	1962	1961	1964
Gross SqFt	82,112	97,396	257,244
Estimated Gross Income	\$2,150,000	\$1,851,153	\$10,440,657
Gross Income per SqFt	\$26.20	\$19.01	\$40.60
Full Market Value	\$10,400,007	\$7,530,000	\$52,500,000
Market Value per SqFt	\$127.00	\$77.00	\$204.00
Distance from Condominium in miles		1.00	1.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01341-7503	1-01298-0041	1-01421-0021
Condominium Section	336-R1		
Address	100 UNITED NATIONS PLAZA	150 EAST 44 STREET	1261 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	237	362	339
Year Built	1984	2000	1979
Gross SqFt	438,326	352,725	490,652
Estimated Gross Income	\$16,510,000	\$12,160,736	\$24,101,547
Gross Income per SqFt	\$37.70	\$34.50	\$49.10
Full Market Value	\$83,000,002	\$61,100,000	\$121,000,000
Market Value per SqFt	\$189.00	\$173.00	\$247.00
Distance from Condominium in miles		0.35	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01341-7504	1-01320-0018	1-01393-0026
Condominium Section	931-R1		
Address	346 EAST 49 STREET	235 EAST 46 STREET	49 EAST 78 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	16	63	12
Year Built	1900	1938	1910
Gross SqFt	8,214	49,914	10,870
Estimated Gross Income	\$230,000	\$1,609,648	\$289,603
Gross Income per SqFt	\$28.00	\$32.20	\$26.60
Full Market Value	\$1,110,000	\$7,800,000	\$1,400,000
Market Value per SqFt	\$135.00	\$156.00	\$129.00
Distance from Condominium in miles		0.15	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01341-7505	1-01321-0034	1-01349-0035
Condominium Section	1792-R1		
Address	865 1 AVENUE	230 EAST 48 STREET	340 EAST 57 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	81	68	61
Year Built	0	1928	1931
Gross SqFt	78,000	68,564	73,000
Estimated Gross Income	\$1,723,800	\$1,889,174	\$1,793,578
Gross Income per SqFt	\$22.10	\$27.60	\$24.57
Full Market Value	\$6,820,800	\$9,150,000	\$8,020,000
Market Value per SqFt	\$87.00	\$133.00	\$110.00
Distance from Condominium in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01342-7501	1-01460-0047	
Condominium Section	61-R1		
Address	309 EAST 49 STREET	400 EAST 66 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	85	129	
Year Built	1982	1999	
Gross SqFt	119,419	138,500	
Estimated Gross Income	\$4,370,000	\$5,557,488	
Gross Income per SqFt	\$36.60	\$40.10	
Full Market Value	\$21,999,985	\$27,900,000	
Market Value per SqFt	\$184.00	\$201.00	
Distance from Condominium in miles		0.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01342-7502	1-01309-0008	1-01424-0004
Condominium Section	105-R1		
Address	301 EAST 49 STREET	125 EAST 54 STREET	203 EAST 69 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	20	66	15
Year Built	1982	1977	1980
Gross SqFt	33,376	56,073	32,500
Estimated Gross Income	\$1,250,000	\$1,947,039	\$1,562,675
Gross Income per SqFt	\$37.50	\$34.70	\$48.10
Full Market Value	\$6,289,994	\$9,790,000	\$7,860,000
Market Value per SqFt	\$188.00	\$175.00	\$242.00
Distance from Condominium in miles		0.40	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01342-7503	1-01327-0034	1-01350-0038
Condominium Section	1357-R1		
Address	344 EAST 50 STREET	230 EAST 54 STREET	326 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R2-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	15	20	30
Year Built	1920	1900	1904
Gross SqFt	10,550	9,010	18,252
Estimated Gross Income	\$410,000	\$413,314	\$663,408
Gross Income per SqFt	\$38.90	\$45.90	\$36.30
Full Market Value	\$2,059,999	\$2,080,000	\$3,340,000
Market Value per SqFt	\$195.00	\$231.00	\$183.00
Distance from Condominium in miles		0.25	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01343-7501	1-01335-0039	1-01406-0054
Condominium Section	60-R1		
Address	317 EAST 50 STREET	328 EAST 43 STREET	993 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	115	62	39
Year Built	1931	1928	1914
Gross SqFt	93,015	48,892	73,396
Estimated Gross Income	\$2,000,000	\$987,580	\$2,431,171
Gross Income per SqFt	\$21.50	\$20.20	\$33.10
Full Market Value	\$8,940,000	\$4,410,000	\$11,800,000
Market Value per SqFt	\$96.00	\$90.00	\$161.00
Distance from Condominium in miles		0.40	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01343-7504	1-01320-0018	1-01381-0059
Condominium Section	1809-R1		
Address	343 EAST 50 STREET	235 EAST 46 STREET	20 EAST 67 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	23	63	16
Year Built	1900	1938	1925
Gross SqFt	35,615	49,914	14,980
Estimated Gross Income	\$1,450,000	\$1,609,648	\$623,775
Gross Income per SqFt	\$40.70	\$32.20	\$41.60
Full Market Value	\$7,289,997	\$7,800,000	\$3,140,000
Market Value per SqFt	\$205.00	\$156.00	\$210.00
Distance from Condominium in miles		0.25	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01344-7501	1-01463-0021	1-01484-0001
Condominium Section	145-R1		
Address	335 EAST 51 STREET	1273 YORK AVENUE	1360 YORK AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	97	213	90
Year Built	1963	1957	1958
Gross SqFt	67,540	182,345	60,775
Estimated Gross Income	\$1,745,000	\$5,313,826	\$1,394,214
Gross Income per SqFt	\$25.80	\$29.10	\$22.94
Full Market Value	\$8,450,004	\$25,700,000	\$6,230,000
Market Value per SqFt	\$125.00	\$141.00	\$103.00
Distance from Condominium in miles		0.85	1.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01344-7502	1-01460-0047	1-01376-0001
Condominium Section	1212-R1		
Address	351 EAST 51 STREET	400 EAST 66 STREET	800 5 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	64	129	229
Year Built	2000	1999	1979
Gross SqFt	158,085	138,500	353,412
Estimated Gross Income	\$8,600,000	\$5,557,488	\$23,395,375
Gross Income per SqFt	\$54.00	\$40.10	\$66.00
Full Market Value	\$43,200,009	\$27,900,000	\$118,000,000
Market Value per SqFt	\$273.00	\$201.00	\$334.00
Distance from Condominium in miles		0.70	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01345-7501	1-01460-0047	1-01311-0045
Condominium Section	1594-R1		
Address	310 EAST 53 STREET	400 EAST 66 STREET	150 EAST 57 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	85	129	145
Year Built	2006	1999	1997
Gross SqFt	166,692	138,500	158,063
Estimated Gross Income	\$7,300,000	\$5,557,488	\$7,491,478
Gross Income per SqFt	\$43.80	\$40.10	\$47.40
Full Market Value	\$36,699,998	\$27,900,000	\$37,700,000
Market Value per SqFt	\$220.00	\$201.00	\$239.00
Distance from Condominium in miles		0.65	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01346-7501	1-01463-0021	1-01484-0001
Condominium Section	323-R1		
Address	320 EAST 54 STREET	1273 YORK AVENUE	1360 YORK AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	90	213	90
Year Built	1959	1957	1958
Gross SqFt	65,000	182,345	60,775
Estimated Gross Income	\$1,725,000	\$5,313,826	\$1,394,214
Gross Income per SqFt	\$26.50	\$29.10	\$22.94
Full Market Value	\$8,360,004	\$25,700,000	\$6,230,000
Market Value per SqFt	\$129.00	\$141.00	\$103.00
Distance from Condominium in miles		0.75	1.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01346-7503	1-01440-0033	1-01320-0018
Condominium Section	475-R1		
Address	975 1 AVENUE	340 EAST 66 STREET	235 EAST 46 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	60	63
Year Built	1941	1940	1938
Gross SqFt	53,435	53,446	49,914
Estimated Gross Income	\$1,475,000	\$1,191,698	\$1,609,648
Gross Income per SqFt	\$27.60	\$22.30	\$32.20
Full Market Value	\$7,150,001	\$5,330,000	\$7,800,000
Market Value per SqFt	\$134.00	\$100.00	\$156.00
Distance from Condominium in miles		0.60	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01347-7501	1-01460-0047	1-01298-0041
Condominium Section	1396-R1		
Address	300 EAST 55 STREET	400 EAST 66 STREET	150 EAST 44 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	118	129	362
Year Built	2003	1999	2000
Gross SqFt	183,619	138,500	352,725
Estimated Gross Income	\$6,330,000	\$5,557,488	\$12,160,736
Gross Income per SqFt	\$34.50	\$40.10	\$34.50
Full Market Value	\$31,800,015	\$27,900,000	\$61,100,000
Market Value per SqFt	\$173.00	\$201.00	\$173.00
Distance from Condominium in miles		0.55	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01349-7501	1-01463-0031	1-01488-0013
Condominium Section	510-R1		
Address	345 EAST 56 STREET	436 EAST 69 STREET	519 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D3-ELEVATOR
Total Units	174	127	210
Year Built	1960	1961	1964
Gross SqFt	198,115	97,396	257,244
Estimated Gross Income	\$5,225,000	\$1,851,153	\$10,440,657
Gross Income per SqFt	\$26.40	\$19.01	\$40.60
Full Market Value	\$25,300,000	\$7,530,000	\$52,500,000
Market Value per SqFt	\$128.00	\$77.00	\$204.00
Distance from Condominium in miles		0.60	1.05

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01349-7502	1-00495-0033	1-00904-0040
Condominium Section	1632-R1		
Address	330 EAST 57 STREET	229 MULBERRY STREET	220 EAST 24 STREET
Neighborhood	MIDTOWN EAST	LITTLE ITALY	GRAMERCY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	62	71
Year Built	2005	1999	1985
Gross SqFt	41,406	67,300	45,446
Estimated Gross Income	\$2,318,736	\$2,639,646	\$2,156,881
Gross Income per SqFt	\$56.00	\$39.20	\$47.50
Full Market Value	\$11,700,000	\$13,300,000	\$10,800,000
Market Value per SqFt	\$283.00	\$198.00	\$238.00
Distance from Condominium in miles		2.95	1.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01350-7501	1-01463-0031	1-01488-0013
Condominium Section	178-R1		
Address	351 EAST 57 STREET	436 EAST 69 STREET	519 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D3-ELEVATOR
Total Units	115	127	210
Year Built	1958	1961	1964
Gross SqFt	95,347	97,396	257,244
Estimated Gross Income	\$2,570,000	\$1,851,153	\$10,440,657
Gross Income per SqFt	\$27.00	\$19.01	\$40.60
Full Market Value	\$12,500,000	\$7,530,000	\$52,500,000
Market Value per SqFt	\$131.00	\$77.00	\$204.00
Distance from Condominium in miles		0.55	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01362-7502	1-01348-0049	1-01376-0001
Condominium Section	1279-R1		
Address	400 EAST 51 STREET	1044 2 AVENUE	800 5 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	113	460	229
Year Built	2002	1975	1979
Gross SqFt	146,025	580,480	353,412
Estimated Gross Income	\$8,400,000	\$29,318,782	\$23,395,375
Gross Income per SqFt	\$58.00	\$51.00	\$66.00
Full Market Value	\$42,200,009	\$147,000,000	\$118,000,000
Market Value per SqFt	\$289.00	\$253.00	\$334.00
Distance from Condominium in miles		0.25	0.85

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01365-7501	1-01463-0031	1-01488-0013
Condominium Section	283-R1		
Address	966 1 AVENUE	436 EAST 69 STREET	519 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	189	127	210
Year Built	1958	1961	1964
Gross SqFt	196,802	97,396	257,244
Estimated Gross Income	\$5,150,000	\$1,851,153	\$10,440,657
Gross Income per SqFt	\$26.20	\$19.01	\$40.60
Full Market Value	\$24,999,994	\$7,530,000	\$52,500,000
Market Value per SqFt	\$127.00	\$77.00	\$204.00
Distance from Condominium in miles		0.75	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01365-7502	1-01364-0034	1-01426-0044
Condominium Section	575-R1		
Address	400 EAST 54 STREET	422 EAST 53 STREET	206 EAST 72 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	228	295	442
Year Built	1972	1974	1979
Gross SqFt	242,825	312,416	377,297
Estimated Gross Income	\$7,350,000	\$9,328,936	\$17,028,648
Gross Income per SqFt	\$30.30	\$29.90	\$45.10
Full Market Value	\$35,599,995	\$45,200,000	\$85,600,000
Market Value per SqFt	\$147.00	\$145.00	\$227.00
Distance from Condominium in miles		0.05	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01366-7501	1-01426-0044	1-01449-0003
Condominium Section	59-R1		
Address	415 EAST 54 STREET	206 EAST 72 STREET	1424 2 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	106	442	479
Year Built	1983	1979	1979
Gross SqFt	174,032	377,297	454,248
Estimated Gross Income	\$7,290,000	\$17,028,648	\$22,001,350
Gross Income per SqFt	\$41.90	\$45.10	\$48.40
Full Market Value	\$36,699,991	\$85,600,000	\$111,000,000
Market Value per SqFt	\$211.00	\$227.00	\$244.00
Distance from Condominium in miles		0.90	1.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-7501	1-01335-0039	1-01406-0054
Condominium Section	91-R1		
Address	444 EAST 57 STREET	328 EAST 43 STREET	993 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	60	62	39
Year Built	1929	1928	1914
Gross SqFt	97,636	48,892	73,396
Estimated Gross Income	\$2,565,000	\$987,580	\$2,431,171
Gross Income per SqFt	\$26.30	\$20.20	\$33.10
Full Market Value	\$12,400,001	\$4,410,000	\$11,800,000
Market Value per SqFt	\$127.00	\$90.00	\$161.00
Distance from Condominium in miles		0.70	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-7501	1-01460-0047	
Condominium Section	278-R1		
Address	420 EAST 58 STREET	400 EAST 66 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	75	129	
Year Built	1986	1999	
Gross SqFt	85,992	138,500	
Estimated Gross Income	\$3,000,000	\$5,557,488	
Gross Income per SqFt	\$34.90	\$40.10	
Full Market Value	\$15,100,019	\$27,900,000	
Market Value per SqFt	\$176.00	\$201.00	
Distance from Condominium in miles		0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01370-7501	1-01471-0013	1-01309-0008
Condominium Section	37-R1		
Address	40 SUTTON PLACE	425 EAST 76 STREET	125 EAST 54 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	75	66	66
Year Built	1981	1981	1977
Gross SqFt	61,175	35,573	56,073
Estimated Gross Income	\$2,130,000	\$1,462,419	\$1,947,039
Gross Income per SqFt	\$34.80	\$41.10	\$34.70
Full Market Value	\$10,700,001	\$7,350,000	\$9,790,000
Market Value per SqFt	\$175.00	\$207.00	\$175.00
Distance from Condominium in miles		0.90	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01373-7501	1-01460-0047	
Condominium Section	1518-R1		
Address	455 MAIN STREET	400 EAST 66 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	230	129	
Year Built	2004	1999	
Gross SqFt	184,076	138,500	
Estimated Gross Income	\$5,910,000	\$5,557,488	
Gross Income per SqFt	\$32.10	\$40.10	
Full Market Value	\$28,599,996	\$27,900,000	
Market Value per SqFt	\$155.00	\$201.00	
Distance from Condominium in miles		0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01373-7502	1-01571-0049	1-01553-0027
Condominium Section	1714-R1		
Address	425 MAIN STREET	408 EAST 92 STREET	1749 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	216	201	165
Year Built	2006	2004	2002
Gross SqFt	185,948	194,212	164,384
Estimated Gross Income	\$5,020,596	\$5,944,223	\$5,984,236
Gross Income per SqFt	\$27.00	\$30.60	\$36.40
Full Market Value	\$24,299,985	\$28,800,000	\$30,100,000
Market Value per SqFt	\$131.00	\$148.00	\$183.00
Distance from Condominium in miles		1.25	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01374-7502	1-01455-0013	1-01376-0001
Condominium Section	1304-R1		
Address	502 PARK AVENUE	421 EAST 60 STREET	800 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	126	234	229
Year Built	2002	2001	1979
Gross SqFt	220,037	307,000	353,412
Estimated Gross Income	\$11,380,000	\$12,150,976	\$23,395,375
Gross Income per SqFt	\$52.00	\$39.60	\$66.00
Full Market Value	\$57,200,008	\$61,100,000	\$118,000,000
Market Value per SqFt	\$260.00	\$199.00	\$334.00
Distance from Condominium in miles		0.60	0.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01375-7501	1-01424-0001	1-01499-0061
Condominium Section	98-R1		
Address	40 EAST 61 STREET	201 EAST 69 STREET	12 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	36	309	69
Year Built	1928	1927	1931
Gross SqFt	78,349	316,500	87,639
Estimated Gross Income	\$2,940,000	\$13,938,201	\$2,986,010
Gross Income per SqFt	\$37.50	\$44.00	\$34.10
Full Market Value	\$14,799,999	\$70,100,000	\$15,000,000
Market Value per SqFt	\$189.00	\$221.00	\$171.00
Distance from Condominium in miles		0.55	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01376-7501	1-01472-0034	1-01424-0029
Condominium Section	244-R1		
Address	4 EAST 62 STREET	440 EAST 78 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	47	50
Year Built	1910	1936	1921
Gross SqFt	33,255	44,856	41,898
Estimated Gross Income	\$945,000	\$1,252,216	\$1,639,187
Gross Income per SqFt	\$28.40	\$27.90	\$39.10
Full Market Value	\$4,580,000	\$6,070,000	\$8,240,000
Market Value per SqFt	\$138.00	\$135.00	\$197.00
Distance from Condominium in miles		1.05	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01377-7501	1-01392-0047	1-01409-0042
Condominium Section	14-R1		
Address	817 5 AVENUE	50 EAST 78 STREET	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	16	48	43
Year Built	1925	1936	1927
Gross SqFt	58,566	52,356	40,249
Estimated Gross Income	\$2,250,000	\$2,164,781	\$1,293,100
Gross Income per SqFt	\$38.40	\$41.30	\$32.10
Full Market Value	\$11,300,000	\$10,900,000	\$6,270,000
Market Value per SqFt	\$193.00	\$208.00	\$156.00
Distance from Condominium in miles		0.75	0.65

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01377-7502	1-01437-0022	1-01392-0047
Condominium Section	111-R1		
Address	26 EAST 63 STREET	359 EAST 62 STREET	50 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	68	54	48
Year Built	1901	1930	1936
Gross SqFt	85,219	46,356	52,356
Estimated Gross Income	\$3,170,000	\$1,294,745	\$2,164,781
Gross Income per SqFt	\$37.20	\$27.90	\$41.30
Full Market Value	\$14,437,208	\$6,270,000	\$10,900,000
Market Value per SqFt	\$169.00	\$135.00	\$208.00
Distance from Condominium in miles		0.45	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01377-7503	1-01472-0034	1-01453-0035
Condominium Section	379-R1		
Address	1 EAST 62 STREET	440 EAST 78 STREET	334 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	15	47	46
Year Built	1910	1936	1920
Gross SqFt	24,508	44,856	27,124
Estimated Gross Income	\$800,000	\$1,252,216	\$940,859
Gross Income per SqFt	\$32.60	\$27.90	\$34.70
Full Market Value	\$3,880,002	\$6,070,000	\$4,730,000
Market Value per SqFt	\$158.00	\$135.00	\$174.00
Distance from Condominium in miles		1.00	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01379-7502	1-01383-0013	1-01438-0006
Condominium Section	1015-R1		
Address	610 PARK AVENUE	814 MADISON AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	67	50	111
Year Built	1925	1913	1931
Gross SqFt	185,696	108,592	164,567
Estimated Gross Income	\$9,400,000	\$6,643,583	\$6,722,532
Gross Income per SqFt	\$51.00	\$61.00	\$40.80
Full Market Value	\$44,627,477	\$33,400,000	\$33,800,000
Market Value per SqFt	\$240.00	\$308.00	\$205.00
Distance from Condominium in miles		0.20	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01379-7504	1-01425-0001	1-01491-0004
Condominium Section	1160-R1		
Address	838 5 AVENUE	1213 3 AVENUE	985 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	18	201	48
Year Built	1951	1961	1969
Gross SqFt	56,729	265,980	102,053
Estimated Gross Income	\$3,070,000	\$9,743,446	\$5,967,715
Gross Income per SqFt	\$54.00	\$36.60	\$58.00
Full Market Value	\$15,400,004	\$49,000,000	\$30,000,000
Market Value per SqFt	\$271.00	\$184.00	\$294.00
Distance from Condominium in miles		0.50	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-7501	1-01453-0035	1-01503-0056
Condominium Section	400-R1		
Address	3 EAST 66 STREET	334 EAST 79 STREET	1290 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	27	46	13
Year Built	1934	1920	1912
Gross SqFt	25,652	27,124	20,095
Estimated Gross Income	\$900,000	\$940,859	\$836,350
Gross Income per SqFt	\$35.10	\$34.70	\$41.60
Full Market Value	\$4,530,000	\$4,730,000	\$4,210,000
Market Value per SqFt	\$177.00	\$174.00	\$210.00
Distance from Condominium in miles		0.80	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-7502	1-01392-0047	1-01349-0035
Condominium Section	582-R1		
Address	45 EAST 66 STREET	50 EAST 78 STREET	340 EAST 57 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	35	48	61
Year Built	1941	1936	1931
Gross SqFt	77,739	52,356	73,000
Estimated Gross Income	\$2,150,000	\$2,164,781	\$1,793,578
Gross Income per SqFt	\$27.70	\$41.30	\$24.57
Full Market Value	\$10,400,000	\$10,900,000	\$8,020,000
Market Value per SqFt	\$134.00	\$208.00	\$110.00
Distance from Condominium in miles		0.55	0.75

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-7503	1-01392-0047	1-01349-0035
Condominium Section	598-R1		
Address	44 EAST 67 STREET	50 EAST 78 STREET	340 EAST 57 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	46	48	61
Year Built	1941	1936	1931
Gross SqFt	62,196	52,356	73,000
Estimated Gross Income	\$1,800,000	\$2,164,781	\$1,793,578
Gross Income per SqFt	\$28.90	\$41.30	\$24.57
Full Market Value	\$8,719,999	\$10,900,000	\$8,020,000
Market Value per SqFt	\$140.00	\$208.00	\$110.00
Distance from Condominium in miles		0.55	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-7504	1-01392-0047	1-01349-0035
Condominium Section	653-R1		
Address	21 EAST 66 STREET	50 EAST 78 STREET	340 EAST 57 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	19	48	61
Year Built	1941	1936	1931
Gross SqFt	43,682	52,356	73,000
Estimated Gross Income	\$1,310,000	\$2,164,781	\$1,793,578
Gross Income per SqFt	\$30.00	\$41.30	\$24.57
Full Market Value	\$6,349,998	\$10,900,000	\$8,020,000
Market Value per SqFt	\$145.00	\$208.00	\$110.00
Distance from Condominium in miles		0.55	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01382-7501	1-01463-0021	1-01491-0004
Condominium Section	805-R1		
Address	20 EAST 68 STREET	1273 YORK AVENUE	985 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	84	213	48
Year Built	1955	1957	1969
Gross SqFt	96,152	182,345	102,053
Estimated Gross Income	\$2,850,000	\$5,313,826	\$5,967,715
Gross Income per SqFt	\$29.60	\$29.10	\$58.00
Full Market Value	\$13,800,000	\$25,700,000	\$30,000,000
Market Value per SqFt	\$144.00	\$141.00	\$294.00
Distance from Condominium in miles		0.70	0.60

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-7501	1-01392-0047	1-01349-0035
Condominium Section	897-R1		
Address	839 MADISON AVENUE	50 EAST 78 STREET	340 EAST 57 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	12	48	61
Year Built	1927	1936	1931
Gross SqFt	56,415	52,356	73,000
Estimated Gross Income	\$2,150,000	\$2,164,781	\$1,793,578
Gross Income per SqFt	\$38.10	\$41.30	\$24.57
Full Market Value	\$10,799,998	\$10,900,000	\$8,020,000
Market Value per SqFt	\$191.00	\$208.00	\$110.00
Distance from Condominium in miles		0.40	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-7502	1-01438-0006	1-01380-0052
Condominium Section	1095-R1		
Address	15 EAST 69 STREET	305 EAST 63 STREET	771 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	48	111	41
Year Built	1926	1931	1929
Gross SqFt	123,994	164,567	114,380
Estimated Gross Income	\$7,000,000	\$6,722,532	\$6,878,053
Gross Income per SqFt	\$56.00	\$40.80	\$60.00
Full Market Value	\$35,200,001	\$33,800,000	\$34,600,000
Market Value per SqFt	\$284.00	\$205.00	\$303.00
Distance from Condominium in miles		0.60	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01385-7502	1-01438-0006	1-01406-0001
Condominium Section	1510-R1		
Address	33 EAST 70 STREET	305 EAST 63 STREET	737 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	62	111	120
Year Built	1928	1931	1940
Gross SqFt	273,875	164,567	215,600
Estimated Gross Income	\$7,635,000	\$6,722,532	\$6,008,692
Gross Income per SqFt	\$27.90	\$40.80	\$27.90
Full Market Value	\$37,000,000	\$33,800,000	\$29,100,000
Market Value per SqFt	\$135.00	\$205.00	\$135.00
Distance from Condominium in miles		0.55	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-7501	1-01392-0047	1-01437-0029
Condominium Section	193-R1		
Address	50 EAST 72 STREET	50 EAST 78 STREET	1147 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	48	48	77
Year Built	1928	1936	1900
Gross SqFt	92,781	52,356	67,880
Estimated Gross Income	\$2,600,000	\$2,164,781	\$1,619,309
Gross Income per SqFt	\$28.00	\$41.30	\$23.86
Full Market Value	\$12,599,998	\$10,900,000	\$7,240,000
Market Value per SqFt	\$136.00	\$208.00	\$107.00
Distance from Condominium in miles		0.30	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-7502	1-01453-0021	1-01471-0013
Condominium Section	375-R1		
Address	52 EAST 72 STREET	353 EAST 78 STREET	425 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	16	67	66
Year Built	1986	1986	1981
Gross SqFt	42,830	53,662	35,573
Estimated Gross Income	\$1,630,000	\$1,632,564	\$1,462,419
Gross Income per SqFt	\$38.10	\$30.40	\$41.10
Full Market Value	\$8,200,000	\$7,910,000	\$7,350,000
Market Value per SqFt	\$191.00	\$147.00	\$207.00
Distance from Condominium in miles		0.60	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01388-7501	1-01488-0013	1-01463-0021
Condominium Section	104-R1		
Address	923 5 AVENUE	519 EAST 76 STREET	1273 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	98	210	213
Year Built	1959	1964	1957
Gross SqFt	153,046	257,244	182,345
Estimated Gross Income	\$5,750,000	\$10,440,657	\$5,313,826
Gross Income per SqFt	\$37.60	\$40.60	\$29.10
Full Market Value	\$28,899,994	\$52,500,000	\$25,700,000
Market Value per SqFt	\$189.00	\$204.00	\$141.00
Distance from Condominium in miles		0.85	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01389-7501	1-01392-0047	1-01437-0022
Condominium Section	50-R1		
Address	23 EAST 74 STREET	50 EAST 78 STREET	359 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	82	48	54
Year Built	1912	1936	1930
Gross SqFt	82,280	52,356	46,356
Estimated Gross Income	\$2,580,000	\$2,164,781	\$1,294,745
Gross Income per SqFt	\$31.40	\$41.30	\$27.90
Full Market Value	\$12,500,000	\$10,900,000	\$6,270,000
Market Value per SqFt	\$152.00	\$208.00	\$135.00
Distance from Condominium in miles		0.20	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01390-7501	1-01412-0012	1-01437-0022
Condominium Section	23-R1		
Address	30 EAST 76 STREET	117 EAST 77 STREET	359 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	15	40	54
Year Built	1928	1929	1930
Gross SqFt	24,277	29,500	46,356
Estimated Gross Income	\$965,000	\$1,203,486	\$1,294,745
Gross Income per SqFt	\$39.70	\$40.80	\$27.90
Full Market Value	\$4,850,002	\$6,050,000	\$6,270,000
Market Value per SqFt	\$200.00	\$205.00	\$135.00
Distance from Condominium in miles		0.15	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01390-7502	1-01471-0013	1-01309-0008
Condominium Section	94-R1		
Address	32 EAST 76 STREET	425 EAST 76 STREET	125 EAST 54 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	66	66
Year Built	1982	1981	1977
Gross SqFt	42,054	35,573	56,073
Estimated Gross Income	\$1,600,000	\$1,462,419	\$1,947,039
Gross Income per SqFt	\$38.00	\$41.10	\$34.70
Full Market Value	\$8,039,999	\$7,350,000	\$9,790,000
Market Value per SqFt	\$191.00	\$207.00	\$175.00
Distance from Condominium in miles		0.60	1.05

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-7501	1-01325-0043	1-01378-0006
Condominium Section	946-R1		
Address	14 EAST 77 STREET	220 EAST 52 STREET	3 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	12	29	11
Year Built	1910	1921	1910
Gross SqFt	9,445	16,800	9,459
Estimated Gross Income	\$260,000	\$413,980	\$369,379
Gross Income per SqFt	\$27.50	\$24.64	\$39.10
Full Market Value	\$1,260,000	\$1,850,000	\$1,860,000
Market Value per SqFt	\$133.00	\$110.00	\$197.00
Distance from Condominium in miles		1.30	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-7501	1-01488-0013	1-01463-0021
Condominium Section	460-R1		
Address	1009 MADISON AVENUE	519 EAST 76 STREET	1273 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	111	210	213
Year Built	1958	1964	1957
Gross SqFt	176,897	257,244	182,345
Estimated Gross Income	\$5,540,000	\$10,440,657	\$5,313,826
Gross Income per SqFt	\$31.30	\$40.60	\$29.10
Full Market Value	\$26,799,994	\$52,500,000	\$25,700,000
Market Value per SqFt	\$152.00	\$204.00	\$141.00
Distance from Condominium in miles		0.75	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01393-7501	1-01471-0015	1-01412-0012
Condominium Section	637-R1		
Address	3 EAST 78 STREET	427 EAST 76 STREET	117 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	13	35	40
Year Built	1910	1940	1929
Gross SqFt	14,977	24,131	29,500
Estimated Gross Income	\$565,000	\$861,012	\$1,203,486
Gross Income per SqFt	\$37.70	\$35.70	\$40.80
Full Market Value	\$2,839,999	\$4,330,000	\$6,050,000
Market Value per SqFt	\$190.00	\$179.00	\$205.00
Distance from Condominium in miles		0.70	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01394-7501	1-01460-0047	1-01376-0001
Condominium Section	1101-R1		
Address	515 PARK AVENUE	400 EAST 66 STREET	800 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	44	129	229
Year Built	1998	1999	1979
Gross SqFt	158,497	138,500	353,412
Estimated Gross Income	\$8,250,000	\$5,557,488	\$23,395,375
Gross Income per SqFt	\$52.00	\$40.10	\$66.00
Full Market Value	\$41,499,994	\$27,900,000	\$118,000,000
Market Value per SqFt	\$262.00	\$201.00	\$334.00
Distance from Condominium in miles		0.55	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01395-7501	1-01488-0013	1-01463-0021
Condominium Section	87-R1		
Address	1010 3 AVENUE	519 EAST 76 STREET	1273 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D9-ELEVATOR
Total Units	166	210	213
Year Built	1963	1964	1957
Gross SqFt	165,925	257,244	182,345
Estimated Gross Income	\$5,460,000	\$10,440,657	\$5,313,826
Gross Income per SqFt	\$32.90	\$40.60	\$29.10
Full Market Value	\$26,500,000	\$52,500,000	\$25,700,000
Market Value per SqFt	\$160.00	\$204.00	\$141.00
Distance from Condominium in miles		1.00	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01395-7502	1-01412-0012	1-01437-0022
Condominium Section	624-R1		
Address	521 PARK AVENUE	117 EAST 77 STREET	359 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	27	40	54
Year Built	1912	1929	1930
Gross SqFt	50,302	29,500	46,356
Estimated Gross Income	\$1,540,000	\$1,203,486	\$1,294,745
Gross Income per SqFt	\$30.60	\$40.80	\$27.90
Full Market Value	\$7,460,002	\$6,050,000	\$6,270,000
Market Value per SqFt	\$148.00	\$205.00	\$135.00
Distance from Condominium in miles		0.85	0.35

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01395-7503	1-01438-0006	1-01406-0001
Condominium Section	667-R1		
Address	525 PARK AVENUE	305 EAST 63 STREET	737 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	48	111	120
Year Built	1915	1931	1940
Gross SqFt	100,093	164,567	215,600
Estimated Gross Income	\$3,000,000	\$6,722,532	\$6,008,692
Gross Income per SqFt	\$30.00	\$40.80	\$27.90
Full Market Value	\$14,499,997	\$33,800,000	\$29,100,000
Market Value per SqFt	\$145.00	\$205.00	\$135.00
Distance from Condominium in miles		0.40	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-7502	1-01347-0033	1-01429-0045
Condominium Section	230-R1		
Address	149 EAST 62 STREET	344 EAST 55 STREET	1309 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	20	60
Year Built	1915	1940	1900
Gross SqFt	4,777	10,200	12,600
Estimated Gross Income	\$160,000	\$263,950	\$617,373
Gross Income per SqFt	\$33.50	\$25.90	\$49.00
Full Market Value	\$774,995	\$1,280,000	\$3,100,000
Market Value per SqFt	\$162.00	\$125.00	\$246.00
Distance from Condominium in miles		0.45	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-7503	1-01488-0013	1-01463-0021
Condominium Section	733-R1		
Address	166 EAST 63 STREET	519 EAST 76 STREET	1273 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	157	210	213
Year Built	1959	1964	1957
Gross SqFt	204,524	257,244	182,345
Estimated Gross Income	\$6,835,000	\$10,440,657	\$5,313,826
Gross Income per SqFt	\$33.40	\$40.60	\$29.10
Full Market Value	\$33,099,991	\$52,500,000	\$25,700,000
Market Value per SqFt	\$162.00	\$204.00	\$141.00
Distance from Condominium in miles		0.90	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-7504	1-01488-0013	1-01463-0021
Condominium Section	770-R1		
Address	130 EAST 63 STREET	519 EAST 76 STREET	1273 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D9-ELEVATOR
Total Units	74	210	213
Year Built	1960	1964	1957
Gross SqFt	104,981	257,244	182,345
Estimated Gross Income	\$3,060,000	\$10,440,657	\$5,313,826
Gross Income per SqFt	\$29.10	\$40.60	\$29.10
Full Market Value	\$14,800,000	\$52,500,000	\$25,700,000
Market Value per SqFt	\$141.00	\$204.00	\$141.00
Distance from Condominium in miles		0.90	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-7505	1-01449-0003	1-01426-0044
Condominium Section	1729-R1		
Address	140 EAST 63 STREET	1424 2 AVENUE	206 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	86	479	442
Year Built	1927	1979	1979
Gross SqFt	128,842	454,248	377,297
Estimated Gross Income	\$5,540,206	\$22,001,350	\$17,028,648
Gross Income per SqFt	\$43.00	\$48.40	\$45.10
Full Market Value	\$25,723,762	\$111,000,000	\$85,600,000
Market Value per SqFt	\$200.00	\$244.00	\$227.00
Distance from Condominium in miles		0.65	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01398-7501	1-01338-0040	1-01426-0044
Condominium Section	345-R1		
Address	188 EAST 64 STREET	314 EAST 46 STREET	206 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	205	250	442
Year Built	1987	1981	1979
Gross SqFt	216,171	253,256	377,297
Estimated Gross Income	\$9,240,000	\$10,547,452	\$17,028,648
Gross Income per SqFt	\$42.70	\$41.60	\$45.10
Full Market Value	\$46,500,003	\$53,000,000	\$85,600,000
Market Value per SqFt	\$215.00	\$209.00	\$227.00
Distance from Condominium in miles		0.90	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01398-7502	1-01463-0021	1-01500-0053
Condominium Section	543-R1		
Address	139 EAST 63 STREET	1273 YORK AVENUE	1227 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	52	213	111
Year Built	1962	1957	1958
Gross SqFt	90,629	182,345	117,340
Estimated Gross Income	\$2,645,000	\$5,313,826	\$4,982,882
Gross Income per SqFt	\$29.20	\$29.10	\$42.50
Full Market Value	\$12,800,000	\$25,700,000	\$25,100,000
Market Value per SqFt	\$141.00	\$141.00	\$214.00
Distance from Condominium in miles		0.45	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01400-7501	1-01491-0004	1-01425-0001
Condominium Section	1151-R1		
Address	181 EAST 65 STREET	985 5 AVENUE	1213 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	93	48	201
Year Built	2000	1969	1961
Gross SqFt	180,846	102,053	265,980
Estimated Gross Income	\$9,150,000	\$5,967,715	\$9,743,446
Gross Income per SqFt	\$51.00	\$58.00	\$36.60
Full Market Value	\$46,000,005	\$30,000,000	\$49,000,000
Market Value per SqFt	\$254.00	\$294.00	\$184.00
Distance from Condominium in miles		0.75	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01402-7501	1-01488-0013	1-01463-0021
Condominium Section	478-R1		
Address	1156 3 AVENUE	519 EAST 76 STREET	1273 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D9-ELEVATOR
Total Units	164	210	213
Year Built	1965	1964	1957
Gross SqFt	129,320	257,244	182,345
Estimated Gross Income	\$4,240,000	\$10,440,657	\$5,313,826
Gross Income per SqFt	\$32.80	\$40.60	\$29.10
Full Market Value	\$20,500,000	\$52,500,000	\$25,700,000
Market Value per SqFt	\$159.00	\$204.00	\$141.00
Distance from Condominium in miles		0.70	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01404-7501	1-01488-0013	1-01463-0021
Condominium Section	151-R1		
Address	715 PARK AVENUE	519 EAST 76 STREET	1273 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	76	210	213
Year Built	1969	1964	1957
Gross SqFt	106,669	257,244	182,345
Estimated Gross Income	\$3,610,000	\$10,440,657	\$5,313,826
Gross Income per SqFt	\$33.80	\$40.60	\$29.10
Full Market Value	\$17,499,987	\$52,500,000	\$25,700,000
Market Value per SqFt	\$164.00	\$204.00	\$141.00
Distance from Condominium in miles		0.75	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01404-7503	1-01460-0047	1-01369-0042
Condominium Section	332-R1		
Address	188 EAST 70 STREET	400 EAST 66 STREET	410 EAST 58 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	97	129	125
Year Built	1986	1999	1974
Gross SqFt	165,624	138,500	105,734
Estimated Gross Income	\$6,830,000	\$5,557,488	\$3,312,224
Gross Income per SqFt	\$41.20	\$40.10	\$31.30
Full Market Value	\$34,300,000	\$27,900,000	\$16,000,000
Market Value per SqFt	\$207.00	\$201.00	\$151.00
Distance from Condominium in miles		0.45	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01405-7501	1-01424-0004	1-01309-0008
Condominium Section	103-R1		
Address	110 EAST 71 STREET	203 EAST 69 STREET	125 EAST 54 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	21	15	66
Year Built	1982	1980	1977
Gross SqFt	34,906	32,500	56,073
Estimated Gross Income	\$1,375,000	\$1,562,675	\$1,947,039
Gross Income per SqFt	\$39.40	\$48.10	\$34.70
Full Market Value	\$6,909,992	\$7,860,000	\$9,790,000
Market Value per SqFt	\$198.00	\$242.00	\$175.00
Distance from Condominium in miles		0.20	0.80

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-7501	1-01438-0006	1-01406-0001
Condominium Section	161-R1		
Address	157 EAST 72 STREET	305 EAST 63 STREET	737 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	138	111	120
Year Built	1924	1931	1940
Gross SqFt	108,820	164,567	215,600
Estimated Gross Income	\$3,560,000	\$6,722,532	\$6,008,692
Gross Income per SqFt	\$32.70	\$40.80	\$27.90
Full Market Value	\$17,199,999	\$33,800,000	\$29,100,000
Market Value per SqFt	\$158.00	\$205.00	\$135.00
Distance from Condominium in miles		0.50	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-7501	1-01471-0013	1-01472-0001
Condominium Section	299-R1		
Address	157 EAST 74 STREET	425 EAST 76 STREET	1480 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	19	66	35
Year Built	1986	1981	1977
Gross SqFt	41,754	35,573	23,265
Estimated Gross Income	\$1,465,000	\$1,462,419	\$806,184
Gross Income per SqFt	\$35.10	\$41.10	\$34.70
Full Market Value	\$7,370,001	\$7,350,000	\$4,050,000
Market Value per SqFt	\$177.00	\$207.00	\$174.00
Distance from Condominium in miles		0.40	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-7502	1-01406-0054	1-01438-0006
Condominium Section	573-R1		
Address	1040 LEXINGTON AVENUE	993 LEXINGTON AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D9-ELEVATOR
Total Units	55	39	111
Year Built	1929	1914	1931
Gross SqFt	117,892	73,396	164,567
Estimated Gross Income	\$3,910,000	\$2,431,171	\$6,722,532
Gross Income per SqFt	\$33.20	\$33.10	\$40.80
Full Market Value	\$18,900,000	\$11,800,000	\$33,800,000
Market Value per SqFt	\$160.00	\$161.00	\$205.00
Distance from Condominium in miles		0.20	0.65

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-7503	1-01391-0002	1-01409-0042
Condominium Section	639-R1		
Address	1036 LEXINGTON AVENUE	952 5 AVENUE	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	32	38	43
Year Built	1925	1923	1927
Gross SqFt	53,255	39,030	40,249
Estimated Gross Income	\$1,715,000	\$1,476,437	\$1,293,100
Gross Income per SqFt	\$32.20	\$37.80	\$32.10
Full Market Value	\$8,310,000	\$7,420,000	\$6,270,000
Market Value per SqFt	\$156.00	\$190.00	\$156.00
Distance from Condominium in miles		0.20	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-7501	1-01488-0013	1-01463-0021
Condominium Section	237-R1		
Address	1068 LEXINGTON AVENUE	519 EAST 76 STREET	1273 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D9-ELEVATOR
Total Units	81	210	213
Year Built	1961	1964	1957
Gross SqFt	123,370	257,244	182,345
Estimated Gross Income	\$3,595,000	\$10,440,657	\$5,313,826
Gross Income per SqFt	\$29.10	\$40.60	\$29.10
Full Market Value	\$17,400,000	\$52,500,000	\$25,700,000
Market Value per SqFt	\$141.00	\$204.00	\$141.00
Distance from Condominium in miles		0.65	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-7502	1-01392-0047	1-01409-0042
Condominium Section	721-R1		
Address	1065 LEXINGTON AVENUE	50 EAST 78 STREET	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	30	48	43
Year Built	1925	1936	1927
Gross SqFt	45,621	52,356	40,249
Estimated Gross Income	\$1,470,000	\$2,164,781	\$1,293,100
Gross Income per SqFt	\$32.20	\$41.30	\$32.10
Full Market Value	\$5,555,555	\$10,900,000	\$6,270,000
Market Value per SqFt	\$122.00	\$208.00	\$156.00
Distance from Condominium in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-7503	1-01421-0021	1-01460-0047
Condominium Section	968-R1		
Address	188 EAST 76 STREET	1261 2 AVENUE	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	73	339	129
Year Built	1996	1979	1999
Gross SqFt	155,731	490,652	138,500
Estimated Gross Income	\$6,869,294	\$24,101,547	\$5,557,488
Gross Income per SqFt	\$44.10	\$49.10	\$40.10
Full Market Value	\$34,500,001	\$121,000,000	\$27,900,000
Market Value per SqFt	\$222.00	\$247.00	\$201.00
Distance from Condominium in miles		0.45	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-7504	1-00746-0038	1-00767-0043
Condominium Section	1782-R1		
Address	823 PARK AVENUE	237 8 AVENUE	128 7 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	C7-WALK-UP	D6-ELEVATOR
Total Units	38	50	65
Year Built	1920	1910	1959
Gross SqFt	55,758	38,802	46,812
Estimated Gross Income	\$1,672,740	\$1,420,000	\$1,476,000
Gross Income per SqFt	\$30.00	\$36.60	\$31.50
Full Market Value	\$8,100,000	\$7,140,000	\$7,150,000
Market Value per SqFt	\$145.00	\$184.00	\$153.00
Distance from Condominium in miles		2.75	2.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01411-7501	1-01424-0004	1-01453-0021
Condominium Section	1077-R1		
Address	145 EAST 76 STREET	203 EAST 69 STREET	353 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	20	15	67
Year Built	1999	1980	1986
Gross SqFt	68,979	32,500	53,662
Estimated Gross Income	\$2,970,235	\$1,562,675	\$1,632,564
Gross Income per SqFt	\$43.10	\$48.10	\$30.40
Full Market Value	\$14,899,999	\$7,860,000	\$7,910,000
Market Value per SqFt	\$216.00	\$242.00	\$147.00
Distance from Condominium in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01411-7502	1-01447-0023	1-01410-0033
Condominium Section	1760-R1		
Address	170 EAST 77 STREET	1347 1 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	56	145	114
Year Built	1942	1962	1962
Gross SqFt	79,883	165,527	181,549
Estimated Gross Income	\$2,172,817	\$4,347,079	\$5,539,920
Gross Income per SqFt	\$27.20	\$26.30	\$30.50
Full Market Value	\$10,500,001	\$21,100,000	\$26,800,000
Market Value per SqFt	\$131.00	\$127.00	\$148.00
Distance from Condominium in miles		0.30	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01412-7501	1-01439-0042	1-01437-0029
Condominium Section	712-R1		
Address	170 EAST 78 STREET	320 EAST 65 STREET	1147 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D9-ELEVATOR
Total Units	36	71	77
Year Built	1927	1930	1900
Gross SqFt	54,967	58,325	67,880
Estimated Gross Income	\$1,380,221	\$2,086,579	\$1,619,309
Gross Income per SqFt	\$25.10	\$35.80	\$23.86
Full Market Value	\$6,170,000	\$10,500,000	\$7,240,000
Market Value per SqFt	\$112.00	\$180.00	\$107.00
Distance from Condominium in miles		0.70	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01412-7502	1-01376-0001	1-01460-0047
Condominium Section	1158-R1		
Address	188 EAST 78 STREET	800 5 AVENUE	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	71	229	129
Year Built	2000	1979	1999
Gross SqFt	165,787	353,412	138,500
Estimated Gross Income	\$8,030,722	\$23,395,375	\$5,557,488
Gross Income per SqFt	\$48.40	\$66.00	\$40.10
Full Market Value	\$40,399,999	\$118,000,000	\$27,900,000
Market Value per SqFt	\$244.00	\$334.00	\$201.00
Distance from Condominium in miles		0.85	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01412-7503	1-01437-0029	1-01406-0054
Condominium Section	1407-R1		
Address	177 EAST 77 STREET	1147 1 AVENUE	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	57	77	39
Year Built	1942	1900	1914
Gross SqFt	72,296	67,880	73,396
Estimated Gross Income	\$1,850,000	\$1,619,309	\$2,431,171
Gross Income per SqFt	\$25.60	\$23.86	\$33.10
Full Market Value	\$8,960,000	\$7,240,000	\$11,800,000
Market Value per SqFt	\$124.00	\$107.00	\$161.00
Distance from Condominium in miles		0.80	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-7501	1-01426-9035	1-01471-0003
Condominium Section	257-R1		
Address	124 EAST 79 STREET	218 EAST 72 STREET	1470 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	66	147	84
Year Built	1985	1975	1975
Gross SqFt	97,000	156,200	63,862
Estimated Gross Income	\$3,150,000	\$6,607,328	\$1,928,026
Gross Income per SqFt	\$32.50	\$42.30	\$30.20
Full Market Value	\$15,300,013	\$33,200,000	\$9,340,000
Market Value per SqFt	\$158.00	\$213.00	\$146.00
Distance from Condominium in miles		0.40	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-7502	1-01388-0030	1-01390-0043
Condominium Section	1366-R1		
Address	179 EAST 78 STREET	51 EAST 73 STREET	48 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	14	20	27
Year Built	1900	1910	1910
Gross SqFt	7,541	12,321	14,336
Estimated Gross Income	\$215,000	\$357,600	\$320,898
Gross Income per SqFt	\$28.50	\$29.00	\$22.38
Full Market Value	\$1,040,000	\$1,730,000	\$1,430,000
Market Value per SqFt	\$138.00	\$140.00	\$100.00
Distance from Condominium in miles		0.30	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01414-7501	1-01488-0013	1-01558-0040
Condominium Section	139-R1		
Address	220 EAST 60 STREET	519 EAST 76 STREET	306 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	137	210	159
Year Built	1965	1964	1962
Gross SqFt	102,271	257,244	149,485
Estimated Gross Income	\$3,300,285	\$10,440,657	\$3,291,772
Gross Income per SqFt	\$32.30	\$40.60	\$22.02
Full Market Value	\$15,999,997	\$52,500,000	\$14,700,000
Market Value per SqFt	\$156.00	\$204.00	\$98.00
Distance from Condominium in miles		0.95	1.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01414-7502	1-01460-0047	1-01221-0001
Condominium Section	1465-R1		
Address	205 EAST 59 STREET	400 EAST 66 STREET	621 AMSTERDAM AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	62	129	190
Year Built	2003	1999	1974
Gross SqFt	82,086	138,500	233,880
Estimated Gross Income	\$2,089,909	\$5,557,488	\$5,460,417
Gross Income per SqFt	\$25.50	\$40.10	\$23.35
Full Market Value	\$10,099,995	\$27,900,000	\$24,400,000
Market Value per SqFt	\$123.00	\$201.00	\$104.00
Distance from Condominium in miles		0.40	2.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01415-7501	1-01426-0044	
Condominium Section	307-R1		
Address	200 EAST 61 STREET	206 EAST 72 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	219	442	
Year Built	1986	1979	
Gross SqFt	254,167	377,297	
Estimated Gross Income	\$9,089,011	\$17,028,648	
Gross Income per SqFt	\$35.80	\$45.10	
Full Market Value	\$45,699,991	\$85,600,000	
Market Value per SqFt	\$180.00	\$227.00	
Distance from Condominium in miles		0.55	

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01419-7501	1-01463-0021	1-01488-0013
Condominium Section	197-R1		
Address	1225 2 AVENUE	1273 YORK AVENUE	519 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	88	213	210
Year Built	1963	1957	1964
Gross SqFt	124,765	182,345	257,244
Estimated Gross Income	\$4,029,909	\$5,313,826	\$10,440,657
Gross Income per SqFt	\$32.30	\$29.10	\$40.60
Full Market Value	\$17,549,907	\$25,700,000	\$52,500,000
Market Value per SqFt	\$141.00	\$141.00	\$204.00
Distance from Condominium in miles		0.35	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01419-7502	1-01484-0026	
Condominium Section	529-R1		
Address	200 EAST 65 STREET	530 EAST 73 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	295	414	
Year Built	1987	1986	
Gross SqFt	318,183	583,731	
Estimated Gross Income	\$11,648,679	\$22,559,549	
Gross Income per SqFt	\$36.60	\$38.60	
Full Market Value	\$58,600,004	\$113,000,000	
Market Value per SqFt	\$184.00	\$194.00	
Distance from Condominium in miles		0.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01419-7503	1-01364-0034	1-01426-9035
Condominium Section	833-R1		
Address	220 EAST 65 STREET	422 EAST 53 STREET	218 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	287	295	147
Year Built	1978	1974	1975
Gross SqFt	307,730	312,416	156,200
Estimated Gross Income	\$10,364,346	\$9,328,936	\$6,607,328
Gross Income per SqFt	\$33.70	\$29.90	\$42.30
Full Market Value	\$50,199,997	\$45,200,000	\$33,200,000
Market Value per SqFt	\$163.00	\$145.00	\$213.00
Distance from Condominium in miles		0.65	0.35

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01423-7501	1-01376-0001	1-01484-0026
Condominium Section	765-R1		
Address	200 EAST 69 STREET	800 5 AVENUE	530 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	283	229	414
Year Built	1991	1979	1986
Gross SqFt	408,657	353,412	583,731
Estimated Gross Income	\$19,018,896	\$23,395,375	\$22,559,549
Gross Income per SqFt	\$46.50	\$66.00	\$38.60
Full Market Value	\$95,600,003	\$118,000,000	\$113,000,000
Market Value per SqFt	\$234.00	\$334.00	\$194.00
Distance from Condominium in miles		0.55	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01424-7501	1-01488-0013	1-01558-0040
Condominium Section	466-R1		
Address	233 EAST 69 STREET	519 EAST 76 STREET	306 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D3-ELEVATOR
Total Units	204	210	159
Year Built	1957	1964	1962
Gross SqFt	206,511	257,244	149,485
Estimated Gross Income	\$5,749,266	\$10,440,657	\$3,291,772
Gross Income per SqFt	\$27.80	\$40.60	\$22.02
Full Market Value	\$27,900,000	\$52,500,000	\$14,700,000
Market Value per SqFt	\$135.00	\$204.00	\$98.00
Distance from Condominium in miles		0.55	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01424-7503	1-01453-0005	1-01447-0035
Condominium Section	1797-R1		
Address	212 EAST 70 STREET	305 EAST 78 STREET	330 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R2-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	20
Year Built	1900	1910	1910
Gross SqFt	9,237	9,890	9,620
Estimated Gross Income	\$299,370	\$345,207	\$352,599
Gross Income per SqFt	\$32.40	\$34.90	\$36.70
Full Market Value	\$1,450,000	\$1,740,000	\$1,770,000
Market Value per SqFt	\$157.00	\$176.00	\$184.00
Distance from Condominium in miles		0.50	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01425-7501	1-01530-0034	1-01425-0001
Condominium Section	465-R1		
Address	1329 2 AVENUE	230 EAST 85 STREET	1213 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	88	55	201
Year Built	1957	1946	1961
Gross SqFt	89,223	50,852	265,980
Estimated Gross Income	\$2,799,817	\$1,452,791	\$9,743,446
Gross Income per SqFt	\$31.40	\$28.60	\$36.60
Full Market Value	\$12,000,000	\$7,040,000	\$49,000,000
Market Value per SqFt	\$134.00	\$138.00	\$184.00
Distance from Condominium in miles		0.70	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01430-7501	1-01488-0013	1-01558-0040
Condominium Section	784-R1		
Address	240 EAST 76 STREET	519 EAST 76 STREET	306 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D3-ELEVATOR
Total Units	295	210	159
Year Built	1957	1964	1962
Gross SqFt	239,536	257,244	149,485
Estimated Gross Income	\$6,790,845	\$10,440,657	\$3,291,772
Gross Income per SqFt	\$28.30	\$40.60	\$22.02
Full Market Value	\$32,900,000	\$52,500,000	\$14,700,000
Market Value per SqFt	\$137.00	\$204.00	\$98.00
Distance from Condominium in miles		0.45	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01432-7501	1-01378-0007	1-01437-0017
Condominium Section	356-R1		
Address	213 EAST 77 STREET	5 EAST 63 STREET	341 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	12	17
Year Built	1930	1900	1910
Gross SqFt	18,869	11,875	11,900
Estimated Gross Income	\$530,030	\$278,706	\$360,990
Gross Income per SqFt	\$28.10	\$23.47	\$30.30
Full Market Value	\$2,570,000	\$1,250,000	\$1,750,000
Market Value per SqFt	\$136.00	\$105.00	\$147.00
Distance from Condominium in miles		0.80	0.75

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01433-7501	1-01170-0012	1-01438-0006
Condominium Section	423-R1		
Address	205 EAST 78 STREET	2200 BROADWAY	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	218	117	111
Year Built	1931	1905	1931
Gross SqFt	233,483	202,586	164,567
Estimated Gross Income	\$6,269,018	\$5,298,502	\$6,722,532
Gross Income per SqFt	\$26.80	\$26.20	\$40.80
Full Market Value	\$30,400,000	\$25,700,000	\$33,800,000
Market Value per SqFt	\$130.00	\$127.00	\$205.00
Distance from Condominium in miles		1.35	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01435-7501	1-01425-0005	1-01460-0047
Condominium Section	553-R1		
Address	303 EAST 60 STREET	211 EAST 70 STREET	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	157	271	129
Year Built	1986	1975	1999
Gross SqFt	112,099	488,474	138,500
Estimated Gross Income	\$4,180,171	\$13,872,949	\$5,557,488
Gross Income per SqFt	\$37.30	\$28.40	\$40.10
Full Market Value	\$21,000,001	\$67,200,000	\$27,900,000
Market Value per SqFt	\$187.00	\$138.00	\$201.00
Distance from Condominium in miles		0.50	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01436-7501	1-01425-0005	1-01460-0047
Condominium Section	272-R1		
Address	1178 2 AVENUE	211 EAST 70 STREET	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	110	271	129
Year Built	1986	1975	1999
Gross SqFt	112,573	488,474	138,500
Estimated Gross Income	\$4,284,528	\$13,872,949	\$5,557,488
Gross Income per SqFt	\$38.10	\$28.40	\$40.10
Full Market Value	\$21,499,981	\$67,200,000	\$27,900,000
Market Value per SqFt	\$191.00	\$138.00	\$201.00
Distance from Condominium in miles		0.45	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01436-7502	1-01471-0012	1-01472-0001
Condominium Section	546-R1		
Address	350 EAST 62 STREET	421 EAST 76 STREET	1480 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	93	12	35
Year Built	1977	1986	1977
Gross SqFt	66,688	8,820	23,265
Estimated Gross Income	\$2,184,698	\$262,688	\$806,184
Gross Income per SqFt	\$32.80	\$29.80	\$34.70
Full Market Value	\$10,599,994	\$1,270,000	\$4,050,000
Market Value per SqFt	\$159.00	\$144.00	\$174.00
Distance from Condominium in miles		0.75	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01436-7503	1-01449-0003	1-01453-0021
Condominium Section	1665-R1		
Address	1115 1 AVENUE	1424 2 AVENUE	353 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	45	479	67
Year Built	2005	1979	1986
Gross SqFt	28,035	454,248	53,662
Estimated Gross Income	\$1,345,680	\$22,001,350	\$1,632,564
Gross Income per SqFt	\$48.00	\$48.40	\$30.40
Full Market Value	\$6,770,000	\$111,000,000	\$7,910,000
Market Value per SqFt	\$241.00	\$244.00	\$147.00
Distance from Condominium in miles		0.65	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01438-7501	1-01425-0001	1-01314-0021
Condominium Section	1-R1		
Address	340 EAST 64 STREET	1213 3 AVENUE	747 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	306	201	276
Year Built	1965	1961	1972
Gross SqFt	504,238	265,980	387,761
Estimated Gross Income	\$17,400,000	\$9,743,446	\$11,236,086
Gross Income per SqFt	\$34.50	\$36.60	\$29.00
Full Market Value	\$87,327,061	\$49,000,000	\$54,400,000
Market Value per SqFt	\$173.00	\$184.00	\$140.00
Distance from Condominium in miles		0.35	1.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01439-7501	1-01425-0005	1-01460-0047
Condominium Section	427-R1		
Address	304 EAST 65 STREET	211 EAST 70 STREET	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	127	271	129
Year Built	1987	1975	1999
Gross SqFt	149,981	488,474	138,500
Estimated Gross Income	\$5,645,284	\$13,872,949	\$5,557,488
Gross Income per SqFt	\$37.60	\$28.40	\$40.10
Full Market Value	\$28,400,011	\$67,200,000	\$27,900,000
Market Value per SqFt	\$189.00	\$138.00	\$201.00
Distance from Condominium in miles		0.30	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01439-7502	1-01448-0037	1-01472-0034
Condominium Section	802-R1		
Address	330 EAST 65 STREET	334 EAST 74 STREET	440 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D1-ELEVATOR
Total Units	56	35	47
Year Built	1910	1914	1936
Gross SqFt	30,899	20,490	44,856
Estimated Gross Income	\$909,975	\$813,636	\$1,252,216
Gross Income per SqFt	\$29.40	\$39.70	\$27.90
Full Market Value	\$4,410,000	\$4,090,000	\$6,070,000
Market Value per SqFt	\$143.00	\$200.00	\$135.00
Distance from Condominium in miles		0.45	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01441-7501	1-01488-0013	1-01558-0040
Condominium Section	693-R1		
Address	301 EAST 66 STREET	519 EAST 76 STREET	306 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	204	210	159
Year Built	1956	1964	1962
Gross SqFt	203,938	257,244	149,485
Estimated Gross Income	\$7,160,263	\$10,440,657	\$3,291,772
Gross Income per SqFt	\$35.10	\$40.60	\$22.02
Full Market Value	\$36,000,003	\$52,500,000	\$14,700,000
Market Value per SqFt	\$177.00	\$204.00	\$98.00
Distance from Condominium in miles		0.60	1.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01443-7501	1-01471-0013	1-01453-0021
Condominium Section	175-R1		
Address	265 1 AVENUE	425 EAST 76 STREET	353 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	20	66	67
Year Built	1984	1981	1986
Gross SqFt	22,283	35,573	53,662
Estimated Gross Income	\$699,909	\$1,462,419	\$1,632,564
Gross Income per SqFt	\$31.40	\$41.10	\$30.40
Full Market Value	\$3,390,004	\$7,350,000	\$7,910,000
Market Value per SqFt	\$152.00	\$207.00	\$147.00
Distance from Condominium in miles		0.45	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01444-7501	1-01488-0013	1-01558-0040
Condominium Section	377-R1		
Address	301 EAST 69 STREET	519 EAST 76 STREET	306 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D3-ELEVATOR
Total Units	198	210	159
Year Built	1963	1964	1962
Gross SqFt	206,278	257,244	149,485
Estimated Gross Income	\$5,959,371	\$10,440,657	\$3,291,772
Gross Income per SqFt	\$28.90	\$40.60	\$22.02
Full Market Value	\$28,900,000	\$52,500,000	\$14,700,000
Market Value per SqFt	\$140.00	\$204.00	\$98.00
Distance from Condominium in miles		0.45	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01445-7501	1-01488-0013	1-01558-0040
Condominium Section	325-R1		
Address	1328 2 AVENUE	519 EAST 76 STREET	306 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D3-ELEVATOR
Total Units	284	210	159
Year Built	1961	1964	1962
Gross SqFt	277,478	257,244	149,485
Estimated Gross Income	\$7,736,086	\$10,440,657	\$3,291,772
Gross Income per SqFt	\$27.90	\$40.60	\$22.02
Full Market Value	\$37,500,000	\$52,500,000	\$14,700,000
Market Value per SqFt	\$135.00	\$204.00	\$98.00
Distance from Condominium in miles		0.45	1.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-7501	1-01453-0021	1-01424-0004
Condominium Section	514-R1		
Address	350 EAST 72 STREET	353 EAST 78 STREET	203 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	36	67	15
Year Built	1988	1986	1980
Gross SqFt	70,776	53,662	32,500
Estimated Gross Income	\$2,700,000	\$1,632,564	\$1,562,675
Gross Income per SqFt	\$38.10	\$30.40	\$48.10
Full Market Value	\$13,600,005	\$7,910,000	\$7,860,000
Market Value per SqFt	\$192.00	\$147.00	\$242.00
Distance from Condominium in miles		0.35	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-7502	1-01460-0047	
Condominium Section	950-R1		
Address	308 EAST 72 STREET	400 EAST 66 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	75	129	
Year Built	1996	1999	
Gross SqFt	125,555	138,500	
Estimated Gross Income	\$4,954,400	\$5,557,488	
Gross Income per SqFt	\$39.50	\$40.10	
Full Market Value	\$24,900,024	\$27,900,000	
Market Value per SqFt	\$198.00	\$201.00	
Distance from Condominium in miles		0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-7503	1-01453-0021	1-01424-0004
Condominium Section	1521-R1		
Address	330 EAST 72 STREET	353 EAST 78 STREET	203 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	13	67	15
Year Built	2005	1986	1980
Gross SqFt	33,133	53,662	32,500
Estimated Gross Income	\$1,360,000	\$1,632,564	\$1,562,675
Gross Income per SqFt	\$41.00	\$30.40	\$48.10
Full Market Value	\$6,840,002	\$7,910,000	\$7,860,000
Market Value per SqFt	\$206.00	\$147.00	\$242.00
Distance from Condominium in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-7501	1-01488-0013	1-01558-0040
Condominium Section	406-R1		
Address	305 EAST 72 STREET	519 EAST 76 STREET	306 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D3-ELEVATOR
Total Units	177	210	159
Year Built	1961	1964	1962
Gross SqFt	175,387	257,244	149,485
Estimated Gross Income	\$5,789,524	\$10,440,657	\$3,291,772
Gross Income per SqFt	\$33.00	\$40.60	\$22.02
Full Market Value	\$28,100,000	\$52,500,000	\$14,700,000
Market Value per SqFt	\$160.00	\$204.00	\$98.00
Distance from Condominium in miles		0.35	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01448-7501	1-01488-0013	1-01558-0040
Condominium Section	682-R1		
Address	340 EAST 74 STREET	519 EAST 76 STREET	306 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D3-ELEVATOR
Total Units	121	210	159
Year Built	1957	1964	1962
Gross SqFt	119,227	257,244	149,485
Estimated Gross Income	\$3,240,589	\$10,440,657	\$3,291,772
Gross Income per SqFt	\$27.20	\$40.60	\$22.02
Full Market Value	\$15,700,000	\$52,500,000	\$14,700,000
Market Value per SqFt	\$132.00	\$204.00	\$98.00
Distance from Condominium in miles		0.35	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01449-7501	1-01426-0044	1-01369-0042
Condominium Section	196-R1		
Address	1439 1 AVENUE	206 EAST 72 STREET	410 EAST 58 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	197	442	125
Year Built	1985	1979	1974
Gross SqFt	238,634	377,297	105,734
Estimated Gross Income	\$8,829,458	\$17,028,648	\$3,312,224
Gross Income per SqFt	\$37.00	\$45.10	\$31.30
Full Market Value	\$44,399,961	\$85,600,000	\$16,000,000
Market Value per SqFt	\$186.00	\$227.00	\$151.00
Distance from Condominium in miles		0.20	0.85

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01449-7502	1-01460-0047	1-01369-0042
Condominium Section	380-R1		
Address	339 EAST 74 STREET	400 EAST 66 STREET	410 EAST 58 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D3-ELEVATOR
Total Units	149	129	125
Year Built	1987	1999	1974
Gross SqFt	148,594	138,500	105,734
Estimated Gross Income	\$5,224,565	\$5,557,488	\$3,312,224
Gross Income per SqFt	\$35.20	\$40.10	\$31.30
Full Market Value	\$26,300,000	\$27,900,000	\$16,000,000
Market Value per SqFt	\$177.00	\$201.00	\$151.00
Distance from Condominium in miles		0.45	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01450-7501	1-01530-0034	1-01500-0053
Condominium Section	707-R1		
Address	333 EAST 75 STREET	230 EAST 85 STREET	1227 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	125	55	111
Year Built	1961	1946	1958
Gross SqFt	91,143	50,852	117,340
Estimated Gross Income	\$2,860,067	\$1,452,791	\$4,982,882
Gross Income per SqFt	\$31.40	\$28.60	\$42.50
Full Market Value	\$13,900,000	\$7,040,000	\$25,100,000
Market Value per SqFt	\$153.00	\$138.00	\$214.00
Distance from Condominium in miles		0.50	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01451-7501	1-01311-0045	1-01460-0047
Condominium Section	1254-R1		
Address	300 EAST 77 STREET	150 EAST 57 STREET	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	86	145	129
Year Built	2000	1997	1999
Gross SqFt	187,530	158,063	138,500
Estimated Gross Income	\$8,035,660	\$7,491,478	\$5,557,488
Gross Income per SqFt	\$42.80	\$47.40	\$40.10
Full Market Value	\$40,399,991	\$37,700,000	\$27,900,000
Market Value per SqFt	\$215.00	\$239.00	\$201.00
Distance from Condominium in miles		1.05	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01455-7501	1-01311-0045	1-01460-0047
Condominium Section	1144-R1		
Address	401 EAST 60 STREET	150 EAST 57 STREET	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	218	145	129
Year Built	1999	1997	1999
Gross SqFt	310,519	158,063	138,500
Estimated Gross Income	\$13,700,098	\$7,491,478	\$5,557,488
Gross Income per SqFt	\$44.10	\$47.40	\$40.10
Full Market Value	\$68,900,000	\$37,700,000	\$27,900,000
Market Value per SqFt	\$222.00	\$239.00	\$201.00
Distance from Condominium in miles		0.45	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01457-7501	1-01424-0004	1-01453-0021
Condominium Section	269-R1		
Address	403 EAST 62 STREET	203 EAST 69 STREET	353 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	54	15	67
Year Built	1985	1980	1986
Gross SqFt	55,942	32,500	53,662
Estimated Gross Income	\$1,984,822	\$1,562,675	\$1,632,564
Gross Income per SqFt	\$35.50	\$48.10	\$30.40
Full Market Value	\$9,979,994	\$7,860,000	\$7,910,000
Market Value per SqFt	\$178.00	\$242.00	\$147.00
Distance from Condominium in miles		0.45	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01458-7501	1-01439-0031	1-01417-0019
Condominium Section	480-R1		
Address	1154 1 AVENUE	350 EAST 65 STREET	245 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	24
Year Built	1910	1910	1910
Gross SqFt	12,000	10,110	11,922
Estimated Gross Income	\$305,040	\$241,226	\$352,995
Gross Income per SqFt	\$25.40	\$23.86	\$29.60
Full Market Value	\$1,480,000	\$1,080,000	\$1,710,000
Market Value per SqFt	\$123.00	\$107.00	\$143.00
Distance from Condominium in miles		0.15	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01458-7502	1-01463-0021	1-01488-0013
Condominium Section	645-R1		
Address	1175 YORK AVENUE	1273 YORK AVENUE	519 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D3-ELEVATOR
Total Units	238	213	210
Year Built	1958	1957	1964
Gross SqFt	304,510	182,345	257,244
Estimated Gross Income	\$7,055,496	\$5,313,826	\$10,440,657
Gross Income per SqFt	\$23.17	\$29.10	\$40.60
Full Market Value	\$31,500,000	\$25,700,000	\$52,500,000
Market Value per SqFt	\$103.00	\$141.00	\$204.00
Distance from Condominium in miles		0.25	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01458-7503	1-01488-0013	1-01558-0040
Condominium Section	720-R1		
Address	425 EAST 63 STREET	519 EAST 76 STREET	306 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D3-ELEVATOR
Total Units	495	210	159
Year Built	1956	1964	1962
Gross SqFt	456,286	257,244	149,485
Estimated Gross Income	\$11,078,624	\$10,440,657	\$3,291,772
Gross Income per SqFt	\$24.28	\$40.60	\$22.02
Full Market Value	\$49,500,000	\$52,500,000	\$14,700,000
Market Value per SqFt	\$108.00	\$204.00	\$98.00
Distance from Condominium in miles		0.65	1.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01458-7504	1-01327-0033	1-01447-0040
Condominium Section	1197-R1		
Address	1152 1 AVENUE	232 EAST 54 STREET	320 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	C1-WALK-UP	C5-WALK-UP
Total Units	16	20	20
Year Built	1910	1900	1910
Gross SqFt	4,267	7,550	9,620
Estimated Gross Income	\$199,994	\$392,765	\$416,092
Gross Income per SqFt	\$46.90	\$52.00	\$43.30
Full Market Value	\$1,010,000	\$1,970,000	\$2,090,000
Market Value per SqFt	\$237.00	\$261.00	\$217.00
Distance from Condominium in miles		0.55	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01460-7501	1-01463-0021	1-01488-0013
Condominium Section	352-R1		
Address	404 EAST 66 STREET	1273 YORK AVENUE	519 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	158	213	210
Year Built	1959	1957	1964
Gross SqFt	142,140	182,345	257,244
Estimated Gross Income	\$4,450,403	\$5,313,826	\$10,440,657
Gross Income per SqFt	\$31.30	\$29.10	\$40.60
Full Market Value	\$18,684,230	\$25,700,000	\$52,500,000
Market Value per SqFt	\$131.00	\$141.00	\$204.00
Distance from Condominium in miles		0.15	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01464-7501	1-01364-0034	1-01426-0044
Condominium Section	134-R1		
Address	400 EAST 70 STREET	422 EAST 53 STREET	206 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	216	295	442
Year Built	1984	1974	1979
Gross SqFt	248,163	312,416	377,297
Estimated Gross Income	\$8,588,921	\$9,328,936	\$17,028,648
Gross Income per SqFt	\$34.60	\$29.90	\$45.10
Full Market Value	\$43,200,010	\$45,200,000	\$85,600,000
Market Value per SqFt	\$174.00	\$145.00	\$227.00
Distance from Condominium in miles		0.85	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01466-7501	1-01365-0009	
Condominium Section	741-R1		
Address	422 EAST 72 STREET	415 EAST 53 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	205	324	
Year Built	1990	1982	
Gross SqFt	322,581	413,233	
Estimated Gross Income	\$12,538,723	\$17,950,024	
Gross Income per SqFt	\$38.90	\$43.40	
Full Market Value	\$62,999,986	\$90,300,000	
Market Value per SqFt	\$195.00	\$219.00	
Distance from Condominium in miles		0.90	

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01467-7501	1-01453-0035	1-01347-0033
Condominium Section	687-R1		
Address	1356 1 AVENUE	334 EAST 79 STREET	344 EAST 55 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	46	20
Year Built	1910	1920	1940
Gross SqFt	19,747	27,124	10,200
Estimated Gross Income	\$570,095	\$940,859	\$263,950
Gross Income per SqFt	\$28.90	\$34.70	\$25.90
Full Market Value	\$2,760,000	\$4,730,000	\$1,280,000
Market Value per SqFt	\$140.00	\$174.00	\$125.00
Distance from Condominium in miles		0.35	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01469-7501	1-01581-0049	1-01465-0021
Condominium Section	649-R1		
Address	401 EAST 74 STREET	1596 YORK AVENUE	1313 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D8-ELEVATOR	D6-ELEVATOR
Total Units	250	237	442
Year Built	1962	1968	1966
Gross SqFt	273,109	241,983	400,612
Estimated Gross Income	\$7,210,077	\$7,337,151	\$10,594,781
Gross Income per SqFt	\$26.40	\$30.30	\$26.40
Full Market Value	\$34,900,000	\$35,500,000	\$51,300,000
Market Value per SqFt	\$128.00	\$147.00	\$128.00
Distance from Condominium in miles		0.50	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01470-7501	1-01311-0045	1-01460-0047
Condominium Section	1203-R1		
Address	404 EAST 76 STREET	150 EAST 57 STREET	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	181	145	129
Year Built	1999	1997	1999
Gross SqFt	200,000	158,063	138,500
Estimated Gross Income	\$8,446,000	\$7,491,478	\$5,557,488
Gross Income per SqFt	\$42.20	\$47.40	\$40.10
Full Market Value	\$42,500,003	\$37,700,000	\$27,900,000
Market Value per SqFt	\$213.00	\$239.00	\$201.00
Distance from Condominium in miles		1.05	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01471-7501	1-01453-0035	1-01472-0034
Condominium Section	1300-R1		
Address	435 EAST 76 STREET	334 EAST 79 STREET	440 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	26	46	47
Year Built	1900	1920	1936
Gross SqFt	24,989	27,124	44,856
Estimated Gross Income	\$749,919	\$940,859	\$1,252,216
Gross Income per SqFt	\$30.00	\$34.70	\$27.90
Full Market Value	\$3,630,003	\$4,730,000	\$6,070,000
Market Value per SqFt	\$145.00	\$174.00	\$135.00
Distance from Condominium in miles		0.15	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-7501	1-01426-0044	1-01369-0042
Condominium Section	246-R1		
Address	404 EAST 79 STREET	206 EAST 72 STREET	410 EAST 58 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	208	442	125
Year Built	1986	1979	1974
Gross SqFt	205,982	377,297	105,734
Estimated Gross Income	\$7,370,035	\$17,028,648	\$3,312,224
Gross Income per SqFt	\$35.80	\$45.10	\$31.30
Full Market Value	\$37,100,010	\$85,600,000	\$16,000,000
Market Value per SqFt	\$180.00	\$227.00	\$151.00
Distance from Condominium in miles		0.45	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-7502	1-01558-0040	1-01425-0001
Condominium Section	593-R1		
Address	460 EAST 79 STREET	306 EAST 96 STREET	1213 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	122	159	201
Year Built	1959	1962	1961
Gross SqFt	141,945	149,485	265,980
Estimated Gross Income	\$3,639,469	\$3,291,772	\$9,743,446
Gross Income per SqFt	\$25.60	\$22.02	\$36.60
Full Market Value	\$17,599,994	\$14,700,000	\$49,000,000
Market Value per SqFt	\$124.00	\$98.00	\$184.00
Distance from Condominium in miles		0.85	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-7503	1-01472-0034	1-01517-0043
Condominium Section	673-R1		
Address	399 1 AVENUE	440 EAST 78 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D1-ELEVATOR	D3-ELEVATOR
Total Units	36	47	52
Year Built	1910	1936	1938
Gross SqFt	21,145	44,856	64,272
Estimated Gross Income	\$555,056	\$1,252,216	\$1,521,972
Gross Income per SqFt	\$26.20	\$27.90	\$23.68
Full Market Value	\$2,690,000	\$6,070,000	\$6,800,000
Market Value per SqFt	\$127.00	\$135.00	\$106.00
Distance from Condominium in miles		0.05	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-7504	1-01460-0047	1-01298-0041
Condominium Section	1458-R1		
Address	408 EAST 79 STREET	400 EAST 66 STREET	150 EAST 44 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	53	129	362
Year Built	2004	1999	2000
Gross SqFt	108,075	138,500	352,725
Estimated Gross Income	\$4,000,000	\$5,557,488	\$12,160,736
Gross Income per SqFt	\$37.00	\$40.10	\$34.50
Full Market Value	\$20,099,992	\$27,900,000	\$61,100,000
Market Value per SqFt	\$186.00	\$201.00	\$173.00
Distance from Condominium in miles		0.65	1.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01483-7501	1-01467-0021	
Condominium Section	610-R1		
Address	524 EAST 72 STREET	1365 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	147	499	
Year Built	1989	1977	
Gross SqFt	233,223	492,654	
Estimated Gross Income	\$7,420,000	\$20,831,387	
Gross Income per SqFt	\$31.80	\$42.30	
Full Market Value	\$35,900,003	\$105,000,000	
Market Value per SqFt	\$154.00	\$213.00	
Distance from Condominium in miles		0.15	

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01484-7501	1-01449-0003	1-01426-0044
Condominium Section	1798-R1		
Address	515 EAST 72 STREET	1424 2 AVENUE	206 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	361	479	442
Year Built	1985	1979	1979
Gross SqFt	470,423	454,248	377,297
Estimated Gross Income	\$22,006,388	\$22,001,350	\$17,028,648
Gross Income per SqFt	\$46.80	\$48.40	\$45.10
Full Market Value	\$111,000,028	\$111,000,000	\$85,600,000
Market Value per SqFt	\$236.00	\$244.00	\$227.00
Distance from Condominium in miles		0.30	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01487-7501	1-01484-0001	1-01429-0103
Condominium Section	239-R1		
Address	1420 YORK AVENUE	1360 YORK AVENUE	203 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	95	90	26
Year Built	1956	1958	1973
Gross SqFt	50,038	60,775	16,231
Estimated Gross Income	\$1,450,101	\$1,394,214	\$481,328
Gross Income per SqFt	\$29.00	\$22.94	\$29.70
Full Market Value	\$7,029,998	\$6,230,000	\$2,330,000
Market Value per SqFt	\$140.00	\$103.00	\$144.00
Distance from Condominium in miles		0.15	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01487-7502	1-01570-0021	1-01532-0001
Condominium Section	419-R1		
Address	530 EAST 76 STREET	1731 YORK AVENUE	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	209	267	257
Year Built	1986	1986	1986
Gross SqFt	317,169	279,945	256,810
Estimated Gross Income	\$12,119,027	\$10,910,330	\$8,161,000
Gross Income per SqFt	\$38.20	\$39.00	\$31.80
Full Market Value	\$60,899,998	\$54,900,000	\$39,500,000
Market Value per SqFt	\$192.00	\$196.00	\$154.00
Distance from Condominium in miles		0.80	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-7501	1-01577-0001	1-01468-0021
Condominium Section	26-R1		
Address	900 PARK AVENUE	1520 YORK AVENUE	1385 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	126	272	293
Year Built	1973	1972	1969
Gross SqFt	199,534	281,902	409,942
Estimated Gross Income	\$6,259,381	\$10,279,371	\$12,019,257
Gross Income per SqFt	\$31.40	\$36.50	\$29.30
Full Market Value	\$30,299,980	\$51,700,000	\$58,200,000
Market Value per SqFt	\$152.00	\$183.00	\$142.00
Distance from Condominium in miles		0.70	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-7502	1-01499-0061	1-01517-0020
Condominium Section	35-R1		
Address	988 5 AVENUE	12 EAST 88 STREET	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	13	69	97
Year Built	1926	1931	1927
Gross SqFt	50,888	87,639	87,192
Estimated Gross Income	\$1,670,000	\$2,986,010	\$2,385,489
Gross Income per SqFt	\$32.80	\$34.10	\$27.40
Full Market Value	\$8,090,000	\$15,000,000	\$11,600,000
Market Value per SqFt	\$159.00	\$171.00	\$133.00
Distance from Condominium in miles		0.40	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01492-7501	1-01523-0034	1-01527-0045
Condominium Section	531-R1		
Address	45 EAST 80 STREET	1680 3 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	50	253	246
Year Built	1987	1980	1980
Gross SqFt	101,117	242,157	205,261
Estimated Gross Income	\$3,759,530	\$8,088,043	\$8,547,541
Gross Income per SqFt	\$37.20	\$33.40	\$41.60
Full Market Value	\$18,899,997	\$39,200,000	\$43,000,000
Market Value per SqFt	\$187.00	\$162.00	\$209.00
Distance from Condominium in miles		0.75	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01493-7501	1-01576-0037	1-01520-0033
Condominium Section	51-R1		
Address	1080 MADISON AVENUE	518 EAST 80 STREET	169 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	103	53
Year Built	1981	1975	1985
Gross SqFt	50,384	62,767	33,443
Estimated Gross Income	\$1,670,229	\$1,556,888	\$1,200,657
Gross Income per SqFt	\$33.10	\$24.80	\$35.90
Full Market Value	\$8,090,012	\$6,960,000	\$6,040,000
Market Value per SqFt	\$161.00	\$111.00	\$181.00
Distance from Condominium in miles		0.80	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01493-7503	1-01562-0144	1-01560-0010
Condominium Section	180-R1		
Address	1082 MADISON AVENUE	402 EAST 83 STREET	425 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	26	40
Year Built	1910	1930	1925
Gross SqFt	22,751	16,380	23,568
Estimated Gross Income	\$559,902	\$499,219	\$569,181
Gross Income per SqFt	\$24.61	\$30.50	\$24.15
Full Market Value	\$2,500,000	\$2,420,000	\$2,540,000
Market Value per SqFt	\$110.00	\$148.00	\$108.00
Distance from Condominium in miles		0.70	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01493-7504	1-01499-0061	1-01517-0020
Condominium Section	912-R1		
Address	944 PARK AVENUE	12 EAST 88 STREET	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	23	69	97
Year Built	1929	1931	1927
Gross SqFt	52,387	87,639	87,192
Estimated Gross Income	\$1,609,852	\$2,986,010	\$2,385,489
Gross Income per SqFt	\$30.70	\$34.10	\$27.40
Full Market Value	\$7,800,000	\$15,000,000	\$11,600,000
Market Value per SqFt	\$149.00	\$171.00	\$133.00
Distance from Condominium in miles		0.30	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01495-7501	1-01499-0061	1-01517-0020
Condominium Section	365-R1		
Address	1114 MADISON AVENUE	12 EAST 88 STREET	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	56	69	97
Year Built	1938	1931	1927
Gross SqFt	83,594	87,639	87,192
Estimated Gross Income	\$2,500,296	\$2,986,010	\$2,385,489
Gross Income per SqFt	\$29.90	\$34.10	\$27.40
Full Market Value	\$12,100,000	\$15,000,000	\$11,600,000
Market Value per SqFt	\$145.00	\$171.00	\$133.00
Distance from Condominium in miles		0.20	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-7501	1-01523-0034	1-01527-0045
Condominium Section	444-R1		
Address	30 EAST 85 STREET	1680 3 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	92	253	246
Year Built	1987	1980	1980
Gross SqFt	152,249	242,157	205,261
Estimated Gross Income	\$5,739,787	\$8,088,043	\$8,547,541
Gross Income per SqFt	\$37.70	\$33.40	\$41.60
Full Market Value	\$28,899,993	\$39,200,000	\$43,000,000
Market Value per SqFt	\$190.00	\$162.00	\$209.00
Distance from Condominium in miles		0.60	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-7501	1-01492-0015	1-01565-0035
Condominium Section	825-R1		
Address	1049 5 AVENUE	1058 MADISON AVENUE	430 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	54	72	133
Year Built	1928	1938	1931
Gross SqFt	140,295	104,209	205,967
Estimated Gross Income	\$5,290,524	\$4,027,321	\$5,376,180
Gross Income per SqFt	\$37.70	\$38.60	\$26.10
Full Market Value	\$26,600,000	\$20,200,000	\$26,000,000
Market Value per SqFt	\$190.00	\$194.00	\$126.00
Distance from Condominium in miles		0.25	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-7501	1-01492-0015	1-01565-0035
Condominium Section	825-R2		
Address	1049 5 AVENUE	1058 MADISON AVENUE	430 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	12	72	133
Year Built	1928	1938	1931
Gross SqFt	3,812	104,209	205,967
Estimated Gross Income	\$145,008	\$4,027,321	\$5,376,180
Gross Income per SqFt	\$38.00	\$38.60	\$26.10
Full Market Value	\$729,000	\$20,200,000	\$26,000,000
Market Value per SqFt	\$191.00	\$194.00	\$126.00
Distance from Condominium in miles		0.25	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-7501	1-01521-0020	1-01517-0001
Condominium Section	164-R1		
Address	55 EAST 86 STREET	145 EAST 92 STREET	1085 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	46	49	46
Year Built	1924	1929	1926
Gross SqFt	97,767	85,924	127,395
Estimated Gross Income	\$2,925,188	\$1,804,404	\$5,148,333
Gross Income per SqFt	\$29.90	\$21.00	\$40.40
Full Market Value	\$14,199,994	\$8,060,000	\$25,900,000
Market Value per SqFt	\$145.00	\$94.00	\$203.00
Distance from Condominium in miles		0.35	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-7501	1-01518-0033	1-01532-0016
Condominium Section	343-R1		
Address	60 EAST 88 STREET	1588 3 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	18	100	111
Year Built	1986	1980	1989
Gross SqFt	60,288	81,837	104,440
Estimated Gross Income	\$2,334,954	\$2,512,395	\$3,932,496
Gross Income per SqFt	\$38.70	\$30.70	\$37.70
Full Market Value	\$11,700,000	\$12,200,000	\$19,800,000
Market Value per SqFt	\$194.00	\$149.00	\$190.00
Distance from Condominium in miles		0.20	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01501-7501	1-01577-0001	1-01488-0045
Condominium Section	810-R1		
Address	1239 MADISON AVENUE	1520 YORK AVENUE	500 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D3-ELEVATOR
Total Units	251	272	427
Year Built	1969	1972	1964
Gross SqFt	487,413	281,902	530,809
Estimated Gross Income	\$12,048,849	\$10,279,371	\$11,042,597
Gross Income per SqFt	\$24.72	\$36.50	\$20.80
Full Market Value	\$53,800,000	\$51,700,000	\$49,300,000
Market Value per SqFt	\$110.00	\$183.00	\$93.00
Distance from Condominium in miles		0.85	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01505-7501	1-01513-0059	1-01530-0009
Condominium Section	28-R1		
Address	55 EAST 93 STREET	128 EAST 85 STREET	219 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	29	35	54
Year Built	1980	1985	1974
Gross SqFt	23,232	20,736	28,150
Estimated Gross Income	\$785,000	\$792,953	\$835,613
Gross Income per SqFt	\$33.80	\$38.20	\$29.70
Full Market Value	\$3,638,121	\$3,990,000	\$4,050,000
Market Value per SqFt	\$157.00	\$192.00	\$144.00
Distance from Condominium in miles		0.45	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01505-7502	1-01523-0034	1-01527-0045
Condominium Section	100-R1		
Address	40 EAST 94 STREET	1680 3 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	215	253	246
Year Built	1984	1980	1980
Gross SqFt	299,069	242,157	205,261
Estimated Gross Income	\$11,265,929	\$8,088,043	\$8,547,541
Gross Income per SqFt	\$37.70	\$33.40	\$41.60
Full Market Value	\$56,599,995	\$39,200,000	\$43,000,000
Market Value per SqFt	\$189.00	\$162.00	\$209.00
Distance from Condominium in miles		0.20	0.65

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-7501	1-01563-0020	1-01531-0035
Condominium Section	232-R1		
Address	14 EAST 96 STREET	449 EAST 83 STREET	228 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	17	74	111
Year Built	1985	1985	1986
Gross SqFt	25,633	53,130	81,100
Estimated Gross Income	\$885,107	\$1,525,070	\$3,166,996
Gross Income per SqFt	\$34.50	\$28.70	\$39.10
Full Market Value	\$4,449,997	\$7,390,000	\$15,900,000
Market Value per SqFt	\$174.00	\$139.00	\$196.00
Distance from Condominium in miles		0.90	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-7501	1-01560-0001	1-01532-0001
Condominium Section	1698-R1		
Address	1438 3 AVENUE	1540 1 AVENUE	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	95	314	257
Year Built	1985	1980	1986
Gross SqFt	138,096	302,049	256,810
Estimated Gross Income	\$5,660,000	\$12,410,915	\$8,161,000
Gross Income per SqFt	\$41.00	\$41.10	\$31.80
Full Market Value	\$28,499,989	\$62,400,000	\$39,500,000
Market Value per SqFt	\$206.00	\$207.00	\$154.00
Distance from Condominium in miles		0.40	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-7501	1-01517-0020	1-01517-0043
Condominium Section	522-R1		
Address	129 EAST 82 STREET	1327 LEXINGTON AVENUE	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D3-ELEVATOR
Total Units	32	97	52
Year Built	1916	1927	1938
Gross SqFt	48,138	87,192	64,272
Estimated Gross Income	\$1,300,207	\$2,385,489	\$1,521,972
Gross Income per SqFt	\$27.00	\$27.40	\$23.68
Full Market Value	\$6,300,000	\$11,600,000	\$6,800,000
Market Value per SqFt	\$131.00	\$133.00	\$106.00
Distance from Condominium in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-7501	1-01570-0021	1-01532-0001
Condominium Section	318-R1		
Address	171 EAST 84 STREET	1731 YORK AVENUE	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	219	267	257
Year Built	1987	1986	1986
Gross SqFt	285,668	279,945	256,810
Estimated Gross Income	\$10,401,171	\$10,910,330	\$8,161,000
Gross Income per SqFt	\$36.40	\$39.00	\$31.80
Full Market Value	\$52,299,999	\$54,900,000	\$39,500,000
Market Value per SqFt	\$183.00	\$196.00	\$154.00
Distance from Condominium in miles		0.50	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-7502	1-01424-0004	1-01530-0019
Condominium Section	1308-R1		
Address	150 EAST 85 STREET	203 EAST 69 STREET	245 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	102	15	83
Year Built	1986	1980	1986
Gross SqFt	82,637	32,500	69,000
Estimated Gross Income	\$3,555,043	\$1,562,675	\$2,128,814
Gross Income per SqFt	\$43.00	\$48.10	\$30.90
Full Market Value	\$17,899,994	\$7,860,000	\$10,300,000
Market Value per SqFt	\$217.00	\$242.00	\$149.00
Distance from Condominium in miles		0.75	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01514-7501	1-01505-0005	1-01517-0043
Condominium Section	611-R1		
Address	120 EAST 86 STREET	1 EAST 93 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D3-ELEVATOR
Total Units	16	15	52
Year Built	1920	1925	1938
Gross SqFt	15,101	9,431	64,272
Estimated Gross Income	\$374,957	\$326,792	\$1,521,972
Gross Income per SqFt	\$24.83	\$34.70	\$23.68
Full Market Value	\$1,680,000	\$1,640,000	\$6,800,000
Market Value per SqFt	\$111.00	\$174.00	\$106.00
Distance from Condominium in miles		0.45	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01515-7501	1-01517-0020	1-01499-0061
Condominium Section	264-R1		
Address	108 EAST 87 STREET	1327 LEXINGTON AVENUE	12 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	65	97	69
Year Built	1939	1927	1931
Gross SqFt	60,335	87,192	87,639
Estimated Gross Income	\$1,819,703	\$2,385,489	\$2,986,010
Gross Income per SqFt	\$30.20	\$27.40	\$34.10
Full Market Value	\$8,819,995	\$11,600,000	\$15,000,000
Market Value per SqFt	\$146.00	\$133.00	\$171.00
Distance from Condominium in miles		0.15	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01515-7502	1-01527-0045	1-01532-0016
Condominium Section	782-R1		
Address	120 EAST 87 STREET	200 EAST 82 STREET	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	223	246	111
Year Built	1981	1980	1989
Gross SqFt	346,269	205,261	104,440
Estimated Gross Income	\$14,210,879	\$8,547,541	\$3,932,496
Gross Income per SqFt	\$41.00	\$41.60	\$37.70
Full Market Value	\$71,499,993	\$43,000,000	\$19,800,000
Market Value per SqFt	\$206.00	\$209.00	\$190.00
Distance from Condominium in miles		0.35	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01515-7503	1-01557-0025	1-01527-0045
Condominium Section	842-R1		
Address	170 EAST 87 STREET	345 EAST 94 STREET	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	241	212	246
Year Built	1991	1998	1980
Gross SqFt	343,000	207,037	205,261
Estimated Gross Income	\$13,126,610	\$6,141,224	\$8,547,541
Gross Income per SqFt	\$38.30	\$29.70	\$41.60
Full Market Value	\$65,999,990	\$29,800,000	\$43,000,000
Market Value per SqFt	\$192.00	\$144.00	\$209.00
Distance from Condominium in miles		0.50	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01516-7501	1-01499-0061	1-01517-0050
Condominium Section	422-R1		
Address	153 EAST 87 STREET	12 EAST 88 STREET	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	42	69	98
Year Built	1928	1931	1929
Gross SqFt	50,156	87,639	80,351
Estimated Gross Income	\$1,539,789	\$2,986,010	\$2,445,485
Gross Income per SqFt	\$30.70	\$34.10	\$30.40
Full Market Value	\$7,459,997	\$15,000,000	\$11,800,000
Market Value per SqFt	\$149.00	\$171.00	\$147.00
Distance from Condominium in miles		0.30	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01516-7502	1-01546-0001	1-01426-0044
Condominium Section	1260-R1		
Address	115 EAST 87 STREET	303 EAST 83 STREET	206 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	198	263	442
Year Built	1972	1977	1979
Gross SqFt	295,573	268,750	377,297
Estimated Gross Income	\$8,568,661	\$9,953,212	\$17,028,648
Gross Income per SqFt	\$29.00	\$37.00	\$45.10
Full Market Value	\$41,500,000	\$50,000,000	\$85,600,000
Market Value per SqFt	\$140.00	\$186.00	\$227.00
Distance from Condominium in miles		0.40	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01517-7501	1-01517-0043	1-01521-0020
Condominium Section	454-R1		
Address	111 EAST 88 STREET	160 EAST 89 STREET	145 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	59	52	49
Year Built	1929	1938	1929
Gross SqFt	71,863	64,272	85,924
Estimated Gross Income	\$1,764,955	\$1,521,972	\$1,804,404
Gross Income per SqFt	\$24.56	\$23.68	\$21.00
Full Market Value	\$7,889,996	\$6,800,000	\$8,060,000
Market Value per SqFt	\$110.00	\$106.00	\$94.00
Distance from Condominium in miles		0.10	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01518-7501	1-01530-0034	1-01500-0053
Condominium Section	170-R1		
Address	1354 LEXINGTON AVENUE	230 EAST 85 STREET	1227 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	104	55	111
Year Built	1962	1946	1958
Gross SqFt	88,510	50,852	117,340
Estimated Gross Income	\$2,670,346	\$1,452,791	\$4,982,882
Gross Income per SqFt	\$30.20	\$28.60	\$42.50
Full Market Value	\$12,900,000	\$7,040,000	\$25,100,000
Market Value per SqFt	\$146.00	\$138.00	\$214.00
Distance from Condominium in miles		0.35	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-7501	1-01426-0044	1-01552-0023
Condominium Section	1358-R1		
Address	181 EAST 90 STREET	206 EAST 72 STREET	389 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	94	442	200
Year Built	2003	1979	2002
Gross SqFt	199,437	377,297	209,930
Estimated Gross Income	\$8,585,762	\$17,028,648	\$8,515,552
Gross Income per SqFt	\$43.00	\$45.10	\$40.60
Full Market Value	\$43,200,001	\$85,600,000	\$42,800,000
Market Value per SqFt	\$217.00	\$227.00	\$204.00
Distance from Condominium in miles		1.00	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01521-7501	1-01471-0013	1-01518-0033
Condominium Section	742-R1		
Address	134 EAST 93 STREET	425 EAST 76 STREET	1588 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	30	66	100
Year Built	1989	1981	1980
Gross SqFt	43,060	35,573	81,837
Estimated Gross Income	\$1,744,791	\$1,462,419	\$2,512,395
Gross Income per SqFt	\$40.50	\$41.10	\$30.70
Full Market Value	\$8,770,000	\$7,350,000	\$12,200,000
Market Value per SqFt	\$204.00	\$207.00	\$149.00
Distance from Condominium in miles		0.95	0.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01524-7501	1-01517-0050	1-01521-0020
Condominium Section	526-R1		
Address	1235 PARK AVENUE	1329 LEXINGTON AVENUE	145 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	59	98	49
Year Built	1928	1929	1929
Gross SqFt	95,534	80,351	85,924
Estimated Gross Income	\$2,436,117	\$2,445,485	\$1,804,404
Gross Income per SqFt	\$25.50	\$30.40	\$21.00
Full Market Value	\$11,799,997	\$11,800,000	\$8,060,000
Market Value per SqFt	\$124.00	\$147.00	\$94.00
Distance from Condominium in miles		0.35	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01524-7502	1-01523-0034	1-01532-0016
Condominium Section	929-R1		
Address	108 EAST 96 STREET	1680 3 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	100	253	111
Year Built	1985	1980	1989
Gross SqFt	104,951	242,157	104,440
Estimated Gross Income	\$3,680,000	\$8,088,043	\$3,932,496
Gross Income per SqFt	\$35.10	\$33.40	\$37.70
Full Market Value	\$18,500,000	\$39,200,000	\$19,800,000
Market Value per SqFt	\$176.00	\$162.00	\$190.00
Distance from Condominium in miles		0.10	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01526-7501	1-01424-0001	1-01517-0001
Condominium Section	895-R1		
Address	201 EAST 80 STREET	201 EAST 69 STREET	1085 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	100	309	46
Year Built	1926	1927	1926
Gross SqFt	194,747	316,500	127,395
Estimated Gross Income	\$8,399,438	\$13,938,201	\$5,148,333
Gross Income per SqFt	\$43.10	\$44.00	\$40.40
Full Market Value	\$42,200,007	\$70,100,000	\$25,900,000
Market Value per SqFt	\$217.00	\$221.00	\$203.00
Distance from Condominium in miles		0.55	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01526-7502	1-01558-0040	1-01500-0053
Condominium Section	1242-R1		
Address	215 EAST 80 STREET	306 EAST 96 STREET	1227 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	147	159	111
Year Built	1963	1962	1958
Gross SqFt	161,572	149,485	117,340
Estimated Gross Income	\$4,349,518	\$3,291,772	\$4,982,882
Gross Income per SqFt	\$26.90	\$22.02	\$42.50
Full Market Value	\$21,099,998	\$14,700,000	\$25,100,000
Market Value per SqFt	\$131.00	\$98.00	\$214.00
Distance from Condominium in miles		0.75	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01527-7501	1-01532-0016	1-01523-0034
Condominium Section	172-R1		
Address	1441 3 AVENUE	241 EAST 86 STREET	1680 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	61	111	253
Year Built	1985	1989	1980
Gross SqFt	99,039	104,440	242,157
Estimated Gross Income	\$3,600,000	\$3,932,496	\$8,088,043
Gross Income per SqFt	\$36.30	\$37.70	\$33.40
Full Market Value	\$18,100,004	\$19,800,000	\$39,200,000
Market Value per SqFt	\$183.00	\$190.00	\$162.00
Distance from Condominium in miles		0.25	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01532-7501	1-01563-0020	1-01531-0035
Condominium Section	706-R1		
Address	225 EAST 86 STREET	449 EAST 83 STREET	228 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	60	74	111
Year Built	1981	1985	1986
Gross SqFt	59,228	53,130	81,100
Estimated Gross Income	\$2,250,071	\$1,525,070	\$3,166,996
Gross Income per SqFt	\$38.00	\$28.70	\$39.10
Full Market Value	\$11,300,002	\$7,390,000	\$15,900,000
Market Value per SqFt	\$191.00	\$139.00	\$196.00
Distance from Condominium in miles		0.30	0.05

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-7501	1-01570-0021	1-01532-0001
Condominium Section	404-R1		
Address	200 EAST 89 STREET	1731 YORK AVENUE	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	253	267	257
Year Built	1987	1986	1986
Gross SqFt	235,069	279,945	256,810
Estimated Gross Income	\$8,601,174	\$10,910,330	\$8,161,000
Gross Income per SqFt	\$36.60	\$39.00	\$31.80
Full Market Value	\$43,200,006	\$54,900,000	\$39,500,000
Market Value per SqFt	\$184.00	\$196.00	\$154.00
Distance from Condominium in miles		0.30	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-7502	1-01527-0013	1-01530-0036
Condominium Section	1738-R1		
Address	237 EAST 88 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	C7-WALK-UP	C4-WALK-UP
Total Units	19	15	20
Year Built	0	1910	1910
Gross SqFt	8,600	10,110	9,820
Estimated Gross Income	\$318,200	\$425,734	\$319,000
Gross Income per SqFt	\$37.00	\$42.10	\$32.50
Full Market Value	\$1,599,998	\$2,140,000	\$1,550,000
Market Value per SqFt	\$186.00	\$212.00	\$158.00
Distance from Condominium in miles		0.35	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01536-7501	1-01541-0021	1-01533-0001
Condominium Section	1277-R1		
Address	1601 3 AVENUE	1849 2 AVENUE	201 EAST 87 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	1,258	1,086	419
Year Built	1975	1986	1975
Gross SqFt	1,496,819	947,124	510,305
Estimated Gross Income	\$50,906,814	\$31,616,327	\$18,736,648
Gross Income per SqFt	\$34.00	\$33.40	\$36.70
Full Market Value	\$252,160,867	\$153,000,000	\$94,200,000
Market Value per SqFt	\$168.00	\$162.00	\$185.00
Distance from Condominium in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01539-7501	1-01557-0025	1-01541-0001
Condominium Section	234-R1		
Address	1801 2 AVENUE	345 EAST 94 STREET	1695 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	290	212	387
Year Built	1975	1998	1985
Gross SqFt	391,767	207,037	329,850
Estimated Gross Income	\$11,800,022	\$6,141,224	\$11,400,222
Gross Income per SqFt	\$30.10	\$29.70	\$34.60
Full Market Value	\$57,200,026	\$29,800,000	\$57,300,000
Market Value per SqFt	\$146.00	\$144.00	\$174.00
Distance from Condominium in miles		0.15	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01540-7501	1-01520-0033	1-01570-0015
Condominium Section	1767-R1		
Address	206 EAST 95 STREET	169 EAST 91 STREET	423 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	53	47
Year Built	0	1985	1987
Gross SqFt	43,065	33,443	30,866
Estimated Gross Income	\$1,546,033	\$1,200,657	\$944,107
Gross Income per SqFt	\$35.90	\$35.90	\$30.60
Full Market Value	\$7,770,000	\$6,040,000	\$4,570,000
Market Value per SqFt	\$180.00	\$181.00	\$148.00
Distance from Condominium in miles		0.25	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01542-7501	1-01557-0025	1-01539-0001
Condominium Section	250-R1		
Address	301 EAST 79 STREET	345 EAST 94 STREET	1663 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	538	212	287
Year Built	1975	1998	1986
Gross SqFt	433,154	207,037	486,484
Estimated Gross Income	\$13,280,501	\$6,141,224	\$17,822,291
Gross Income per SqFt	\$30.70	\$29.70	\$36.60
Full Market Value	\$64,299,989	\$29,800,000	\$86,300,000
Market Value per SqFt	\$148.00	\$144.00	\$177.00
Distance from Condominium in miles		0.75	0.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01543-7501	1-01577-0001	1-01488-0045
Condominium Section	726-R1		
Address	345 EAST 80 STREET	1520 YORK AVENUE	500 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	328	272	427
Year Built	1973	1972	1964
Gross SqFt	331,552	281,902	530,809
Estimated Gross Income	\$8,918,748	\$10,279,371	\$11,042,597
Gross Income per SqFt	\$26.90	\$36.50	\$20.80
Full Market Value	\$43,200,015	\$51,700,000	\$49,300,000
Market Value per SqFt	\$130.00	\$183.00	\$93.00
Distance from Condominium in miles		0.30	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01544-7501	1-01553-0027	1-01527-0045
Condominium Section	1586-R1		
Address	350 EAST 82 STREET	1749 1 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	149	165	246
Year Built	1998	2002	1980
Gross SqFt	213,419	164,384	205,261
Estimated Gross Income	\$8,323,341	\$5,984,236	\$8,547,541
Gross Income per SqFt	\$39.00	\$36.40	\$41.60
Full Market Value	\$41,800,012	\$30,100,000	\$43,000,000
Market Value per SqFt	\$196.00	\$183.00	\$209.00
Distance from Condominium in miles		0.45	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01547-7501	1-01512-0030	1-01560-0010
Condominium Section	1346-R1		
Address	1628 2 AVENUE	16S EAST 83 STREET	425 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	40	40
Year Built	1915	1929	1925
Gross SqFt	7,921	22,990	23,568
Estimated Gross Income	\$214,975	\$827,638	\$569,181
Gross Income per SqFt	\$27.10	\$36.00	\$24.15
Full Market Value	\$1,040,001	\$4,160,000	\$2,540,000
Market Value per SqFt	\$131.00	\$181.00	\$108.00
Distance from Condominium in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01548-7501	1-01551-0012	1-01578-0036
Condominium Section	585-R1		
Address	320 EAST 86 STREET	319 EAST 88 STREET	532 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	C1-WALK-UP	C1-WALK-UP
Total Units	27	60	24
Year Built	1925	1940	1910
Gross SqFt	16,350	28,170	13,083
Estimated Gross Income	\$399,921	\$795,669	\$262,384
Gross Income per SqFt	\$24.46	\$28.20	\$20.06
Full Market Value	\$1,790,000	\$3,860,000	\$1,170,000
Market Value per SqFt	\$109.00	\$137.00	\$89.00
Distance from Condominium in miles		0.15	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01550-7501	1-01570-0021	1-01532-0001
Condominium Section	768-R1		
Address	360 EAST 88 STREET	1731 YORK AVENUE	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	163	267	257
Year Built	1988	1986	1986
Gross SqFt	273,330	279,945	256,810
Estimated Gross Income	\$8,831,292	\$10,910,330	\$8,161,000
Gross Income per SqFt	\$32.30	\$39.00	\$31.80
Full Market Value	\$42,800,004	\$54,900,000	\$39,500,000
Market Value per SqFt	\$157.00	\$196.00	\$154.00
Distance from Condominium in miles		0.20	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01551-7501	1-01540-0021	1-01526-0035
Condominium Section	500-R1		
Address	348 EAST 89 STREET	245 EAST 94 STREET	226 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R2-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	14	20	20
Year Built	1915	1910	1920
Gross SqFt	8,345	8,048	9,895
Estimated Gross Income	\$280,000	\$268,862	\$459,317
Gross Income per SqFt	\$33.60	\$33.40	\$46.40
Full Market Value	\$1,360,001	\$1,300,000	\$2,310,000
Market Value per SqFt	\$163.00	\$162.00	\$233.00
Distance from Condominium in miles		0.35	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01552-7501	1-01505-0005	1-01517-0043
Condominium Section	322-R1		
Address	1724 2 AVENUE	1 EAST 93 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	26	15	52
Year Built	1910	1925	1938
Gross SqFt	13,796	9,431	64,272
Estimated Gross Income	\$370,560	\$326,792	\$1,521,972
Gross Income per SqFt	\$26.90	\$34.70	\$23.68
Full Market Value	\$1,799,998	\$1,640,000	\$6,800,000
Market Value per SqFt	\$130.00	\$174.00	\$106.00
Distance from Condominium in miles		0.55	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01552-7502	1-01554-0011	1-01520-0033
Condominium Section	507-R1		
Address	1730 2 AVENUE	317 EAST 91 STREET	169 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	35	53
Year Built	1987	1987	1985
Gross SqFt	25,593	20,134	33,443
Estimated Gross Income	\$890,124	\$683,668	\$1,200,657
Gross Income per SqFt	\$34.80	\$34.00	\$35.90
Full Market Value	\$4,480,001	\$3,440,000	\$6,040,000
Market Value per SqFt	\$175.00	\$171.00	\$181.00
Distance from Condominium in miles		0.10	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01554-7501	1-01568-0021	1-01552-0023
Condominium Section	2006-R1		
Address	1760 2 AVENUE	1673 YORK AVENUE	389 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	154	385	200
Year Built	2000	1974	2002
Gross SqFt	181,821	315,710	209,930
Estimated Gross Income	\$7,514,661	\$14,216,808	\$8,515,552
Gross Income per SqFt	\$41.30	\$45.00	\$40.60
Full Market Value	\$35,570,267	\$71,500,000	\$42,800,000
Market Value per SqFt	\$196.00	\$226.00	\$204.00
Distance from Condominium in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01555-7501	1-01557-0025	1-01570-0021
Condominium Section	524-R1		
Address	1776 2 AVENUE	345 EAST 94 STREET	1731 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	221	212	267
Year Built	1987	1998	1986
Gross SqFt	220,209	207,037	279,945
Estimated Gross Income	\$6,634,897	\$6,141,224	\$10,910,330
Gross Income per SqFt	\$30.10	\$29.70	\$39.00
Full Market Value	\$32,099,993	\$29,800,000	\$54,900,000
Market Value per SqFt	\$146.00	\$144.00	\$196.00
Distance from Condominium in miles		0.10	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01557-7501	1-01570-0015	1-01582-0045
Condominium Section	483-R1		
Address	1838 2 AVENUE	423 EAST 90 STREET	516 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	18	47	24
Year Built	1987	1987	1978
Gross SqFt	17,550	30,866	13,550
Estimated Gross Income	\$570,024	\$944,107	\$530,363
Gross Income per SqFt	\$32.50	\$30.60	\$39.10
Full Market Value	\$2,760,001	\$4,570,000	\$2,670,000
Market Value per SqFt	\$157.00	\$148.00	\$197.00
Distance from Condominium in miles		0.25	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01562-7501	1-01571-0049	1-01552-0023
Condominium Section	1539-R1		
Address	450 EAST 83 STREET	408 EAST 92 STREET	389 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	120	201	200
Year Built	2005	2004	2002
Gross SqFt	180,466	194,212	209,930
Estimated Gross Income	\$5,500,603	\$5,944,223	\$8,515,552
Gross Income per SqFt	\$30.50	\$30.60	\$40.60
Full Market Value	\$26,699,981	\$28,800,000	\$42,800,000
Market Value per SqFt	\$148.00	\$148.00	\$204.00
Distance from Condominium in miles		0.45	0.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01564-7502	1-01557-0025	1-01570-0021
Condominium Section	396-R1		
Address	401 EAST 84 STREET	345 EAST 94 STREET	1731 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	88	212	267
Year Built	1988	1998	1986
Gross SqFt	105,768	207,037	279,945
Estimated Gross Income	\$3,864,762	\$6,141,224	\$10,910,330
Gross Income per SqFt	\$36.50	\$29.70	\$39.00
Full Market Value	\$19,399,996	\$29,800,000	\$54,900,000
Market Value per SqFt	\$183.00	\$144.00	\$196.00
Distance from Condominium in miles		0.50	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01565-7501	1-01518-0009	1-01576-0049
Condominium Section	942-R1		
Address	420 EAST 86 STREET	115 EAST 89 STREET	1510 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	45	47	26
Year Built	1935	1924	1937
Gross SqFt	51,750	52,848	22,902
Estimated Gross Income	\$1,300,000	\$1,392,558	\$542,964
Gross Income per SqFt	\$25.10	\$26.40	\$23.71
Full Market Value	\$5,809,996	\$6,750,000	\$2,430,000
Market Value per SqFt	\$112.00	\$128.00	\$106.00
Distance from Condominium in miles		0.50	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-7501	1-01570-0021	1-01532-0001
Condominium Section	440-R1		
Address	455 EAST 86 STREET	1731 YORK AVENUE	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	142	267	257
Year Built	1986	1986	1986
Gross SqFt	167,332	279,945	256,810
Estimated Gross Income	\$5,945,305	\$10,910,330	\$8,161,000
Gross Income per SqFt	\$35.50	\$39.00	\$31.80
Full Market Value	\$29,900,005	\$54,900,000	\$39,500,000
Market Value per SqFt	\$179.00	\$196.00	\$154.00
Distance from Condominium in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01569-7501	1-01582-0031	1-01517-0020
Condominium Section	117-R1		
Address	402 EAST 90 STREET	544 EAST 86 STREET	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	82	31	97
Year Built	1910	1929	1927
Gross SqFt	109,500	74,396	87,192
Estimated Gross Income	\$3,050,000	\$2,956,720	\$2,385,489
Gross Income per SqFt	\$27.90	\$39.70	\$27.40
Full Market Value	\$14,799,998	\$14,900,000	\$11,600,000
Market Value per SqFt	\$135.00	\$200.00	\$133.00
Distance from Condominium in miles		0.25	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01569-7502	1-01558-0040	1-01500-0053
Condominium Section	605-R1		
Address	401 EAST 89 STREET	306 EAST 96 STREET	1227 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	197	159	111
Year Built	1963	1962	1958
Gross SqFt	163,567	149,485	117,340
Estimated Gross Income	\$4,439,208	\$3,291,772	\$4,982,882
Gross Income per SqFt	\$27.10	\$22.02	\$42.50
Full Market Value	\$21,500,019	\$14,700,000	\$25,100,000
Market Value per SqFt	\$131.00	\$98.00	\$214.00
Distance from Condominium in miles		0.30	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01569-7503	1-01553-0027	1-01557-0025
Condominium Section	1701-R1		
Address	400 EAST 90 STREET	1749 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	128	165	212
Year Built	1999	2002	1998
Gross SqFt	112,798	164,384	207,037
Estimated Gross Income	\$3,717,822	\$5,984,236	\$6,141,224
Gross Income per SqFt	\$33.00	\$36.40	\$29.70
Full Market Value	\$18,000,007	\$30,100,000	\$29,800,000
Market Value per SqFt	\$160.00	\$183.00	\$144.00
Distance from Condominium in miles		0.15	0.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01576-7501	1-01518-0033	1-01532-0016
Condominium Section	277-R1		
Address	510 EAST 80 STREET	1588 3 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	91	100	111
Year Built	1986	1980	1989
Gross SqFt	81,223	81,837	104,440
Estimated Gross Income	\$2,945,145	\$2,512,395	\$3,932,496
Gross Income per SqFt	\$36.30	\$30.70	\$37.70
Full Market Value	\$14,800,002	\$12,200,000	\$19,800,000
Market Value per SqFt	\$182.00	\$149.00	\$190.00
Distance from Condominium in miles		0.70	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01577-7501	1-01558-0040	1-01500-0053
Condominium Section	33-R1		
Address	520 EAST 81 STREET	306 EAST 96 STREET	1227 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	163	159	111
Year Built	1964	1962	1958
Gross SqFt	103,108	149,485	117,340
Estimated Gross Income	\$2,800,413	\$3,291,772	\$4,982,882
Gross Income per SqFt	\$27.20	\$22.02	\$42.50
Full Market Value	\$13,599,999	\$14,700,000	\$25,100,000
Market Value per SqFt	\$132.00	\$98.00	\$214.00
Distance from Condominium in miles		0.80	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01577-7502	1-01518-0033	1-01532-0016
Condominium Section	45-R1		
Address	525 EAST 80 STREET	1588 3 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	68	100	111
Year Built	1981	1980	1989
Gross SqFt	137,403	81,837	104,440
Estimated Gross Income	\$4,990,476	\$2,512,395	\$3,932,496
Gross Income per SqFt	\$36.30	\$30.70	\$37.70
Full Market Value	\$25,099,998	\$12,200,000	\$19,800,000
Market Value per SqFt	\$183.00	\$149.00	\$190.00
Distance from Condominium in miles		0.70	0.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01577-7503	1-01582-0045	1-01558-0020
Condominium Section	207-R1		
Address	507 EAST 80 STREET	516 EAST 86 STREET	333 EAST 95 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	16	24	26
Year Built	1981	1978	1986
Gross SqFt	18,290	13,550	17,388
Estimated Gross Income	\$535,000	\$530,363	\$459,063
Gross Income per SqFt	\$29.30	\$39.10	\$26.40
Full Market Value	\$2,589,997	\$2,670,000	\$2,220,000
Market Value per SqFt	\$142.00	\$197.00	\$128.00
Distance from Condominium in miles		0.25	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-7501	1-01570-0021	1-01541-0001
Condominium Section	517-R1		
Address	52 EAST END AVENUE	1731 YORK AVENUE	1695 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	82	267	387
Year Built	1988	1986	1985
Gross SqFt	118,052	279,945	329,850
Estimated Gross Income	\$4,195,568	\$10,910,330	\$11,400,222
Gross Income per SqFt	\$35.50	\$39.00	\$34.60
Full Market Value	\$21,100,004	\$54,900,000	\$57,300,000
Market Value per SqFt	\$179.00	\$196.00	\$174.00
Distance from Condominium in miles		0.50	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-7502	1-01562-0144	1-01560-0010
Condominium Section	1481-R1		
Address	48 EAST END AVENUE	402 EAST 83 STREET	425 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	26	40
Year Built	1910	1930	1925
Gross SqFt	12,888	16,380	23,568
Estimated Gross Income	\$373,752	\$499,219	\$569,181
Gross Income per SqFt	\$29.00	\$30.50	\$24.15
Full Market Value	\$1,860,001	\$2,420,000	\$2,540,000
Market Value per SqFt	\$144.00	\$148.00	\$108.00
Distance from Condominium in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-7501	1-01571-0049	1-01568-0021
Condominium Section	1130-R1		
Address	90 EAST END AVENUE	408 EAST 92 STREET	1673 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	40	201	385
Year Built	1999	2004	1974
Gross SqFt	119,396	194,212	315,710
Estimated Gross Income	\$5,000,304	\$5,944,223	\$14,216,808
Gross Income per SqFt	\$41.90	\$30.60	\$45.00
Full Market Value	\$25,100,003	\$28,800,000	\$71,500,000
Market Value per SqFt	\$210.00	\$148.00	\$226.00
Distance from Condominium in miles		0.45	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01599-7501	1-01635-0001	1-01672-0017
Condominium Section	1359-R1		
Address	1400 5 AVENUE	127 EAST 107 STREET	327 EAST 100 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	129	108	236
Year Built	2003	1985	2003
Gross SqFt	163,480	108,000	250,090
Estimated Gross Income	\$3,555,690	\$2,310,150	\$5,506,000
Gross Income per SqFt	\$21.75	\$21.39	\$22.02
Full Market Value	\$15,900,001	\$6,520,000	\$24,600,000
Market Value per SqFt	\$97.00	\$60.00	\$98.00
Distance from Condominium in miles		0.50	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01600-7501	1-01617-0007	1-01624-0033
Condominium Section	1073-R1		
Address	130 LENOX AVENUE	1680 MADISON AVENUE	1710 3 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D9-ELEVATOR
Total Units	240	135	526
Year Built	1999	1982	1990
Gross SqFt	312,016	130,000	509,090
Estimated Gross Income	\$7,800,400	\$2,666,703	\$16,221,310
Gross Income per SqFt	\$25.00	\$20.51	\$31.90
Full Market Value	\$34,900,000	\$7,530,000	\$78,600,000
Market Value per SqFt	\$112.00	\$58.00	\$154.00
Distance from Condominium in miles		0.30	1.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01602-7501	1-01517-0001	1-01517-0050
Condominium Section	1167-R1		
Address	65 EAST 96 STREET	1085 PARK AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	60	46	98
Year Built	1924	1926	1929
Gross SqFt	108,700	127,395	80,351
Estimated Gross Income	\$3,340,351	\$5,148,333	\$2,445,485
Gross Income per SqFt	\$30.70	\$40.40	\$30.40
Full Market Value	\$16,199,998	\$25,900,000	\$11,800,000
Market Value per SqFt	\$149.00	\$203.00	\$147.00
Distance from Condominium in miles		0.40	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01607-7501	1-01565-0035	1-01517-0001
Condominium Section	1669-R1		
Address	1200 5 AVENUE	430 EAST 86 STREET	1085 PARK AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	51	133	46
Year Built	1928	1931	1926
Gross SqFt	120,464	205,967	127,395
Estimated Gross Income	\$3,975,312	\$5,376,180	\$5,148,333
Gross Income per SqFt	\$33.00	\$26.10	\$40.40
Full Market Value	\$19,300,001	\$26,000,000	\$25,900,000
Market Value per SqFt	\$160.00	\$126.00	\$203.00
Distance from Condominium in miles		1.05	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01613-7501	1-01602-0033	1-01645-0012
Condominium Section	267-R1		
Address	1255 5 AVENUE	1240 PARK AVENUE	127 EAST 117 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	HARLEM-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	59	39	35
Year Built	1925	1920	1920
Gross SqFt	63,284	47,822	29,500
Estimated Gross Income	\$1,430,218	\$1,362,837	\$623,308
Gross Income per SqFt	\$22.60	\$28.50	\$21.13
Full Market Value	\$6,390,000	\$6,600,000	\$1,760,000
Market Value per SqFt	\$101.00	\$138.00	\$60.00
Distance from Condominium in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01614-7501	1-01677-0009	1-01655-0015
Condominium Section	1285-R1		
Address	1630 MADISON AVENUE	315 EAST 105 STREET	235 EAST 105 STREET
Neighborhood	UPPER EAST SIDE (96-110)	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	11	24	16
Year Built	2003	2004	2002
Gross SqFt	7,742	28,000	17,506
Estimated Gross Income	\$185,033	\$918,160	\$720,338
Gross Income per SqFt	\$23.90	\$32.80	\$41.10
Full Market Value	\$826,997	\$4,450,000	\$3,620,000
Market Value per SqFt	\$107.00	\$159.00	\$207.00
Distance from Condominium in miles		0.55	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01623-7501	1-01624-0045	1-01630-0005
Condominium Section	1322-R1		
Address	1787 MADISON AVENUE	1501 LEXINGTON AVENUE	109 EAST 102 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D3-ELEVATOR
Total Units	152	161	45
Year Built	2003	2001	2003
Gross SqFt	109,646	133,370	30,129
Estimated Gross Income	\$2,839,831	\$4,934,270	\$781,538
Gross Income per SqFt	\$25.90	\$37.00	\$25.90
Full Market Value	\$13,800,000	\$24,800,000	\$3,790,000
Market Value per SqFt	\$126.00	\$186.00	\$126.00
Distance from Condominium in miles		1.10	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01627-7501	1-01655-0015	1-01630-0005
Condominium Section	1628-R1		
Address	158 EAST 100 STREET	235 EAST 105 STREET	109 EAST 102 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	13	16	45
Year Built	2004	2002	2003
Gross SqFt	6,342	17,506	30,129
Estimated Gross Income	\$200,000	\$720,338	\$781,538
Gross Income per SqFt	\$31.50	\$41.10	\$25.90
Full Market Value	\$968,999	\$3,620,000	\$3,790,000
Market Value per SqFt	\$153.00	\$207.00	\$126.00
Distance from Condominium in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01630-7501	1-01602-0027	1-01645-0012
Condominium Section	441-R1		
Address	169 EAST 102 STREET	59 EAST 96 STREET	127 EAST 117 STREET
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (96-110)	HARLEM-EAST
Building Classification	R2-WALK-UP	D7-ELEVATOR	D3-ELEVATOR
Total Units	17	24	35
Year Built	1920	1920	1920
Gross SqFt	9,590	21,600	29,500
Estimated Gross Income	\$175,017	\$370,440	\$623,308
Gross Income per SqFt	\$18.25	\$17.15	\$21.13
Full Market Value	\$712,002	\$1,510,000	\$1,760,000
Market Value per SqFt	\$74.00	\$70.00	\$60.00
Distance from Condominium in miles		0.35	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01630-7501	1-01602-0027	1-01645-0012
Condominium Section	441-R2		
Address	173 EAST 102 STREET	59 EAST 96 STREET	127 EAST 117 STREET
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (96-110)	HARLEM-EAST
Building Classification	R2-WALK-UP	D7-ELEVATOR	D3-ELEVATOR
Total Units	17	24	35
Year Built	1920	1920	1920
Gross SqFt	9,590	21,600	29,500
Estimated Gross Income	\$175,017	\$370,440	\$623,308
Gross Income per SqFt	\$18.25	\$17.15	\$21.13
Full Market Value	\$711,999	\$1,510,000	\$1,760,000
Market Value per SqFt	\$74.00	\$70.00	\$60.00
Distance from Condominium in miles		0.35	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01630-7502	1-00437-0009	1-00440-0049
Condominium Section	1801-R1		
Address	117 EAST 102 STREET	254 EAST 10 STREET	421 EAST 12 STREET
Neighborhood	HARLEM-EAST	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	25	11
Year Built	2006	1990	2001
Gross SqFt	12,184	12,264	10,512
Estimated Gross Income	\$426,440	\$439,131	\$362,296
Gross Income per SqFt	\$35.00	\$35.80	\$34.50
Full Market Value	\$2,140,000	\$2,210,000	\$1,820,000
Market Value per SqFt	\$176.00	\$180.00	\$173.00
Distance from Condominium in miles		4.65	4.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01632-7501	1-01629-0062	1-01795-0024
Condominium Section	666-R1		
Address	165 EAST 104 STREET	120 EAST 102 STREET	2295 1 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R2-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	20	29
Year Built	1910	1910	1900
Gross SqFt	7,690	8,705	15,400
Estimated Gross Income	\$150,000	\$222,405	\$254,830
Gross Income per SqFt	\$19.51	\$25.50	\$16.55
Full Market Value	\$670,000	\$1,080,000	\$1,040,000
Market Value per SqFt	\$87.00	\$124.00	\$68.00
Distance from Condominium in miles		0.20	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01646-7501	1-01630-0005	1-01672-0001
Condominium Section	1462-R1		
Address	1865 2 AVENUE	109 EAST 102 STREET	1952 2 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	17	45	91
Year Built	1987	2003	1985
Gross SqFt	22,626	30,129	93,939
Estimated Gross Income	\$570,627	\$781,538	\$1,938,171
Gross Income per SqFt	\$25.20	\$25.90	\$20.63
Full Market Value	\$709,000	\$3,790,000	\$5,950,000
Market Value per SqFt	\$31.30	\$126.00	\$63.00
Distance from Condominium in miles		0.35	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01646-7502	1-01552-0023	1-01624-0015
Condominium Section	1512-R1		
Address	215 EAST 96 STREET	389 EAST 89 STREET	1490 LEXINGTON AVENUE
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (79-96)	HARLEM-EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	262	200	213
Year Built	2005	2002	2002
Gross SqFt	241,417	209,930	308,000
Estimated Gross Income	\$6,880,384	\$8,515,552	\$5,682,108
Gross Income per SqFt	\$28.50	\$40.60	\$18.45
Full Market Value	\$33,300,000	\$42,800,000	\$23,100,000
Market Value per SqFt	\$138.00	\$204.00	\$75.00
Distance from Condominium in miles		0.40	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01646-7502	1-01426-9035	1-01552-0006
Condominium Section	1512-R2		
Address	215 EAST 96 STREET	218 EAST 72 STREET	307 EAST 89 STREET
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D9-ELEVATOR
Total Units	215	147	55
Year Built	2005	1975	1973
Gross SqFt	184,939	156,200	31,500
Estimated Gross Income	\$5,270,761	\$6,607,328	\$822,497
Gross Income per SqFt	\$28.50	\$42.30	\$26.10
Full Market Value	\$25,500,000	\$33,200,000	\$3,990,000
Market Value per SqFt	\$138.00	\$213.00	\$127.00
Distance from Condominium in miles		1.30	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01661-7501	1-01639-0057	1-01630-0005
Condominium Section	1403-R1		
Address	227 EAST 111 STREET	138 EAST 112 STREET	109 EAST 102 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	22	21	45
Year Built	2003	2004	2003
Gross SqFt	20,200	23,553	30,129
Estimated Gross Income	\$580,000	\$779,448	\$781,538
Gross Income per SqFt	\$28.70	\$33.10	\$25.90
Full Market Value	\$2,810,000	\$3,780,000	\$3,790,000
Market Value per SqFt	\$139.00	\$160.00	\$126.00
Distance from Condominium in miles		0.20	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01674-7501	1-01624-0015	1-01672-0017
Condominium Section	1471-R1		
Address	333 EAST 102 STREET	1490 LEXINGTON AVENUE	327 EAST 100 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	233	213	236
Year Built	2003	2002	2003
Gross SqFt	315,656	308,000	250,090
Estimated Gross Income	\$9,000,000	\$5,682,108	\$5,506,000
Gross Income per SqFt	\$28.50	\$18.45	\$22.02
Full Market Value	\$43,600,000	\$23,100,000	\$24,600,000
Market Value per SqFt	\$138.00	\$75.00	\$98.00
Distance from Condominium in miles		0.45	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01676-7501	1-01629-0062	1-01795-0024
Condominium Section	342-R1		
Address	311 EAST 104 STREET	120 EAST 102 STREET	2295 1 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R2-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	20	29
Year Built	1900	1910	1900
Gross SqFt	6,092	8,705	15,400
Estimated Gross Income	\$120,000	\$222,405	\$254,830
Gross Income per SqFt	\$19.70	\$25.50	\$16.55
Full Market Value	\$535,999	\$1,080,000	\$1,040,000
Market Value per SqFt	\$88.00	\$124.00	\$68.00
Distance from Condominium in miles		0.40	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01677-7503	1-01875-0058	1-01645-0012
Condominium Section	574-R1		
Address	319 EAST 105 STREET	250 WEST 104 STREET	127 EAST 117 STREET
Neighborhood	HARLEM-EAST	UPPER WEST SIDE (96-116)	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	36	40	35
Year Built	1929	1912	1920
Gross SqFt	33,280	47,673	29,500
Estimated Gross Income	\$670,000	\$905,728	\$623,308
Gross Income per SqFt	\$20.13	\$19.00	\$21.13
Full Market Value	\$2,990,000	\$3,680,000	\$1,760,000
Market Value per SqFt	\$90.00	\$77.00	\$60.00
Distance from Condominium in miles		1.60	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01680-7501	1-01671-0031	1-01645-0012
Condominium Section	458-R1		
Address	305 EAST 108 STREET	326 EAST 100 STREET	127 EAST 117 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	33	92	35
Year Built	1926	1910	1920
Gross SqFt	31,857	84,180	29,500
Estimated Gross Income	\$610,061	\$1,054,695	\$623,308
Gross Income per SqFt	\$19.15	\$12.53	\$21.13
Full Market Value	\$2,730,000	\$3,960,000	\$1,760,000
Market Value per SqFt	\$86.00	\$47.00	\$60.00
Distance from Condominium in miles		0.45	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01681-7501	1-01639-0057	1-01655-0015
Condominium Section	1573-R1		
Address	2132 2 AVENUE	138 EAST 112 STREET	235 EAST 105 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	31	21	16
Year Built	2006	2004	2002
Gross SqFt	32,483	23,553	17,506
Estimated Gross Income	\$1,299,320	\$779,448	\$720,338
Gross Income per SqFt	\$40.00	\$33.10	\$41.10
Full Market Value	\$6,530,000	\$3,780,000	\$3,620,000
Market Value per SqFt	\$201.00	\$160.00	\$207.00
Distance from Condominium in miles		0.35	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01683-7501	1-01639-0057	1-01630-0005
Condominium Section	1479-R1		
Address	324 EAST 112 STREET	138 EAST 112 STREET	109 EAST 102 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	20	21	45
Year Built	2004	2004	2003
Gross SqFt	19,768	23,553	30,129
Estimated Gross Income	\$590,000	\$779,448	\$781,538
Gross Income per SqFt	\$29.80	\$33.10	\$25.90
Full Market Value	\$2,860,001	\$3,780,000	\$3,790,000
Market Value per SqFt	\$145.00	\$160.00	\$126.00
Distance from Condominium in miles		0.35	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01720-7501	1-01821-0047	1-01822-0001
Condominium Section	1323-R1		
Address	1 MT MORRIS PARK WEST	118 WEST 112 STREET	1845 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	24	48
Year Built	1909	1915	1915
Gross SqFt	40,987	21,630	47,692
Estimated Gross Income	\$656,000	\$648,720	\$694,256
Gross Income per SqFt	\$16.01	\$30.00	\$14.56
Full Market Value	\$2,670,000	\$3,140,000	\$2,750,000
Market Value per SqFt	\$65.00	\$145.00	\$58.00
Distance from Condominium in miles		0.50	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01721-7501	1-01768-0001	1-01718-0053
Condominium Section	751-R1		
Address	3 WEST 122 STREET	101 EAST 119 STREET	42 WEST 120 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	36	28
Year Built	1900	1920	1909
Gross SqFt	27,073	37,260	25,802
Estimated Gross Income	\$415,000	\$492,951	\$488,626
Gross Income per SqFt	\$15.33	\$13.23	\$18.94
Full Market Value	\$1,690,000	\$1,510,000	\$1,990,000
Market Value per SqFt	\$62.00	\$40.50	\$77.00
Distance from Condominium in miles		0.40	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01724-7501	1-01722-0007	1-01775-0020
Condominium Section	1713-R1		
Address	50 WEST 127 STREET	63 WEST 124 STREET	2089 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	23	57	40
Year Built	2005	2001	1990
Gross SqFt	32,150	52,074	36,000
Estimated Gross Income	\$691,225	\$930,941	\$881,436
Gross Income per SqFt	\$21.50	\$17.88	\$24.48
Full Market Value	\$3,089,998	\$3,790,000	\$2,910,000
Market Value per SqFt	\$96.00	\$73.00	\$81.00
Distance from Condominium in miles		0.10	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01727-7501	1-01624-0045	1-01677-0009
Condominium Section	1578-R1		
Address	380 LENOX AVENUE	1501 LEXINGTON AVENUE	315 EAST 105 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	77	161	24
Year Built	2005	2001	2004
Gross SqFt	131,237	133,370	28,000
Estimated Gross Income	\$3,674,636	\$4,934,270	\$918,160
Gross Income per SqFt	\$28.00	\$37.00	\$32.80
Full Market Value	\$17,800,005	\$24,800,000	\$4,450,000
Market Value per SqFt	\$136.00	\$186.00	\$159.00
Distance from Condominium in miles		1.70	1.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01729-7501	1-01718-0053	1-01826-0018
Condominium Section	846-R1		
Address	55 WEST 131 STREET	42 WEST 120 STREET	211 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	28	25
Year Built	1898	1909	1926
Gross SqFt	28,408	25,802	29,424
Estimated Gross Income	\$519,866	\$488,626	\$496,677
Gross Income per SqFt	\$18.30	\$18.94	\$16.88
Full Market Value	\$2,109,999	\$1,990,000	\$2,020,000
Market Value per SqFt	\$74.00	\$77.00	\$69.00
Distance from Condominium in miles		0.60	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01729-7503	1-01880-0025	1-01729-0001
Condominium Section	1530-R1		
Address	7 WEST 131 STREET	207 WEST 108 STREET	420 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	12	20	11
Year Built	2004	1925	1909
Gross SqFt	15,230	17,660	5,440
Estimated Gross Income	\$369,936	\$497,325	\$92,650
Gross Income per SqFt	\$24.29	\$28.20	\$17.03
Full Market Value	\$1,650,001	\$2,410,000	\$377,000
Market Value per SqFt	\$108.00	\$136.00	\$69.00
Distance from Condominium in miles		1.45	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01745-7501	1-01639-0057	1-01672-0017
Condominium Section	1382-R1		
Address	1825 MADISON AVENUE	138 EAST 112 STREET	327 EAST 100 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	92	21	236
Year Built	2003	2004	2003
Gross SqFt	97,592	23,553	250,090
Estimated Gross Income	\$3,099,521	\$779,448	\$5,506,000
Gross Income per SqFt	\$31.80	\$33.10	\$22.02
Full Market Value	\$15,000,000	\$3,780,000	\$24,600,000
Market Value per SqFt	\$154.00	\$160.00	\$98.00
Distance from Condominium in miles		0.35	1.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01753-7501	1-01677-0009	1-01639-0057
Condominium Section	1525-R1		
Address	23 EAST 128 STREET	315 EAST 105 STREET	138 EAST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	12	24	21
Year Built	2005	2004	2004
Gross SqFt	12,000	28,000	23,553
Estimated Gross Income	\$340,000	\$918,160	\$779,448
Gross Income per SqFt	\$28.30	\$32.80	\$33.10
Full Market Value	\$1,649,998	\$4,450,000	\$3,780,000
Market Value per SqFt	\$137.00	\$159.00	\$160.00
Distance from Condominium in miles		1.30	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01753-7502	1-01775-0020	1-01677-0009
Condominium Section	1656-R1		
Address	50 EAST 129 STREET	2089 LEXINGTON AVENUE	315 EAST 105 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	18	40	24
Year Built	2004	1990	2004
Gross SqFt	15,023	36,000	28,000
Estimated Gross Income	\$360,000	\$881,436	\$918,160
Gross Income per SqFt	\$23.96	\$24.48	\$32.80
Full Market Value	\$1,610,001	\$2,910,000	\$4,450,000
Market Value per SqFt	\$107.00	\$81.00	\$159.00
Distance from Condominium in miles		0.20	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01755-7501	1-01677-0009	1-01639-0057
Condominium Section	1470-R1		
Address	69 EAST 130 STREET	315 EAST 105 STREET	138 EAST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R2-WALK-UP	D7-ELEVATOR	D3-ELEVATOR
Total Units	25	24	21
Year Built	2004	2004	2004
Gross SqFt	40,418	28,000	23,553
Estimated Gross Income	\$999,941	\$918,160	\$779,448
Gross Income per SqFt	\$24.74	\$32.80	\$33.10
Full Market Value	\$4,470,000	\$4,450,000	\$3,780,000
Market Value per SqFt	\$111.00	\$159.00	\$160.00
Distance from Condominium in miles		1.35	0.95

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01807-7501	1-01687-0038	1-01831-0056
Condominium Section	1732-R1		
Address	414 EAST 120 STREET	326 EAST 116 STREET	246 WEST 116 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	12	20	12
Year Built	2006	2003	2005
Gross SqFt	9,745	15,118	11,430
Estimated Gross Income	\$241,865	\$478,484	\$213,626
Gross Income per SqFt	\$24.82	\$31.60	\$18.69
Full Market Value	\$1,080,000	\$1,350,000	\$869,000
Market Value per SqFt	\$111.00	\$89.00	\$76.00
Distance from Condominium in miles		0.25	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01820-7501	1-01826-0018	1-01826-0022
Condominium Section	592-R1		
Address	137 CENTRAL PARK NORTH	211 CENTRAL PARK NORTH	207 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	25	30
Year Built	1910	1926	1921
Gross SqFt	36,637	29,424	41,070
Estimated Gross Income	\$623,000	\$496,677	\$693,699
Gross Income per SqFt	\$17.00	\$16.88	\$16.89
Full Market Value	\$2,529,997	\$2,020,000	\$2,820,000
Market Value per SqFt	\$69.00	\$69.00	\$69.00
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01820-7502	1-01630-0005	1-01639-0057
Condominium Section	1520-R1		
Address	125 CENTRAL PARK NORTH	109 EAST 102 STREET	138 EAST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	17	45	21
Year Built	1900	2003	2004
Gross SqFt	22,039	30,129	23,553
Estimated Gross Income	\$661,170	\$781,538	\$779,448
Gross Income per SqFt	\$30.00	\$25.90	\$33.10
Full Market Value	\$3,200,000	\$3,790,000	\$3,780,000
Market Value per SqFt	\$145.00	\$126.00	\$160.00
Distance from Condominium in miles		0.65	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01823-7501	1-01822-0001	1-01822-0029
Condominium Section	807-R1		
Address	66 ST NICHOLAS' AVENUE	1845 ADAM C POWELL BOULEV	45 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	48	60
Year Built	1915	1915	1920
Gross SqFt	58,429	47,692	65,681
Estimated Gross Income	\$847,000	\$694,256	\$939,037
Gross Income per SqFt	\$14.50	\$14.56	\$14.30
Full Market Value	\$3,360,006	\$2,750,000	\$2,650,000
Market Value per SqFt	\$58.00	\$58.00	\$40.30
Distance from Condominium in miles		0.10	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01823-7502	1-01821-0047	1-01823-0058
Condominium Section	1545-R1		
Address	61 LENOX AVENUE	118 WEST 112 STREET	124 WEST 114 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	15	24	27
Year Built	1900	1915	1920
Gross SqFt	18,567	21,630	27,141
Estimated Gross Income	\$464,175	\$648,720	\$507,277
Gross Income per SqFt	\$25.00	\$30.00	\$18.69
Full Market Value	\$2,069,998	\$3,140,000	\$1,430,000
Market Value per SqFt	\$111.00	\$145.00	\$53.00
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01826-7501	1-01826-0018	1-01826-0022
Condominium Section	591-R1		
Address	1800 ADAM C POWELL BOULEV	211 CENTRAL PARK NORTH	207 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	25	30
Year Built	1911	1926	1921
Gross SqFt	48,636	29,424	41,070
Estimated Gross Income	\$827,000	\$496,677	\$693,699
Gross Income per SqFt	\$17.00	\$16.88	\$16.89
Full Market Value	\$3,359,999	\$2,020,000	\$2,820,000
Market Value per SqFt	\$69.00	\$69.00	\$69.00
Distance from Condominium in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01826-7502	1-01826-0018	1-01826-0022
Condominium Section	1662-R1		
Address	220 WEST 111 STREET	211 CENTRAL PARK NORTH	207 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	25	30
Year Built	0	1926	1921
Gross SqFt	18,540	29,424	41,070
Estimated Gross Income	\$315,000	\$496,677	\$693,699
Gross Income per SqFt	\$16.99	\$16.88	\$16.89
Full Market Value	\$1,279,997	\$2,020,000	\$2,820,000
Market Value per SqFt	\$69.00	\$69.00	\$69.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01828-7501	1-01826-0018	1-01826-0022
Condominium Section	749-R1		
Address	1852 ADAM C POWELL BOULEV	211 CENTRAL PARK NORTH	207 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	25	30
Year Built	1900	1926	1921
Gross SqFt	18,448	29,424	41,070
Estimated Gross Income	\$314,000	\$496,677	\$693,699
Gross Income per SqFt	\$17.02	\$16.88	\$16.89
Full Market Value	\$1,280,000	\$2,020,000	\$2,820,000
Market Value per SqFt	\$69.00	\$69.00	\$69.00
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01828-7502	1-01826-0018	1-01826-0022
Condominium Section	1332-R1		
Address	203 WEST 112 STREET	211 CENTRAL PARK NORTH	207 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	25	30
Year Built	1920	1926	1921
Gross SqFt	23,700	29,424	41,070
Estimated Gross Income	\$403,000	\$496,677	\$693,699
Gross Income per SqFt	\$17.00	\$16.88	\$16.89
Full Market Value	\$1,640,000	\$2,020,000	\$2,820,000
Market Value per SqFt	\$69.00	\$69.00	\$69.00
Distance from Condominium in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01828-7503	1-01756-0050	1-01828-0003
Condominium Section	1540-R1		
Address	2072 FRED DOUGLASS BOULEV	2093 MADISON AVENUE	2074 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	13	20	15
Year Built	1900	1900	1900
Gross SqFt	6,866	8,825	9,362
Estimated Gross Income	\$205,980	\$275,880	\$290,580
Gross Income per SqFt	\$30.00	\$31.30	\$31.00
Full Market Value	\$997,999	\$1,340,000	\$1,410,000
Market Value per SqFt	\$145.00	\$152.00	\$151.00
Distance from Condominium in miles		1.10	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01828-7505	1-01756-0050	1-01828-0003
Condominium Section	1684-R1		
Address	2082 FRED DOUGLASS BOULEV	2093 MADISON AVENUE	2074 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	14	20	15
Year Built	0	1900	1900
Gross SqFt	6,846	8,825	9,362
Estimated Gross Income	\$205,380	\$275,880	\$290,580
Gross Income per SqFt	\$30.00	\$31.30	\$31.00
Full Market Value	\$994,998	\$1,340,000	\$1,410,000
Market Value per SqFt	\$145.00	\$152.00	\$151.00
Distance from Condominium in miles		1.10	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01829-7501	1-01594-0050	1-01821-0047
Condominium Section	1440-R1		
Address	2098 FRED DOUGLASS BOULEV	24 WEST 111 STREET	118 WEST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	25	24
Year Built	0	1920	1915
Gross SqFt	28,560	29,500	21,630
Estimated Gross Income	\$685,440	\$484,095	\$648,720
Gross Income per SqFt	\$24.00	\$16.41	\$30.00
Full Market Value	\$3,060,001	\$1,370,000	\$3,140,000
Market Value per SqFt	\$107.00	\$46.40	\$145.00
Distance from Condominium in miles		0.40	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01831-7501	1-01756-0050	1-01828-0003
Condominium Section	1657-R1		
Address	245 WEST 115 STREET	2093 MADISON AVENUE	2074 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	15
Year Built	1900	1900	1900
Gross SqFt	7,852	8,825	9,362
Estimated Gross Income	\$235,560	\$275,880	\$290,580
Gross Income per SqFt	\$30.00	\$31.30	\$31.00
Full Market Value	\$1,140,000	\$1,340,000	\$1,410,000
Market Value per SqFt	\$145.00	\$152.00	\$151.00
Distance from Condominium in miles		1.00	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01832-7501	1-01832-0013	1-01838-0021
Condominium Section	236-R1		
Address	26 WEST 97 STREET	35 WEST 96 STREET	50 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	20	128	49
Year Built	1900	1907	1925
Gross SqFt	13,885	36,264	42,783
Estimated Gross Income	\$243,000	\$1,049,132	\$419,175
Gross Income per SqFt	\$17.50	\$28.90	\$9.80
Full Market Value	\$988,000	\$5,080,000	\$1,420,000
Market Value per SqFt	\$71.00	\$140.00	\$33.20
Distance from Condominium in miles		0.00	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01833-7501	1-01832-0001	1-01832-0043
Condominium Section	433-R1		
Address	382 CENTRAL PARK WEST	741 WEST 96 STREET	28 WEST 97 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	414	221	243
Year Built	1961	1971	1969
Gross SqFt	390,628	303,585	342,540
Estimated Gross Income	\$6,250,000	\$4,696,459	\$2,617,005
Gross Income per SqFt	\$16.00	\$15.47	\$7.64
Full Market Value	\$25,399,862	\$13,300,000	\$7,390,000
Market Value per SqFt	\$65.00	\$43.80	\$21.57
Distance from Condominium in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01833-7502	1-01832-0001	1-01832-0043
Condominium Section	435-R1		
Address	372 CENTRAL PARK WEST	741 WEST 96 STREET	28 WEST 97 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	413	221	243
Year Built	1961	1971	1969
Gross SqFt	390,628	303,585	342,540
Estimated Gross Income	\$6,250,000	\$4,696,459	\$2,617,005
Gross Income per SqFt	\$16.00	\$15.47	\$7.64
Full Market Value	\$25,399,902	\$13,300,000	\$7,390,000
Market Value per SqFt	\$65.00	\$43.80	\$21.57
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01833-7503	1-01832-0001	1-01832-0043
Condominium Section	750-R1		
Address	392 CENTRAL PARK WEST	741 WEST 96 STREET	28 WEST 97 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	414	221	243
Year Built	1960	1971	1969
Gross SqFt	390,628	303,585	342,540
Estimated Gross Income	\$6,250,000	\$4,696,459	\$2,617,005
Gross Income per SqFt	\$16.00	\$15.47	\$7.64
Full Market Value	\$25,400,018	\$13,300,000	\$7,390,000
Market Value per SqFt	\$65.00	\$43.80	\$21.57
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01833-7504	1-01832-0001	1-01832-0043
Condominium Section	753-R1		
Address	400 CENTRAL PARK WEST	741 WEST 96 STREET	28 WEST 97 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	414	221	243
Year Built	1960	1971	1969
Gross SqFt	390,628	303,585	342,540
Estimated Gross Income	\$6,250,000	\$4,696,459	\$2,617,005
Gross Income per SqFt	\$16.00	\$15.47	\$7.64
Full Market Value	\$25,399,910	\$13,300,000	\$7,390,000
Market Value per SqFt	\$65.00	\$43.80	\$21.57
Distance from Condominium in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01837-7501	1-01837-0021	1-01843-0020
Condominium Section	281-R1		
Address	418 CENTRAL PARK WEST	20 WEST 102 STREET	152 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	R4-ELEVATOR	D2-ELEVATOR	D3-ELEVATOR
Total Units	88	123	81
Year Built	1902	1900	1900
Gross SqFt	88,060	132,444	75,164
Estimated Gross Income	\$1,849,000	\$3,058,686	\$1,574,013
Gross Income per SqFt	\$21.00	\$23.09	\$20.94
Full Market Value	\$8,260,005	\$8,640,000	\$4,450,000
Market Value per SqFt	\$94.00	\$65.00	\$59.00
Distance from Condominium in miles		0.00	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01838-7501	1-01832-0013	1-01838-0021
Condominium Section	253-R1		
Address	420 CENTRAL PARK WEST	35 WEST 96 STREET	50 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	60	128	49
Year Built	1941	1907	1925
Gross SqFt	47,400	36,264	42,783
Estimated Gross Income	\$830,000	\$1,049,132	\$419,175
Gross Income per SqFt	\$17.51	\$28.90	\$9.80
Full Market Value	\$3,379,999	\$5,080,000	\$1,420,000
Market Value per SqFt	\$71.00	\$140.00	\$33.20
Distance from Condominium in miles		0.30	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01838-7502	1-01843-0022	1-01847-0042
Condominium Section	1780-R1		
Address	425 CENTRAL PARK WEST	15 WEST 107 STREET	312 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	30	59
Year Built	1941	1905	1920
Gross SqFt	48,500	31,818	44,622
Estimated Gross Income	\$630,500	\$424,423	\$581,390
Gross Income per SqFt	\$13.00	\$13.34	\$13.03
Full Market Value	\$2,369,986	\$1,600,000	\$2,190,000
Market Value per SqFt	\$48.90	\$50.00	\$49.10
Distance from Condominium in miles		0.25	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01840-7501	1-01617-0007	1-01827-0001
Condominium Section	265-R1		
Address	110 MANHATTAN AVENUE	1680 MADISON AVENUE	257 WEST 111 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	135	113
Year Built	1986	1982	1985
Gross SqFt	87,732	130,000	105,273
Estimated Gross Income	\$1,799,000	\$2,666,703	\$2,046,128
Gross Income per SqFt	\$20.51	\$20.51	\$19.44
Full Market Value	\$8,039,999	\$7,530,000	\$5,780,000
Market Value per SqFt	\$92.00	\$58.00	\$55.00
Distance from Condominium in miles		0.70	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01841-7501	1-01843-0051	1-01844-0029
Condominium Section	674-R1		
Address	5860 WEST 106 STREET	169 MANHATTAN AVENUE	478 CENTRAL PARK WEST
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	24	26
Year Built	1910	1940	1900
Gross SqFt	20,670	19,368	40,000
Estimated Gross Income	\$400,000	\$545,142	\$564,371
Gross Income per SqFt	\$19.35	\$28.10	\$14.11
Full Market Value	\$1,789,997	\$2,640,000	\$2,240,000
Market Value per SqFt	\$87.00	\$136.00	\$56.00
Distance from Condominium in miles		0.10	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01841-7503	1-01527-0045	1-01552-0023
Condominium Section	1387-R1		
Address	455 CENTRAL PARK WEST	200 EAST 82 STREET	389 EAST 89 STREET
Neighborhood	MANHATTAN VALLEY	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	98	246	200
Year Built	2002	1980	2002
Gross SqFt	198,982	205,261	209,930
Estimated Gross Income	\$8,357,244	\$8,547,541	\$8,515,552
Gross Income per SqFt	\$42.00	\$41.60	\$40.60
Full Market Value	\$42,000,001	\$43,000,000	\$42,800,000
Market Value per SqFt	\$211.00	\$209.00	\$204.00
Distance from Condominium in miles		1.60	1.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01842-7501	1-01868-0061	1-01889-0040
Condominium Section	395-R1		
Address	467 CENTRAL PARK WEST	752 WEST END AVENUE	290 RIVERSIDE DRIVE
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	99	179	63
Year Built	1929	1931	1924
Gross SqFt	115,824	198,248	106,763
Estimated Gross Income	\$1,969,000	\$4,332,147	\$1,331,853
Gross Income per SqFt	\$17.00	\$21.85	\$12.47
Full Market Value	\$8,009,996	\$19,400,000	\$5,010,000
Market Value per SqFt	\$69.00	\$98.00	\$46.90
Distance from Condominium in miles		0.65	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01842-7502	1-01841-0061	1-01843-0064
Condominium Section	786-R1		
Address	69 WEST 106 STREET	935 COLUMBUS AVENUE	969 COLUMBUS AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	15	11
Year Built	1900	1920	1940
Gross SqFt	9,215	8,710	9,321
Estimated Gross Income	\$178,000	\$118,732	\$250,309
Gross Income per SqFt	\$19.32	\$13.63	\$26.90
Full Market Value	\$795,997	\$471,000	\$1,210,000
Market Value per SqFt	\$86.00	\$54.00	\$130.00
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01845-7501	1-01861-0010	1-01887-0003
Condominium Section	536-R1		
Address	300 CATHEDRAL PARKWAY	149 WEST 106 STREET	323 WEST 96 STREET
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	342	230	172
Year Built	1989	1981	2001
Gross SqFt	341,224	170,050	210,000
Estimated Gross Income	\$8,530,600	\$4,310,699	\$5,893,410
Gross Income per SqFt	\$25.00	\$25.30	\$28.10
Full Market Value	\$38,100,017	\$12,200,000	\$28,600,000
Market Value per SqFt	\$112.00	\$72.00	\$136.00
Distance from Condominium in miles		0.25	0.85

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01845-7501	1-01861-0010	1-01887-0003
Condominium Section	536-R2		
Address	301 CATHEDRAL PARKWAY	149 WEST 106 STREET	323 WEST 96 STREET
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	267	230	172
Year Built	1986	1981	2001
Gross SqFt	281,819	170,050	210,000
Estimated Gross Income	\$7,045,475	\$4,310,699	\$5,893,410
Gross Income per SqFt	\$25.00	\$25.30	\$28.10
Full Market Value	\$31,500,035	\$12,200,000	\$28,600,000
Market Value per SqFt	\$112.00	\$72.00	\$136.00
Distance from Condominium in miles		0.30	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01845-7502	1-01630-0005	1-01655-0015
Condominium Section	1468-R1		
Address	352 CATHEDRAL PARKWAY	109 EAST 102 STREET	235 EAST 105 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	45	45	16
Year Built	2005	2003	2002
Gross SqFt	41,768	30,129	17,506
Estimated Gross Income	\$1,253,040	\$781,538	\$720,338
Gross Income per SqFt	\$30.00	\$25.90	\$41.10
Full Market Value	\$6,070,000	\$3,790,000	\$3,620,000
Market Value per SqFt	\$145.00	\$126.00	\$207.00
Distance from Condominium in miles		0.95	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01845-7502	1-01630-0005	1-01655-0015
Condominium Section	1468-R2		
Address	352 CATHEDRAL PARKWAY	109 EAST 102 STREET	235 EAST 105 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	25	45	16
Year Built	2005	2003	2002
Gross SqFt	50,523	30,129	17,506
Estimated Gross Income	\$1,566,213	\$781,538	\$720,338
Gross Income per SqFt	\$31.00	\$25.90	\$41.10
Full Market Value	\$7,589,994	\$3,790,000	\$3,620,000
Market Value per SqFt	\$150.00	\$126.00	\$207.00
Distance from Condominium in miles		0.95	1.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01848-7501	1-01630-0005	1-01655-0015
Condominium Section	1489-R1		
Address	304 WEST 115 STREET	109 EAST 102 STREET	235 EAST 105 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	15	45	16
Year Built	2004	2003	2002
Gross SqFt	21,583	30,129	17,506
Estimated Gross Income	\$647,490	\$781,538	\$720,338
Gross Income per SqFt	\$30.00	\$25.90	\$41.10
Full Market Value	\$3,140,002	\$3,790,000	\$3,620,000
Market Value per SqFt	\$145.00	\$126.00	\$207.00
Distance from Condominium in miles		1.00	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01848-7502	1-01842-0032	1-01842-0053
Condominium Section	1513-R1		
Address	316 WEST 116 STREET	465 CENTRAL PARK WEST	60 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	63	25
Year Built	1900	1910	1940
Gross SqFt	24,987	26,026	25,144
Estimated Gross Income	\$500,000	\$982,101	\$488,621
Gross Income per SqFt	\$20.01	\$37.70	\$19.43
Full Market Value	\$2,230,001	\$4,940,000	\$1,610,000
Market Value per SqFt	\$89.00	\$190.00	\$64.00
Distance from Condominium in miles		0.45	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01859-7501	1-01242-0010	1-01970-0002
Condominium Section	1027-R1		
Address	123 WEST 104 STREET	2521 BROADWAY	1423 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	HARLEM-WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	56	60	130
Year Built	1990	2001	1988
Gross SqFt	39,543	69,000	120,570
Estimated Gross Income	\$982,643	\$2,056,788	\$2,187,007
Gross Income per SqFt	\$24.85	\$29.80	\$18.14
Full Market Value	\$4,390,000	\$9,970,000	\$8,890,000
Market Value per SqFt	\$111.00	\$144.00	\$74.00
Distance from Condominium in miles		0.55	1.30

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01868-7501	1-01770-0158	1-01883-0036
Condominium Section	93-R1		
Address	275 WEST 96 STREET	1982 LEXINGTON AVENUE	1050 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	302	343	100
Year Built	1983	1974	1991
Gross SqFt	358,000	358,400	67,536
Estimated Gross Income	\$8,950,000	\$6,315,008	\$1,953,325
Gross Income per SqFt	\$25.00	\$17.62	\$28.90
Full Market Value	\$40,000,026	\$17,800,000	\$5,520,000
Market Value per SqFt	\$112.00	\$49.70	\$82.00
Distance from Condominium in miles		1.75	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01869-7501	1-01864-0036	1-01888-0015
Condominium Section	516-R1		
Address	2576 BROADWAY	400 CATHEDRAL PARKWAY	781 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	56	143	82
Year Built	1901	1908	1927
Gross SqFt	80,242	117,276	91,615
Estimated Gross Income	\$1,845,566	\$3,223,447	\$1,703,790
Gross Income per SqFt	\$23.00	\$27.50	\$18.60
Full Market Value	\$8,250,000	\$9,900,000	\$6,930,000
Market Value per SqFt	\$103.00	\$84.00	\$76.00
Distance from Condominium in miles		0.60	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01869-7502	1-01864-0036	1-01888-0015
Condominium Section	708-R1		
Address	780 WEST END AVENUE	400 CATHEDRAL PARKWAY	781 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	61	143	82
Year Built	1914	1908	1927
Gross SqFt	97,950	117,276	91,615
Estimated Gross Income	\$2,056,950	\$3,223,447	\$1,703,790
Gross Income per SqFt	\$21.00	\$27.50	\$18.60
Full Market Value	\$9,189,996	\$9,900,000	\$6,930,000
Market Value per SqFt	\$94.00	\$84.00	\$76.00
Distance from Condominium in miles		0.65	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01870-7501	1-01868-0020	1-01868-0044
Condominium Section	353-R1		
Address	243 WEST 98 STREET	2560 BROADWAY	2568 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	31	33	31
Year Built	1920	1925	1910
Gross SqFt	49,780	53,305	57,300
Estimated Gross Income	\$1,045,380	\$1,601,395	\$659,540
Gross Income per SqFt	\$21.00	\$30.00	\$11.51
Full Market Value	\$4,669,995	\$7,760,000	\$2,320,000
Market Value per SqFt	\$94.00	\$146.00	\$40.50
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01870-7502	1-01888-0087	1-01889-0055
Condominium Section	438-R1		
Address	2600 BROADWAY	276 RIVERSIDE DRIVE	841 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D1-ELEVATOR
Total Units	79	97	91
Year Built	1911	1940	1930
Gross SqFt	163,616	153,653	200,981
Estimated Gross Income	\$2,781,472	\$2,542,117	\$3,611,988
Gross Income per SqFt	\$17.00	\$16.54	\$17.97
Full Market Value	\$11,300,000	\$10,300,000	\$14,700,000
Market Value per SqFt	\$69.00	\$67.00	\$73.00
Distance from Condominium in miles		0.10	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01870-7503	1-01860-0061	1-01881-0035
Condominium Section	1161-R1		
Address	251 WEST 98 STREET	933 AMSTERDAM AVENUE	1012 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	32	30	30
Year Built	1912	1930	1925
Gross SqFt	32,752	24,312	31,644
Estimated Gross Income	\$786,000	\$460,421	\$965,099
Gross Income per SqFt	\$24.00	\$18.94	\$30.50
Full Market Value	\$3,510,002	\$1,870,000	\$4,680,000
Market Value per SqFt	\$107.00	\$77.00	\$148.00
Distance from Condominium in miles		0.40	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01874-7501	1-01868-0061	1-01869-0054
Condominium Section	362-R1		
Address	2681 BROADWAY	752 WEST END AVENUE	2589 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	345	179	172
Year Built	1927	1931	1923
Gross SqFt	221,974	198,248	283,522
Estimated Gross Income	\$4,661,454	\$4,332,147	\$5,949,227
Gross Income per SqFt	\$21.00	\$21.85	\$20.98
Full Market Value	\$20,800,000	\$19,400,000	\$26,600,000
Market Value per SqFt	\$94.00	\$98.00	\$94.00
Distance from Condominium in miles		0.30	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01875-7501	1-01624-0045	1-01887-0003
Condominium Section	1338-R1		
Address	2700 BROADWAY	1501 LEXINGTON AVENUE	323 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-EAST	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	83	161	172
Year Built	2003	2001	2001
Gross SqFt	110,625	133,370	210,000
Estimated Gross Income	\$3,318,750	\$4,934,270	\$5,893,410
Gross Income per SqFt	\$30.00	\$37.00	\$28.10
Full Market Value	\$16,100,000	\$24,800,000	\$28,600,000
Market Value per SqFt	\$146.00	\$186.00	\$136.00
Distance from Condominium in miles		1.30	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01876-7501	1-01867-0046	1-01867-0049
Condominium Section	464-R1		
Address	209 WEST 104 STREET	419 WEST 115 STREET	415 WEST 115 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	46	24	24
Year Built	1930	1925	1920
Gross SqFt	33,324	28,188	28,188
Estimated Gross Income	\$733,000	\$621,501	\$639,873
Gross Income per SqFt	\$22.00	\$22.05	\$22.70
Full Market Value	\$3,279,997	\$2,780,000	\$2,860,000
Market Value per SqFt	\$98.00	\$99.00	\$101.00
Distance from Condominium in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01878-7501	1-01624-0045	1-01887-0003
Condominium Section	1406-R1		
Address	2770 BROADWAY	1501 LEXINGTON AVENUE	323 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-EAST	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	64	161	172
Year Built	2004	2001	2001
Gross SqFt	109,623	133,370	210,000
Estimated Gross Income	\$3,195,510	\$4,934,270	\$5,893,410
Gross Income per SqFt	\$29.10	\$37.00	\$28.10
Full Market Value	\$15,500,006	\$24,800,000	\$28,600,000
Market Value per SqFt	\$141.00	\$186.00	\$136.00
Distance from Condominium in miles		1.40	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01880-7501	1-01875-0058	1-01884-0018
Condominium Section	519-R1		
Address	200 WEST 109 STREET	250 WEST 104 STREET	521 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	44	40	44
Year Built	1925	1912	1920
Gross SqFt	42,503	47,673	47,731
Estimated Gross Income	\$799,056	\$905,728	\$792,994
Gross Income per SqFt	\$18.80	\$19.00	\$16.61
Full Market Value	\$3,249,994	\$3,680,000	\$3,230,000
Market Value per SqFt	\$76.00	\$77.00	\$68.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01881-7501	1-01871-0052	1-01893-0003
Condominium Section	188-R1		
Address	504 CATHEDRAL PARKWAY	2637 BROADWAY	362 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	148	195	44
Year Built	1920	1923	1905
Gross SqFt	107,102	111,883	124,458
Estimated Gross Income	\$2,570,000	\$3,917,982	\$2,265,392
Gross Income per SqFt	\$24.00	\$35.00	\$18.20
Full Market Value	\$11,499,957	\$19,700,000	\$9,210,000
Market Value per SqFt	\$107.00	\$176.00	\$74.00
Distance from Condominium in miles		0.50	0.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01881-7502	1-01868-0020	1-01868-0044
Condominium Section	291-R1		
Address	520 CATHEDRAL PARKWAY	2560 BROADWAY	2568 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	36	33	31
Year Built	1911	1925	1910
Gross SqFt	59,769	53,305	57,300
Estimated Gross Income	\$1,434,000	\$1,601,395	\$659,540
Gross Income per SqFt	\$23.99	\$30.00	\$11.51
Full Market Value	\$6,410,004	\$7,760,000	\$2,320,000
Market Value per SqFt	\$107.00	\$146.00	\$40.50
Distance from Condominium in miles		0.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01881-7503	1-01863-0029	1-01864-0023
Condominium Section	1410-R1		
Address	514 CATHEDRAL PARKWAY	980 COLUMBUS AVENUE	107 WEST 109 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	49	98	49
Year Built	1900	1900	1930
Gross SqFt	49,828	67,535	31,026
Estimated Gross Income	\$1,143,552	\$1,992,809	\$768,840
Gross Income per SqFt	\$22.95	\$29.50	\$24.78
Full Market Value	\$5,109,998	\$5,630,000	\$2,360,000
Market Value per SqFt	\$103.00	\$83.00	\$76.00
Distance from Condominium in miles		0.20	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01882-7501	1-01895-0023	1-01962-0070
Condominium Section	312-R1		
Address	527 CATHEDRAL PARKWAY	2891 BROADWAY	1211 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	56	255	124
Year Built	1920	1911	1913
Gross SqFt	70,493	88,332	87,979
Estimated Gross Income	\$1,692,000	\$2,134,690	\$1,841,812
Gross Income per SqFt	\$24.00	\$24.17	\$20.93
Full Market Value	\$7,560,002	\$9,540,000	\$8,230,000
Market Value per SqFt	\$107.00	\$108.00	\$94.00
Distance from Condominium in miles		0.20	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01882-7502	1-01045-0012	1-01883-0036
Condominium Section	1588-R1		
Address	545 CATHEDRAL PARKWAY	321 WEST 54 STREET	1050 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	MIDTOWN WEST	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	55	109	100
Year Built	2005	2001	1991
Gross SqFt	79,805	84,210	67,536
Estimated Gross Income	\$2,793,175	\$2,940,282	\$1,953,325
Gross Income per SqFt	\$35.00	\$34.90	\$28.90
Full Market Value	\$14,000,004	\$14,800,000	\$5,520,000
Market Value per SqFt	\$175.00	\$176.00	\$82.00
Distance from Condominium in miles		2.85	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01883-7501	1-01864-0036	1-01888-0087
Condominium Section	532-R1		
Address	2860 BROADWAY	400 CATHEDRAL PARKWAY	276 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D3-ELEVATOR
Total Units	135	143	97
Year Built	1930	1908	1940
Gross SqFt	147,648	117,276	153,653
Estimated Gross Income	\$3,085,843	\$3,223,447	\$2,542,117
Gross Income per SqFt	\$20.90	\$27.50	\$16.54
Full Market Value	\$13,800,000	\$9,900,000	\$10,300,000
Market Value per SqFt	\$93.00	\$84.00	\$67.00
Distance from Condominium in miles		0.20	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01883-7502	1-01883-0036	1-01775-0020
Condominium Section	718-R1		
Address	516 WEST 112 STREET	1050 AMSTERDAM AVENUE	2089 LEXINGTON AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	71	100	40
Year Built	1990	1991	1990
Gross SqFt	46,573	67,536	36,000
Estimated Gross Income	\$1,164,325	\$1,953,325	\$881,436
Gross Income per SqFt	\$25.00	\$28.90	\$24.48
Full Market Value	\$5,199,997	\$5,520,000	\$2,910,000
Market Value per SqFt	\$112.00	\$82.00	\$81.00
Distance from Condominium in miles		0.00	1.50

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-7501	1-01882-0047	1-01883-0014
Condominium Section	1703-R1		
Address	306 WEST 97 STREET	526 WEST 111 STREET	529 WEST 111 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	44	37
Year Built	1920	1925	1920
Gross SqFt	45,808	43,145	43,540
Estimated Gross Income	\$732,928	\$658,225	\$591,247
Gross Income per SqFt	\$16.00	\$15.26	\$13.58
Full Market Value	\$2,980,003	\$2,680,000	\$2,220,000
Market Value per SqFt	\$65.00	\$62.00	\$51.00
Distance from Condominium in miles		0.70	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-7501	1-01879-0049	1-01888-0015
Condominium Section	315-R1		
Address	318 WEST 100 STREET	226 WEST 108 STREET	781 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	32	25	82
Year Built	1910	1925	1927
Gross SqFt	39,500	21,700	91,615
Estimated Gross Income	\$672,000	\$361,215	\$1,703,790
Gross Income per SqFt	\$17.01	\$16.65	\$18.60
Full Market Value	\$2,730,005	\$1,470,000	\$6,930,000
Market Value per SqFt	\$69.00	\$68.00	\$76.00
Distance from Condominium in miles		0.45	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01889-7501	1-01868-0061	1-01889-0055
Condominium Section	872-R1		
Address	825 WEST END AVENUE	752 WEST END AVENUE	841 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	106	179	91
Year Built	1928	1931	1930
Gross SqFt	195,971	198,248	200,981
Estimated Gross Income	\$4,056,599	\$4,332,147	\$3,611,988
Gross Income per SqFt	\$20.70	\$21.85	\$17.97
Full Market Value	\$18,100,002	\$19,400,000	\$14,700,000
Market Value per SqFt	\$92.00	\$98.00	\$73.00
Distance from Condominium in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01893-7501	1-01868-0061	1-01889-0055
Condominium Section	831-R1		
Address	301 WEST 108 STREET	752 WEST END AVENUE	841 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D1-ELEVATOR
Total Units	137	179	91
Year Built	1920	1931	1930
Gross SqFt	165,106	198,248	200,981
Estimated Gross Income	\$3,467,226	\$4,332,147	\$3,611,988
Gross Income per SqFt	\$21.00	\$21.85	\$17.97
Full Market Value	\$15,500,000	\$19,400,000	\$14,700,000
Market Value per SqFt	\$94.00	\$98.00	\$73.00
Distance from Condominium in miles		0.60	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01894-7501	1-01868-0061	1-01889-0055
Condominium Section	497-R1		
Address	2849 BROADWAY	752 WEST END AVENUE	841 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D1-ELEVATOR
Total Units	151	179	91
Year Built	1926	1931	1930
Gross SqFt	192,853	198,248	200,981
Estimated Gross Income	\$3,278,501	\$4,332,147	\$3,611,988
Gross Income per SqFt	\$17.00	\$21.85	\$17.97
Full Market Value	\$13,300,000	\$19,400,000	\$14,700,000
Market Value per SqFt	\$69.00	\$98.00	\$73.00
Distance from Condominium in miles		0.70	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01896-7501	1-01868-0020	1-01868-0044
Condominium Section	202-R1		
Address	2931 BROADWAY	2560 BROADWAY	2568 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D7-ELEVATOR
Total Units	46	33	31
Year Built	1911	1925	1910
Gross SqFt	63,300	53,305	57,300
Estimated Gross Income	\$1,322,970	\$1,601,395	\$659,540
Gross Income per SqFt	\$20.90	\$30.00	\$11.51
Full Market Value	\$5,910,000	\$7,760,000	\$2,320,000
Market Value per SqFt	\$93.00	\$146.00	\$40.50
Distance from Condominium in miles		0.95	0.95

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01901-7501	1-01639-0057	1-01672-0001
Condominium Section	1478-R1		
Address	106 WEST 117 STREET	138 EAST 112 STREET	1952 2 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R9-CONDOPS	D3-ELEVATOR	D3-ELEVATOR
Total Units	28	21	91
Year Built	2004	2004	1985
Gross SqFt	52,916	23,553	93,939
Estimated Gross Income	\$1,693,312	\$779,448	\$1,938,171
Gross Income per SqFt	\$32.00	\$33.10	\$20.63
Full Market Value	\$8,200,000	\$3,780,000	\$5,950,000
Market Value per SqFt	\$155.00	\$160.00	\$63.00
Distance from Condominium in miles		0.60	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01901-7501	1-01639-0057	1-01672-0001
Condominium Section	1478-R2		
Address	101 WEST 117 STREET	138 EAST 112 STREET	1952 2 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R9-CONDOPS	D3-ELEVATOR	D3-ELEVATOR
Total Units	23	21	91
Year Built	2004	2004	1985
Gross SqFt	37,719	23,553	93,939
Estimated Gross Income	\$1,207,008	\$779,448	\$1,938,171
Gross Income per SqFt	\$32.00	\$33.10	\$20.63
Full Market Value	\$5,850,000	\$3,780,000	\$5,950,000
Market Value per SqFt	\$155.00	\$160.00	\$63.00
Distance from Condominium in miles		0.60	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01903-7501	1-01914-0026	1-01594-0050
Condominium Section	1495-R1		
Address	100 WEST 119 STREET	109 WEST 129 STREET	24 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	118	25
Year Built	1910	1910	1920
Gross SqFt	36,345	42,050	29,500
Estimated Gross Income	\$944,970	\$1,109,970	\$484,095
Gross Income per SqFt	\$26.00	\$26.40	\$16.41
Full Market Value	\$4,580,008	\$5,380,000	\$1,370,000
Market Value per SqFt	\$126.00	\$128.00	\$46.40
Distance from Condominium in miles		0.55	0.45

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01908-7502	1-01775-0020	1-01944-0036
Condominium Section	1699-R1		
Address	138 WEST 124 STREET	2089 LEXINGTON AVENUE	2177 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	21	40	80
Year Built	1906	1990	1989
Gross SqFt	46,991	36,000	54,779
Estimated Gross Income	\$1,128,000	\$881,436	\$1,221,409
Gross Income per SqFt	\$24.00	\$24.48	\$22.30
Full Market Value	\$5,040,000	\$2,910,000	\$3,450,000
Market Value per SqFt	\$107.00	\$81.00	\$63.00
Distance from Condominium in miles		0.65	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01914-7502	1-01944-0036	1-01639-0057
Condominium Section	1690-R1		
Address	381 LENOX AVENUE	2177 FRED DOUGLASS BOULEV	138 EAST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	19	80	21
Year Built	2007	1989	2004
Gross SqFt	29,315	54,779	23,553
Estimated Gross Income	\$762,190	\$1,221,409	\$779,448
Gross Income per SqFt	\$26.00	\$22.30	\$33.10
Full Market Value	\$3,689,998	\$3,450,000	\$3,780,000
Market Value per SqFt	\$126.00	\$63.00	\$160.00
Distance from Condominium in miles		0.65	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01922-7501	1-01925-0061	1-01924-0027
Condominium Section	1733-R1		
Address	227 WEST 116 STREET	2222 FRED DOUGLASS BOULEV	203 WEST 118 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	16	19	28
Year Built	1910	1910	1910
Gross SqFt	15,210	20,643	17,539
Estimated Gross Income	\$182,520	\$315,878	\$176,214
Gross Income per SqFt	\$12.00	\$15.30	\$10.05
Full Market Value	\$642,998	\$1,280,000	\$595,000
Market Value per SqFt	\$42.30	\$62.00	\$33.90
Distance from Condominium in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01924-7501	1-01775-0020	1-01944-0036
Condominium Section	1348-R1		
Address	163 ST NICHOLAS AVENUE	2089 LEXINGTON AVENUE	2177 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	64	40	80
Year Built	2003	1990	1989
Gross SqFt	63,252	36,000	54,779
Estimated Gross Income	\$1,550,000	\$881,436	\$1,221,409
Gross Income per SqFt	\$24.51	\$24.48	\$22.30
Full Market Value	\$6,930,002	\$2,910,000	\$3,450,000
Market Value per SqFt	\$110.00	\$81.00	\$63.00
Distance from Condominium in miles		0.95	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01924-7502	1-01630-0005	1-01775-0020
Condominium Section	1488-R1		
Address	2216 FRED DOUGLASS BOULEV	109 EAST 102 STREET	2089 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	74	45	40
Year Built	2003	2003	1990
Gross SqFt	59,844	30,129	36,000
Estimated Gross Income	\$1,496,100	\$781,538	\$881,436
Gross Income per SqFt	\$25.00	\$25.90	\$24.48
Full Market Value	\$6,690,002	\$3,790,000	\$2,910,000
Market Value per SqFt	\$112.00	\$126.00	\$81.00
Distance from Condominium in miles		1.15	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01924-7502	1-01630-0005	1-01775-0020
Condominium Section	1488-R2		
Address	276 WEST 119 STREET	109 EAST 102 STREET	2089 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	22	45	40
Year Built	2004	2003	1990
Gross SqFt	19,500	30,129	36,000
Estimated Gross Income	\$487,500	\$781,538	\$881,436
Gross Income per SqFt	\$25.00	\$25.90	\$24.48
Full Market Value	\$2,180,000	\$3,790,000	\$2,910,000
Market Value per SqFt	\$112.00	\$126.00	\$81.00
Distance from Condominium in miles		1.10	0.95

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01930-7501	1-01630-0005	1-01887-0003
Condominium Section	1712-R1		
Address	267 WEST 124 STREET	109 EAST 102 STREET	323 WEST 96 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	11	45	172
Year Built	1910	2003	2001
Gross SqFt	25,230	30,129	210,000
Estimated Gross Income	\$630,750	\$781,538	\$5,893,410
Gross Income per SqFt	\$25.00	\$25.90	\$28.10
Full Market Value	\$2,819,999	\$3,790,000	\$28,600,000
Market Value per SqFt	\$112.00	\$126.00	\$136.00
Distance from Condominium in miles		1.30	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01942-7501	1-01594-0040	1-01826-0006
Condominium Section	887-R1		
Address	273 WEST 136 STREET	1316 5 AVENUE	241 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	32	31	30
Year Built	1994	1915	1900
Gross SqFt	35,082	25,721	21,114
Estimated Gross Income	\$877,000	\$535,052	\$543,288
Gross Income per SqFt	\$25.00	\$20.80	\$25.70
Full Market Value	\$3,920,000	\$2,390,000	\$2,630,000
Market Value per SqFt	\$112.00	\$93.00	\$125.00
Distance from Condominium in miles		1.35	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01942-7502	1-01944-0036	1-02026-0001
Condominium Section	1284-R1		
Address	2322 ADAM C POWELL BOULEV	2177 FRED DOUGLASS BOULEV	2640 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	36	80	76
Year Built	1933	1989	1983
Gross SqFt	38,386	54,779	74,304
Estimated Gross Income	\$633,369	\$1,221,409	\$1,189,722
Gross Income per SqFt	\$16.50	\$22.30	\$16.01
Full Market Value	\$2,580,001	\$3,450,000	\$3,360,000
Market Value per SqFt	\$67.00	\$63.00	\$45.20
Distance from Condominium in miles		0.95	0.20

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01943-7501	1-01726-0069	1-01823-0061
Condominium Section	793-R1		
Address	352 WEST 117 STREET	370 LENOX AVENUE	1871 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	41	47	35
Year Built	1900	1921	1925
Gross SqFt	45,436	62,244	31,220
Estimated Gross Income	\$863,000	\$1,185,748	\$531,027
Gross Income per SqFt	\$18.99	\$19.05	\$17.01
Full Market Value	\$3,510,004	\$4,820,000	\$1,500,000
Market Value per SqFt	\$77.00	\$77.00	\$48.00
Distance from Condominium in miles		0.85	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01943-7502	1-01726-0069	1-01826-0008
Condominium Section	1373-R1		
Address	364 368 WEST 117 STR	370 LENOX AVENUE	235 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	49	47	91
Year Built	1901	1921	1915
Gross SqFt	66,936	62,244	86,124
Estimated Gross Income	\$1,390,000	\$1,185,748	\$1,919,127
Gross Income per SqFt	\$20.77	\$19.05	\$22.28
Full Market Value	\$6,210,000	\$4,820,000	\$5,420,000
Market Value per SqFt	\$93.00	\$77.00	\$63.00
Distance from Condominium in miles		0.85	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01943-7503	1-01861-0010	1-01887-0003
Condominium Section	1515-R1		
Address	304 WEST 117 STREET	149 WEST 106 STREET	323 WEST 96 STREET
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	95	230	172
Year Built	2005	1981	2001
Gross SqFt	147,404	170,050	210,000
Estimated Gross Income	\$3,699,840	\$4,310,699	\$5,893,410
Gross Income per SqFt	\$25.10	\$25.30	\$28.10
Full Market Value	\$16,500,000	\$12,200,000	\$28,600,000
Market Value per SqFt	\$112.00	\$72.00	\$136.00
Distance from Condominium in miles		0.55	1.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01944-7502	1-01726-0069	1-01826-0036
Condominium Section	1190-R1		
Address	370 WEST 118 STREET	370 LENOX AVENUE	1810 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	D7-ELEVATOR	D1-ELEVATOR
Total Units	49	47	48
Year Built	1931	1921	1920
Gross SqFt	47,759	62,244	65,286
Estimated Gross Income	\$907,000	\$1,185,748	\$1,053,063
Gross Income per SqFt	\$18.99	\$19.05	\$16.13
Full Market Value	\$3,690,002	\$4,820,000	\$4,280,000
Market Value per SqFt	\$77.00	\$77.00	\$66.00
Distance from Condominium in miles		0.80	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01945-7502	1-01944-0036	1-02026-0001
Condominium Section	1391-R1		
Address	309 WEST 118 STREET	2177 FRED DOUGLASS BOULEV	2640 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	48	80	76
Year Built	2003	1989	1983
Gross SqFt	82,000	54,779	74,304
Estimated Gross Income	\$1,783,500	\$1,221,409	\$1,189,722
Gross Income per SqFt	\$21.75	\$22.30	\$16.01
Full Market Value	\$7,970,002	\$3,450,000	\$3,360,000
Market Value per SqFt	\$97.00	\$63.00	\$45.20
Distance from Condominium in miles		0.05	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01945-7503	1-01883-0036	1-01630-0005
Condominium Section	1556-R1		
Address	444 MANHATTAN AVENUE	1050 AMSTERDAM AVENUE	109 EAST 102 STREET
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	HARLEM-EAST
Building Classification	R9-CONDOPS	D3-ELEVATOR	D3-ELEVATOR
Total Units	123	100	45
Year Built	2004	1991	2003
Gross SqFt	98,058	67,536	30,129
Estimated Gross Income	\$2,941,740	\$1,953,325	\$781,538
Gross Income per SqFt	\$30.00	\$28.90	\$25.90
Full Market Value	\$14,300,000	\$5,520,000	\$3,790,000
Market Value per SqFt	\$146.00	\$82.00	\$126.00
Distance from Condominium in miles		0.50	1.15

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01946-7501	1-01045-0012	1-01630-0005
Condominium Section	1681-R1		
Address	313 WEST 119 STREET	321 WEST 54 STREET	109 EAST 102 STREET
Neighborhood	HARLEM-CENTRAL	MIDTOWN WEST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	54	109	45
Year Built	2006	2001	2003
Gross SqFt	67,413	84,210	30,129
Estimated Gross Income	\$2,022,390	\$2,940,282	\$781,538
Gross Income per SqFt	\$30.00	\$34.90	\$25.90
Full Market Value	\$9,799,996	\$14,800,000	\$3,790,000
Market Value per SqFt	\$145.00	\$176.00	\$126.00
Distance from Condominium in miles		3.30	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01947-7501	1-01861-0010	1-01887-0003
Condominium Section	1289-R1		
Address	2235 FRED DOUGLASS BOULEV	149 WEST 106 STREET	323 WEST 96 STREET
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D1-ELEVATOR
Total Units	74	230	172
Year Built	2003	1981	2001
Gross SqFt	93,600	170,050	210,000
Estimated Gross Income	\$2,424,240	\$4,310,699	\$5,893,410
Gross Income per SqFt	\$25.90	\$25.30	\$28.10
Full Market Value	\$11,700,000	\$12,200,000	\$28,600,000
Market Value per SqFt	\$125.00	\$72.00	\$136.00
Distance from Condominium in miles		0.75	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01955-7501	1-01594-0022	1-01826-0006
Condominium Section	1340-R1		
Address	368 ST NICHOLAS AVENUE	21 CENTRAL PARK NORTH	241 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	26	30
Year Built	1910	1920	1900
Gross SqFt	23,765	24,074	21,114
Estimated Gross Income	\$492,000	\$401,574	\$543,288
Gross Income per SqFt	\$20.70	\$16.68	\$25.70
Full Market Value	\$2,200,002	\$1,630,000	\$2,630,000
Market Value per SqFt	\$93.00	\$68.00	\$125.00
Distance from Condominium in miles		1.00	0.90

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01959-7501	1-01824-0016	1-01827-0001
Condominium Section	1423-R1		
Address	300 WEST 135 STREET	89 LENOX AVENUE	257 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	170	161	113
Year Built	2003	1981	1985
Gross SqFt	240,000	154,962	105,273
Estimated Gross Income	\$4,968,000	\$3,068,247	\$2,046,128
Gross Income per SqFt	\$20.70	\$19.80	\$19.44
Full Market Value	\$22,199,996	\$8,660,000	\$5,780,000
Market Value per SqFt	\$92.00	\$56.00	\$55.00
Distance from Condominium in miles		1.05	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01960-7502	1-01594-0040	1-01826-0006
Condominium Section	899-R1		
Address	300 WEST 137 STREET	1316 5 AVENUE	241 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	28	31	30
Year Built	1994	1915	1900
Gross SqFt	41,964	25,721	21,114
Estimated Gross Income	\$1,049,000	\$535,052	\$543,288
Gross Income per SqFt	\$25.00	\$20.80	\$25.70
Full Market Value	\$4,689,997	\$2,390,000	\$2,630,000
Market Value per SqFt	\$112.00	\$93.00	\$125.00
Distance from Condominium in miles		1.40	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01988-7501	1-01630-0005	1-01639-0057
Condominium Section	1273-R1		
Address	519 WEST 135 STREET	109 EAST 102 STREET	138 EAST 112 STREET
Neighborhood	HARLEM-WEST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	13	45	21
Year Built	2002	2003	2004
Gross SqFt	19,781	30,129	23,553
Estimated Gross Income	\$590,000	\$781,538	\$779,448
Gross Income per SqFt	\$29.80	\$25.90	\$33.10
Full Market Value	\$2,860,001	\$3,790,000	\$3,780,000
Market Value per SqFt	\$145.00	\$126.00	\$160.00
Distance from Condominium in miles		2.05	1.70

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01988-7502	1-01630-0005	1-01639-0057
Condominium Section	1565-R1		
Address	504 WEST 136 STREET	109 EAST 102 STREET	138 EAST 112 STREET
Neighborhood	HARLEM-WEST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	29	45	21
Year Built	2006	2003	2004
Gross SqFt	31,308	30,129	23,553
Estimated Gross Income	\$1,000,000	\$781,538	\$779,448
Gross Income per SqFt	\$31.90	\$25.90	\$33.10
Full Market Value	\$4,850,000	\$3,790,000	\$3,780,000
Market Value per SqFt	\$155.00	\$126.00	\$160.00
Distance from Condominium in miles		2.05	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01995-7501	1-01993-0112	1-01994-0093
Condominium Section	457-R1		
Address	31 TIEMANN PLACE	180 CLAREMONT AVENUE	530 RIVERSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	R9-CONDOPS	D7-ELEVATOR	D1-ELEVATOR
Total Units	48	38	54
Year Built	1926	1926	1926
Gross SqFt	37,103	44,622	44,052
Estimated Gross Income	\$612,199	\$861,248	\$648,145
Gross Income per SqFt	\$16.50	\$19.30	\$14.71
Full Market Value	\$2,490,000	\$3,850,000	\$2,570,000
Market Value per SqFt	\$67.00	\$86.00	\$58.00
Distance from Condominium in miles		0.10	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02023-7503	1-01594-0040	1-01826-0006
Condominium Section	874-R1		
Address	297 WEST 137 STREET	1316 5 AVENUE	241 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	28	31	30
Year Built	1993	1915	1900
Gross SqFt	30,976	25,721	21,114
Estimated Gross Income	\$774,000	\$535,052	\$543,288
Gross Income per SqFt	\$24.99	\$20.80	\$25.70
Full Market Value	\$3,459,985	\$2,390,000	\$2,630,000
Market Value per SqFt	\$112.00	\$93.00	\$125.00
Distance from Condominium in miles		1.40	1.35

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02034-7501	1-01824-0016	1-01861-0010
Condominium Section	1365-R1		
Address	255 WEST 148 STREET	89 LENOX AVENUE	149 WEST 106 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	R9-CONDOPS	D1-ELEVATOR	D3-ELEVATOR
Total Units	104	161	230
Year Built	1920	1981	1981
Gross SqFt	143,389	154,962	170,050
Estimated Gross Income	\$3,226,252	\$3,068,247	\$4,310,699
Gross Income per SqFt	\$22.50	\$19.80	\$25.30
Full Market Value	\$14,400,000	\$8,660,000	\$12,200,000
Market Value per SqFt	\$100.00	\$56.00	\$72.00
Distance from Condominium in miles		1.70	2.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02041-7502	1-01594-0040	1-01826-0006
Condominium Section	900-R1		
Address	300 WEST 138 STREET	1316 5 AVENUE	241 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	28	31	30
Year Built	1994	1915	1900
Gross SqFt	36,188	25,721	21,114
Estimated Gross Income	\$905,000	\$535,052	\$543,288
Gross Income per SqFt	\$25.00	\$20.80	\$25.70
Full Market Value	\$4,040,010	\$2,390,000	\$2,630,000
Market Value per SqFt	\$112.00	\$93.00	\$125.00
Distance from Condominium in miles		1.45	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02041-7503	1-01944-0053	1-01821-0047
Condominium Section	1716-R1		
Address	2605 FRED DOUGLASS BOULEV	348 WEST 118 STREET	118 WEST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	25	24
Year Built	1894	1915	1915
Gross SqFt	18,306	21,372	21,630
Estimated Gross Income	\$549,180	\$345,047	\$648,720
Gross Income per SqFt	\$30.00	\$16.14	\$30.00
Full Market Value	\$2,660,002	\$1,400,000	\$3,140,000
Market Value per SqFt	\$145.00	\$66.00	\$145.00
Distance from Condominium in miles		1.05	1.40

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02042-7502	1-01726-0069	1-01826-0008
Condominium Section	974-R1		
Address	2611 FRED DOUGLASS BOULEV	370 LENOX AVENUE	235 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	D7-ELEVATOR	D1-ELEVATOR
Total Units	47	47	91
Year Built	1896	1921	1915
Gross SqFt	76,584	62,244	86,124
Estimated Gross Income	\$1,685,000	\$1,185,748	\$1,919,127
Gross Income per SqFt	\$22.00	\$19.05	\$22.28
Full Market Value	\$7,529,994	\$4,820,000	\$5,420,000
Market Value per SqFt	\$98.00	\$77.00	\$63.00
Distance from Condominium in miles		0.75	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02044-7501	1-01672-0017	1-01824-0016
Condominium Section	1422-R1		
Address	300 WEST 145 STREET	327 EAST 100 STREET	89 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R9-CONDOPS	D6-ELEVATOR	D1-ELEVATOR
Total Units	128	236	161
Year Built	2003	2003	1981
Gross SqFt	212,047	250,090	154,962
Estimated Gross Income	\$4,399,975	\$5,506,000	\$3,068,247
Gross Income per SqFt	\$20.75	\$22.02	\$19.80
Full Market Value	\$19,700,000	\$24,600,000	\$8,660,000
Market Value per SqFt	\$93.00	\$98.00	\$56.00
Distance from Condominium in miles		2.50	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02045-7501	1-01770-0158	1-01824-0016
Condominium Section	1640-R1		
Address	68 BRADHURST AVENUE	1982 LEXINGTON AVENUE	89 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	180	343	161
Year Built	2005	1974	1981
Gross SqFt	204,835	358,400	154,962
Estimated Gross Income	\$4,219,601	\$6,315,008	\$3,068,247
Gross Income per SqFt	\$20.60	\$17.62	\$19.80
Full Market Value	\$18,899,987	\$17,800,000	\$8,660,000
Market Value per SqFt	\$92.00	\$49.70	\$56.00
Distance from Condominium in miles		1.45	1.60

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02051-7501	1-01672-0001	1-01624-0045
Condominium Section	1327-R1		
Address	330 WEST 145 STREET	1952 2 AVENUE	1501 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	77	91	161
Year Built	2001	1985	2001
Gross SqFt	91,858	93,939	133,370
Estimated Gross Income	\$2,296,450	\$1,938,171	\$4,934,270
Gross Income per SqFt	\$25.00	\$20.63	\$37.00
Full Market Value	\$10,300,000	\$5,950,000	\$24,800,000
Market Value per SqFt	\$112.00	\$63.00	\$186.00
Distance from Condominium in miles		2.50	2.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02066-7501	1-02079-0036	1-02011-0036
Condominium Section	561-R1		
Address	443 WEST 151 STREET	1774 AMSTERDAM AVENUE	100 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	33	21
Year Built	1926	1930	1920
Gross SqFt	25,050	21,395	18,628
Estimated Gross Income	\$500,000	\$433,886	\$384,181
Gross Income per SqFt	\$19.96	\$20.28	\$20.62
Full Market Value	\$2,229,996	\$1,940,000	\$1,720,000
Market Value per SqFt	\$89.00	\$91.00	\$92.00
Distance from Condominium in miles		0.25	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02079-7501	1-01639-0057	1-01655-0015
Condominium Section	1490-R1		
Address	529 WEST 147 STREET	138 EAST 112 STREET	235 EAST 105 STREET
Neighborhood	HARLEM-UPPER	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	12	21	16
Year Built	2005	2004	2002
Gross SqFt	12,000	23,553	17,506
Estimated Gross Income	\$444,000	\$779,448	\$720,338
Gross Income per SqFt	\$37.00	\$33.10	\$41.10
Full Market Value	\$2,230,000	\$3,780,000	\$3,620,000
Market Value per SqFt	\$186.00	\$160.00	\$207.00
Distance from Condominium in miles		2.15	2.55

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02090-7501	1-02080-0059	1-02074-0033
Condominium Section	1832-R1		
Address	660 RIVERSIDE DRIVE	3612 BROADWAY	135 HAMILTON PLACE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	54	25	49
Year Built	1908	1920	1920
Gross SqFt	30,886	36,624	38,682
Estimated Gross Income	\$414,273	\$518,917	\$545,628
Gross Income per SqFt	\$13.41	\$14.17	\$14.11
Full Market Value	\$1,520,002	\$2,060,000	\$1,680,000
Market Value per SqFt	\$49.20	\$56.00	\$43.40
Distance from Condominium in miles		0.30	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02094-7501	1-01721-0014	1-02011-0038
Condominium Section	1673-R1		
Address	706 RIVERSIDE DRIVE	22 MT MORRIS PARK WEST	102 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	21	91
Year Built	1913	1900	1920
Gross SqFt	86,020	34,692	103,248
Estimated Gross Income	\$1,419,000	\$310,493	\$1,381,532
Gross Income per SqFt	\$16.50	\$8.95	\$13.38
Full Market Value	\$5,769,999	\$877,000	\$3,900,000
Market Value per SqFt	\$67.00	\$25.30	\$37.80
Distance from Condominium in miles		1.55	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02095-7501	1-01775-0020	1-01883-0036
Condominium Section	1710-R1		
Address	608 WEST 149 STREET	2089 LEXINGTON AVENUE	1050 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	50	40	100
Year Built	2005	1990	1991
Gross SqFt	9,672	36,000	67,536
Estimated Gross Income	\$1,275,210	\$881,436	\$1,953,325
Gross Income per SqFt	\$132.00	\$24.48	\$28.90
Full Market Value	\$6,409,992	\$2,910,000	\$5,520,000
Market Value per SqFt	\$663.00	\$81.00	\$82.00
Distance from Condominium in miles		1.80	1.85

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02096-7501	1-02086-0036	1-02079-0061
Condominium Section	1680-R1		
Address	725 RIVERSIDE DRIVE	3393 BROADWAY	3590 BROADWAY
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	74	38	45
Year Built	1912	1908	1920
Gross SqFt	107,100	46,716	56,502
Estimated Gross Income	\$1,285,200	\$601,665	\$690,357
Gross Income per SqFt	\$12.00	\$12.88	\$12.22
Full Market Value	\$4,530,002	\$2,260,000	\$2,430,000
Market Value per SqFt	\$42.30	\$48.40	\$43.00
Distance from Condominium in miles		0.60	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02164-7501	1-02153-0001	1-02180-0046
Condominium Section	769-R1		
Address	4260 BROADWAY	1360 ST NICHOLAS AVENUE	55 OVERLOOK TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	114	485	68
Year Built	1969	1964	1970
Gross SqFt	109,752	517,910	55,543
Estimated Gross Income	\$1,816,395	\$5,974,000	\$574,000
Gross Income per SqFt	\$16.55	\$11.53	\$10.33
Full Market Value	\$7,390,011	\$19,700,000	\$1,940,000
Market Value per SqFt	\$67.00	\$38.00	\$34.90
Distance from Condominium in miles		0.30	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-7501	1-01672-0001	1-01672-0017
Condominium Section	448-R1		
Address	255 CABRINI BOULEVARD	1952 2 AVENUE	327 EAST 100 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	78	91	236
Year Built	1987	1985	2003
Gross SqFt	101,844	93,939	250,090
Estimated Gross Income	\$2,057,248	\$1,938,171	\$5,506,000
Gross Income per SqFt	\$20.20	\$20.63	\$22.02
Full Market Value	\$9,189,990	\$5,950,000	\$24,600,000
Market Value per SqFt	\$90.00	\$63.00	\$98.00
Distance from Condominium in miles		4.85	4.85

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-7502	1-02175-0053	1-02138-0108
Condominium Section	648-R1		
Address	92 PINEHURST AVENUE	200 DYCKMAN STREET	4005 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	72	84	49
Year Built	1928	1926	1920
Gross SqFt	72,986	74,652	65,448
Estimated Gross Income	\$1,222,515	\$1,109,000	\$2,181,788
Gross Income per SqFt	\$16.75	\$14.86	\$33.30
Full Market Value	\$4,970,000	\$4,400,000	\$10,600,000
Market Value per SqFt	\$68.00	\$59.00	\$162.00
Distance from Condominium in miles		1.00	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-7503	1-01775-0020	1-01883-0036
Condominium Section	1362-R1		
Address	340 CABRINI BOULEVARD	2089 LEXINGTON AVENUE	1050 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	20	40	100
Year Built	2002	1990	1991
Gross SqFt	19,770	36,000	67,536
Estimated Gross Income	\$536,755	\$881,436	\$1,953,325
Gross Income per SqFt	\$27.10	\$24.48	\$28.90
Full Market Value	\$2,495,620	\$2,910,000	\$5,520,000
Market Value per SqFt	\$126.00	\$81.00	\$82.00
Distance from Condominium in miles		3.90	4.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-7501	1-02153-0001	1-02180-0046
Condominium Section	699-R1		
Address	1 BENNETT AVENUE	1360 ST NICHOLAS AVENUE	55 OVERLOOK TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	R9-CONDOPS	D7-ELEVATOR	D7-ELEVATOR
Total Units	65	485	68
Year Built	1950	1964	1970
Gross SqFt	55,522	517,910	55,543
Estimated Gross Income	\$777,308	\$5,974,000	\$574,000
Gross Income per SqFt	\$14.00	\$11.53	\$10.33
Full Market Value	\$3,080,000	\$19,700,000	\$1,940,000
Market Value per SqFt	\$55.00	\$38.00	\$34.90
Distance from Condominium in miles		0.30	0.10

BOROUGH OF MANHATTAN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-7503	1-01635-0001	1-01883-0036
Condominium Section	1451-R1		
Address	736 WEST 187 STREET	127 EAST 107 STREET	1050 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-EAST	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	56	108	100
Year Built	2003	1985	1991
Gross SqFt	75,765	108,000	67,536
Estimated Gross Income	\$1,515,300	\$2,310,150	\$1,953,325
Gross Income per SqFt	\$20.00	\$21.39	\$28.90
Full Market Value	\$6,769,999	\$6,520,000	\$5,520,000
Market Value per SqFt	\$89.00	\$60.00	\$82.00
Distance from Condominium in miles		4.25	3.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02221-7501	1-02220-0043	1-02226-0029
Condominium Section	557-R1		
Address	571 ACADEMY STREET	10 POST AVENUE	210 SHERMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	89	95	129
Year Built	1925	1922	1930
Gross SqFt	76,970	87,600	122,840
Estimated Gross Income	\$1,289,000	\$1,467,582	\$2,053,998
Gross Income per SqFt	\$16.75	\$16.75	\$16.72
Full Market Value	\$5,239,999	\$4,510,000	\$8,350,000
Market Value per SqFt	\$68.00	\$51.00	\$68.00
Distance from Condominium in miles		0.10	0.15